



Financial Viability Assessment Report

Address: 42 Cuckfield Road,
West Sussex, BN6 9SA

Prepared for: Brighton & Hove Properties Ltd

INSTRUCTIONS

This Financial Viability Assessment (FVA) is submitted to Mid Sussex District Council ('The Council') to accompany a detailed planning application for the proposed residential development at 42 Cuckfield Road, West Sussex, BN6 9SA. The application is made on behalf of Brighton & Hove Properties Ltd ('The Applicant').

In producing this FVA we can confirm that all those involved, including sub-consultants, have acted objectively and impartially and without interference. Additionally, all those involved have given full consideration to how the proposed development will be delivered and the associated performance metrics. The conclusions of this assessment have been made with reference to all the appropriate guidance / policy including:

- National Planning Policy Framework (NPPF – updated August 2026);
- Planning Practice Guidance (PPG) – Viability (updated September 2019);
- RICS Assessing viability in planning under the National Planning Policy Framework for England, 1st Edition (March 2021); and
- RICS Financial Viability in Planning: Conduct and Reporting 1st Edition (May 2019)

This FVA has been carried with regard to the Professional and Ethical standards set out within PS2 of the RICS Valuation – Global Standards 2024 (The Red Book), effective from January 2025.

We confirm this Financial Viability Assessment and all subsequent engagement with the council and their independent reviewer has and will be conducted in a reasonable and transparent manner.

Confidentiality

We understand that the report will be submitted to West Sussex District Council as a supporting document to the planning application. The report must not be recited or referred to in any document (save the consultants instructed by the Council to review the report) without our written consent.

Report Limitations

Please note that the advice provided on values is informal and given purely as guidance. Our views on price are not intended as a formal valuation and should not be relied upon as such. No liability is given to any third party and the figures suggested are not in accordance with the RICS Valuation – Global Standards 2024 (incorporating the IVSC International Valuation Standards), together the 'Red Book', and neither The Roscoe Group Ltd nor

the author can accept any responsibility to any third party who may seek to rely upon it, as a whole or any part as such.

Conflict of Interest

We confirm that there are no conflicts of interest between The Roscoe Group Ltd and either the Applicant, the Council or the Subject.

Date of Appraisals

The Date of the Appraisal is the date of this Financial Viability Assessment.

This report is not a Red Book Valuation. The report and accompanying appendices should only be used for the stated purposes.

This report is reliant upon market evidence. Readers should be mindful that the market evidence is subject to variation over time and this could have significant effect of the residual outputs.

This report has been prepared by Max Pickett MRICS who has considerable experience in preparing Viability Assessments for residential and mixed-use developments of varying sizes across London and the South East.

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APPENDICIES

- Appendix 1 – Site Location Plan
- Appendix 2 – Proposed Accommodation Schedule and Plans
- Appendix 3 – Cost Plan
- Appendix 4 – Residual Land Value Appraisal with S106 Costs
- Appendix 5 – Residual Land Value Appraisal without S106 Costs

1. Executive Summary

- 1.1.1. The site is located on Cuckfield Road in Mid Sussex District Council.
- 1.1.2. The site currently comprises a former Methodist Church comprising three joined building parts and an associated outbuilding.
- 1.1.3. The proposed scheme comprises redevelopment of the existing building to provide six residential dwellings.
- 1.1.4. **Methodology**
- 1.1.5. We have assessed the development economics of the proposed scheme in order to identify the level of planning obligations the scheme can sustain. We have appraised the Residual Land Value (RLV) of the proposed scheme using propriety software Argus Developer and have based our appraisal upon the plans and schedule of accommodation shown in **Appendix 2**. The Residual Land Value is calculated by subtracting all associated development costs, including a suitable level of developer profit from the Gross Development Value (GDV) of the proposed scheme.
- 1.1.6. The assumptions we have adopted within our appraisal have been informed by market evidence and input from independent third-party experts where appropriate.
- 1.1.7. We have compared the RLV to our Site Value Benchmark to ascertain whether the proposed scheme produces a surplus or deficit against the Benchmark. If the RLV produced by the proposed scheme is lower than the Site Value Benchmark then the scheme is deemed unviable and is unlikely to come forward for development, unless the level of affordable housing and / or planning obligations can be reduced. If the residual land value is higher than the benchmark then the scheme can, in theory, provide additional affordable housing and / or planning obligations.
- 1.1.8. In determining the Site Value Benchmark we have given consideration to the Existing Use Value (EUV) of the Subject plus a suitable landowner premium.
- 1.1.9. The EUV has been calculated through a traditional comparable valuation methodology, which looks at analysing similar properties to the Subject and making suitable adjustments to reflect their differences.
- 1.1.10. We have not investigated the AUV of the Subject as we do not deem it appropriate in this instance.
- 1.1.11. **Conclusion**
- 1.1.12. We have appraised the proposed scheme with the proposed S106 Costs and summarise the results in the table below:

Residual Land Value	Site Value Benchmark	Deficit
£158k	£495k	-£337k

- 1.1.13. Given that the RLV generates a deficit against the SVB, the scheme is not

considered viable in development viability terms.

- 1.1.14. We have appraised the proposed scheme without the proposed S106 costs and summarise the results in the table below.

Residual Land Value	Site Value Benchmark	Deficit
£233k	£495k	-£262k

- 1.1.15. Given that the RLV generates a deficit against the SVB, the scheme is not considered viable in development viability terms.

2. Introduction

- 2.1.1. This FVA has been prepared by The Roscoe Group Ltd to examine the financial viability of the proposed scheme at 42 Cuckfield Road, West Sussex, BN6 9SA (the Site). The Site is located within Mid Sussex District Council.
- 2.1.2. The Applicant is Brighton & Hove Properties Ltd (hereafter 'The Applicant'). The detailed planning application seeks consent for a residential development ('the Proposed Development').
- 2.1.3. We have been provided with, and have relied upon the following information from the Applicant:
- Site Location Plan attached at Appendix 1;
 - Floorplans and schedule of the proposed accommodation prepared by Hampson Architects attached at Appendix 3; and
 - Build Costs as advised by PSP Cost Consultants.

3. Subject Description

- 3.1.1. The Subject is located on 42 Cuckfield Road, West Sussex, BN6 9SA.
- 3.1.2. The site features good local road access via the A23 (about 1.2 miles away), while Hassocks Train Station is roughly 1.9 miles away, offering direct rail connections to London and Brighton. Local bus routes like the 33 and 273 service the immediate area.
- 3.1.3. The surrounding area predominantly comprises low rise residential uses.
- 3.1.4. A location plan is attached at **Appendix 1**.
- 3.1.5. The property comprises a former Methodist Church and was previously listed by Mid Sussex District Council as an Asset of Community Value. Following a marketing campaign by the previous owners the Methodist Church was delisted by the Council on 7th July 2025.
- 3.1.6. Further detail is provided within our Site Value Benchmark section below.
- 3.1.7. **Proposed Development**
- 3.1.8. We understand that a planning application has been submitted which seeks full planning consent for:

Technical Details Consent pursuant to permission in principle reference DM/25/0958/PIP (which granted planning permission in principle for the development of up to six residential dwellings (maximum floorspace of 1,000 sqm)
- 3.1.9. An accommodation schedule and plans are attached at **Appendix 2**.

4. Planning Policy

- 4.1.1. The Planning Statement submitted as part of the planning application provides an overall review of the planning policy context in relation to the Proposed Development.
- 4.1.2. **National Planning Policy Framework**
- 4.1.3. The updated Government's National Planning Policy Framework ('NPPF') was published in February 2019 and updated in August 2026.
- 4.1.4. The NPPF sets out the government's expectation that all viability assessments should be made publicly available. However, the government response document goes on to state that it acknowledges there will be some situations where some of the information contained could be commercially sensitive and should not be made publicly available.
- 4.1.5. **Planning Practice Guidance**
- 4.1.6. The Planning Practice Guidance (PPG) provides guidance on viability assessments for the purposes of plan making. The guidance covers several areas including standardised inputs to viability assessments and approaches to benchmark land value. The PPG was updated in 1st September 2019.
- 4.1.7. **The Mid Sussex District Plan (2014 - 2031) Policy DP31: Affordable Housing**
- 4.1.8. The Council will seek:
1. The provision of a minimum 30% on-site affordable housing for all residential developments providing 11 dwellings or more, or a maximum combined gross floorspace of more than 1,000 sqm.
 2. For residential developments in the High Weald Area of Outstanding natural Beauty providing 6 -10 dwellings, a commuted payment towards off-site provision, equivalent to providing 30% on-site affordable housing;
 3. On sites where the most recent use has been affordable housing, as a minimum, the same number of affordable homes should be re-provided, in accordance with current mix and tenure requirement;
 4. A mix of affordable housing, normally approximately 75% social or affordable rented homes, with the remaining for intermediate homes, unless the best available evidence supports a different mix; and
 5. Free serviced land for the affordable housing.
- 4.1.9. All affordable housing should be integrated with market housing and meet national technical standards for housing including "optional requirements" set out in the District Plan (Policies DP27: Dwelling Space Standards; DP28 Accessibility and DP24: Water Infrastructure and the Water Environment); or any other such standard which supersedes these.

- 4.1.10. Proposals that do not meet these requirements will be refused unless significant clear evidence demonstrates to the Council's satisfaction that the site cannot support the required affordable housing from a viability and deliverability perspective. Viability should be set out in an independent viability assessment on the terms agreed by the relevant parties, including the Council, and funded by the developer. This will involve an open book approach. The Council's approach to financial viability, alongside details on tenure mix and the provision of affordable housing will be set out in a Supplementary Planning Document.
- 4.1.11. The Policy will be monitored and kept under review having regard to the Council's Housing Strategy and any changes to evidence of housing needs.

5. Viability Methodology

- 5.1.1. Financial Viability Assessments are used to analyse and justify the level of affordable housing and planning obligations a scheme can realistically provide without making a scheme unviable.
- 5.1.2. The RICS define financial appraisals for planning purposes as:
- 5.1.3. *"An objective financial viability test of the ability of a development project to meet its costs including the cost of planning obligations whilst ensuring an appropriate site value for the landowner and market risk adjusted return to a developer in delivering a project."*
- 5.1.4. If the residual land value of a proposed scheme is reduced to below an appropriate site value benchmark the scheme is considered unviable and it is unlikely to proceed.
- 5.1.5. If the scheme is considered unviable due to S106 requirements, it would be appropriate to examine reducing those requirements in order to facilitate the viability of the proposed scheme.
- 5.1.6. The methodology underpinning a residual valuation is a relatively simple concept. Firstly, the Gross Development Value (GDV) of the proposed scheme is assessed. Secondly, the cost of building the development is deducted along with professional fees, finance costs and developers' profit. The costs are deducted from the GDV to leave a Residual Land Value. This is illustrated below

GROSS DEVELOPMENT VALUE	
Residential sales income	
Any Additional income (e.g., car parking, commercial space etc)	
Less	
COSTS	
Build costs	
Professional fees	
Planning obligations	
Marketing and disposal fees	
Finance costs	
Less	
DEVELOPERS PROFIT	
Equals	
RESIDUAL LAND VALUE	

- 5.1.7. The Residual Land Value (RLV) is then compared to the Site Value Benchmark. If the RLV is lower and/or not sufficiently higher than the SVB the project is technically unviable.

6. Site Value Benchmark

- 6.1.1. Identifying an appropriate SVB requires judgement bearing in mind that national planning policy guidance indicates that appropriate land for housing should be 'encouraged' to come forward for development.
- 6.1.2. In line with the RICS Guidance Note Assessing viability in planning under the National Planning Policy Framework for 2019 for England, 1st Edition (March 2021), RICS Professional Statement 'Financial Viability in Planning: Conduct and Reporting (May 2019), and the latest PPG we have assessed the Site Value Benchmark using the Existing Use Value (EUV) of the Subject, plus a suitable landowner premium. Existing Use Value is sometimes referred to as Current Use Value (CUV), and these two terms are interchangeable when used for Financial Viability in planning. The latest guidance also requires us to investigate Alternative Use Value (AUV) of the Subject where an existing planning consent may already exist or where the Subject may benefit from being converted to an alternative lawful planning use.
- 6.1.3. Our conclusion of the EUV of the Subject are summarised below.
- 6.1.4. We are not aware that the Subject benefits from an alternative planning consent or potential conversion to an alternative lawful planning use. As such we have not appraised the AUV of the Subject.
- 6.1.5. Given the available guidance, and our own professional experience, our views on what constitutes an appropriate viability benchmark is detailed below.
- 6.1.6. **Adopted Site Value Benchmark**
- 6.1.7. The site comprises a former Methodist church which is situated in the heart of the village. The detached building is of brick construction beneath a tiled roof and occupies a site area extending to 0.08 hectares.
- 6.1.8. The ground floor comprises an entrance hall, stairs to first floor. Office 1, church hall, inner hallway with side access, disabled W.C. with store room, ladies/gents W. C's. Office 2, kitchen, school hall and access to rear yard.
- 6.1.9. The first floor comprises a meeting room and outside comprises a forecourt area with vehicular access from Cuckfield Road providing parking for several vehicles. Side access to rear yard with a detached storage unit and lean-to with raised patio area.

6.1.10. Commercial Values

6.1.11. Commercial values have been assessed based on recent comparable transactions and agents active in the market. Note that we have relied upon data from Costar which is a database which a paid subscription is required, and we do not have the required permission to release the information. Where we have relied upon such sources, we have redacted the data.

6.1.12. Detailed below are the recent comparables we deem to be of the most relevance to our assessment:

6.1.13. **St Mary's Church, East Wittering, West Sussex** which comprises a 12th century Grade II listed former Anglican church on Church Farm Lane. We understand the property was formerly used as a museum and sold at auction for £191,000. We note the comparable did not sell with the benefit of any hope value or existing planning consents and as such we would expect the Subject to achieve a higher capital value.

6.1.14. **The Old Church (Houghton, near Amberley, West Sussex)** comprises an 1880's former church built by the Duke of Norfolk and used as an antiques space. The property at the time of sale benefitted from planning permission for a residential conversion. The comparable sold at auction for £500,000 and as such we would expect to achieve a similar capital value.

6.1.15. **Bognor Regis Methodist Church, 72 High Street, PO21 1ST** comprises a 5,997 sq. ft. former church building over ground and first floors with onsite parking for 3 vehicles. The property is currently being offered to the market at an asking price of £765,000. We consider the comparable to be significantly larger and in a superior location and as such we would expect to achieve a lower capital value.

6.1.16. **The Beehive, 31 William Street, PO21 1DL** comprises a former place of worship measuring 1,087 sq. ft. that is currently on the market and being sold with full vacant possession with redevelopment potential (STP). The property is on the market for £200,000. We would expect the subject to achieve a higher value on the basis it benefits from planning permission.

6.1.17. We note that the subject sold at auction with the benefit of planning permission for £495,000. Having considered the comparables which range from £191,000 without planning permission to £765,000 with full planning permission. We note the subject falls within the middle of the range identified and as such we consider £495,000 a reasonable Benchmark Land Value.

6.1.18. As a sense check we have reviewed the Community Infrastructure Levy and District Plan Viability Study prepared by BNP Paribas (July 2016).

6.1.19. Benchmark Land Values

6.1.20. Benchmark land values, based on the existing use value or alternative use value of sites are key considerations in the assessment of development economics for testing planning policies and tariffs. Clearly, there is a point where the Residual Land Value (what the landowner receives from a developer) that results from a scheme may be less than the land's existing use value.

- 6.1.21. Existing use values can vary significantly, depending on the demand for the type of building relative to other areas. Similarly, subject to planning permission, the potential development site may be capable of being used in different ways – as a hotel rather than residential for example; or at least a different mix of uses. Existing use value or alternative use value are effectively the 'bottom line' in a financial sense and therefore a key factor in this study.
- 6.1.22. Given the scale of the housing sites that the councils anticipate bringing forward, a majority will be brought forward on land that has not been previously developed. Open, greenfield or other forms of previously underdeveloped or unused land have very low existing use values (typically agricultural land values are in the region of £21,000 per hectare). However, residential development generates significantly higher land values and this feeds into landowner expectations. Benchmark land values for greenfield sites are typically ten to fifteen times agricultural land values. This is reflected in the range identified in research undertaken by the Department for Communities and Local Government, which suggests greenfield land values range from £247,000 to £371,000 per gross hectare (£100,000 to £150,000 per gross acre).
- 6.1.23. This range has been widely adopted for the purposes of CIL viability testing and BNP Paribas have seen a similar range of values applied in viability assessments on schemes submitted for planning in the south east.
- 6.1.24. For testing purposes, BNP Paribas have adopted the upper end of this range (£375,000 per gross hectare) and also a higher value of £500,000 to introduce further caution into the assessment.
- 6.1.25. Previously developed sites in urban areas could be in various uses. BNP Paribas have assumed the B2 / B8 / other Sui Generis commercial uses would be the most appropriate proxy for previously developed land across the district. To establish the value of B2/B8/SG uses, BNP Paribas have considered transactional data of these uses in the District over the past two years. The lower quartile of transactions indicate average capital values of £549 per square meter. Assuming 40% site coverage, this would equate to capital value of £2.20 million per hectare, or £2.08 million after purchaser's costs are deducted. After applying an indicative premium of 20%, resulting in a benchmark land value of £2.50 million per hectare.

Use	Benchmark £ millions per gross hectare (2016)	Benchmark £ millions per gross hectare (indexed to 2026)
Greenfield (lower)	£370,000	£358,868
Greenfield (higher)	£500,000	£484,957
Commercial / PDL	£2,500,000	£2,424,785

- 6.1.26. We consider the Subject site which measures 0.08 hectares sits within the previously developed other Sui Generis commercial uses which would equate to £250,000 in 2016 which if indexed to today's date using Savills Development Land Index would equate to a Site Value Benchmark of £242,478 without the benefit of a planning permission or premium.
- 6.1.27. Overall whilst we understand purchase price isn't a material consideration when establishing benchmark land values, comparable transactions are typically used to inform existing use value appraisals. On the basis the site has outline planning permission and transacted at a level that has been identified within the limited range of comparables identified we have adopted a Benchmark Land Value of £495,000 which we consider to be fair and reasonable.

7. Premium

- 7.1.1. In line with NPPF and RICS Guidance we consider it appropriate to apply a landowner premium in order to bring forward development while allowing a sufficient contribution to fully comply with policy requirements.
- 7.1.2. There are a number of factors we consider influence an appropriate premium above EUV. It is important to note that premium will vary on the circumstances of the existing site but they are not directly linked to the precise development proposals associated with a specific planning application in absolute terms there will be a minimum incentive for a landowner to release an asset. We consider that the level of incentive will be influenced by a number of factors, which (although not limited to the following) may include one or a combination of the below:
- The value required to secure a similar asset to enable income, or an equivalent return of capital;
 - The minimum value that might be paid in acquisition resulting from a Compulsory Purchase Order, since this is the ultimate recourse to secure the release of land following a planning consent;
 - A value reflecting transactions of comparable land, appropriately adjusted in line with NPPF, and the uplift from EUV in those circumstances;
 - A value demonstrated by an alternate scheme appraisal that is compliant with policy (this might include a historic consent).
- 7.1.3. We understand that a 10% premium is a typical assumption under Compulsory Purchase, and that allowable costs are those associated with securing an equivalent asset (excluding purchase price) but allowing additional costs such as recovery of foregone profits, as such we consider a minimum premium should take these elements into account.
- 7.1.4. In addition since viability assessments assume that a proposed development has planning consent, it may be appropriate to consider the implication of time, cost and risk promoting a site up to that point are appropriate factors in determining premium above EUV.
- 7.1.5. In this instance we have not adopted a premium on the basis we consider the achieved price is reflective of the benefit of planning consent.

8. Development Revenue

Residential Values

- 8.1.1. We have assessed a number of comparable transactions in the area to form an opinion of value for the proposed dwellings at the Subject, taking into account the location, size, aspect, provision of outside space, proposed accommodation and parking provision.
- 8.1.2. **One Bedroom Apartments**
- 8.1.3. **Flat 1, Wellesley House, Manor Road, Hassocks, BN6 9UH** comprises a one bedroom flat located within a converted church/meeting hall. The property has been finished to a modern specification and sold in March 2026 for £320,000. The comparable is located 130 yards from the comparable, however we would expect the Subject unit to achieve a slightly lower value due to where the one beds are located in the Subject development
- 8.1.4. **Flat 12, St Georges House, Hassocks Road, Hassocks, BN6 9QH** comprises a one bedroom one bathroom apartment measuring approximately 593 sq. ft. The comparable is presented in a dated condition and would benefit from modernisation. The property sold in April 2025 for £215,000 which equates to £362 per sq. ft. We would expect the Subject units to achieve a higher capital value to reflect the specification and a new build premium.
- 8.1.5. **Flat 7, St Georges House, Hassocks Road, BN6 9QH** comprises a one bedroom one bathroom ground floor flat measuring approximately 605 sq. ft. The comparable has been recently refurbished to a high standard and sold in October 2024 for £250,000 which equates to £413 per sq. ft. We would expect the Subject units to achieve a slightly higher capital value to reflect a new build premium.
- 8.1.6. **Flat 3, Downsview, South Avenue, Hassocks, BN6 9QB** comprises a one bedroom one bathroom apartment measuring 480 sq. ft. The comparable is presented in a dated condition and sold in September 2024 for £220,000, which equates to £458 per sq. ft. We would expect the Subject units finished to a higher specification to achieve a higher capital value.
- 8.1.7. **2 Gallops Mews, The Street, Hassocks, BN6 9DJ** comprises a one bedroom one bathroom ground floor flat measuring approximately 623 sq. ft. The property has been recently refurbished and is presented in good condition. The property sold in August 2024 for £272,000, which equates to £436 per sq. ft. We would expect the Subject units to achieve a higher capital value.
- 8.1.8. **Two Bedroom Dwellings**
- 8.1.9. **Coachman's Cottage, Manor Road, Hurstpierpoint, BN6 9UJ** comprises a two bedroom one bathroom end of terrace house measuring 864 sq. ft. The comparable is presented in good condition and sold in February 2026 for £372,500 which equates to £431 per sq. ft. We would expect the larger two bedroom units to achieve a higher capital value.

- 8.1.10. **155b High Street, Hassocks, BN6 9PU** comprises a two bedroom one bathroom flat measuring 654 sq. ft. The comparable is located above a pizzeria and is presented in a basic condition and would benefit from modernisation. The property sold in February 2026 for £173,000, which equates to £264 per sq. ft. We would expect the Subject units to achieve higher capital values. We would expect the proposed units to achieve a higher capital value to reflect the new build specification.
- 8.1.11. **42 College Lane, Hassocks, BN6 9AH** comprises a two bedroom one bathroom end of terrace house measuring approximately 884 per sq. ft. The property has been recently been refurbished and is presented in good condition, and benefits from a large garden and garden office. The property sold in January 2026 for £469,000 which equates to £530 per sq. ft. We would expect the Subject two bedroom units to achieve a similar capital value.
- 8.1.12. **14 High Street, Hassocks, BN6 9TY** comprises a two bedroom one bathroom terraced house measuring 846 sq. ft. The property is presented in good condition and benefits from a garden. The comparable sold in January 2026 for £390,000 which equates to £460 per sq. ft. We would expect the proposed units to achieve a higher capital value to reflect a new build specification.
- 8.1.13. **67 Hassocks Road, Hassocks, BN6 9QL** comprises a two bedroom one bathroom semi-detached house measuring approximately 689 sq. ft. The property is presented in good condition and benefits for a garden. The comparable sold in January 2026 for £480,000 which equates to £696 per sq. ft. We would expect the Subject units to achieve a similar capital value.
- 8.1.14. **50b High Street, Hassocks, BN6 9RG** comprises a two bedroom one bathroom flat measuring approximately 784 per sq. ft. The property is presented in a dated condition and would benefit from modernisation. The property sold in November 2025 for £279,500 which equates to £356 per sq. ft. We would expect the Subject units to achieve a higher capital value which reflects the modern specification.
- 8.1.15. **4 Hurst Gardens, Hurstpierpoint, BN6 9ST** comprises a two bedroom one bathroom semi-detached house measuring approximately 856 per sq. ft. The comparable is presented in a reasonable albeit basic condition that would benefit from modernisation. The property sold in October 2025 for £410,000 which equates to £478 per sq. ft. We would expect the Subject units to achieve a higher capital value.
- 8.1.16. **18 Western Road, Hurstpierpoint, BN6 9TA** comprises a two bedroom one bathroom one bathroom semi-detached house measuring 811 sq. ft. The comparable is presented in basic condition and would benefit from modernisation. The property sold in September 2025 for £405,000 which equates to £499 per sq. ft. We would expect the Subject units to achieve a higher capital value.
- 8.1.17. **Four Bedroom Dwellings**
- 8.1.18. **11 Marchant's Road, Hassocks, BN6 9UP** comprises a four bedroom two bathroom semi-detached house measuring approximately 1,347 sq. ft. The comparable is presented in good condition and benefits from a large rear garden. The property sold in March 2026 for £590,000 which equates to £438 per sq. ft. We would expect the proposed unit to achieve a higher capital value to reflect the new build specification.

- 8.1.19. **35 Trinity Road, Hassocks, BN6 9UY** comprises a four bedroom three bathroom detached dwelling measuring 1,915 sq. ft. The property is presented in good condition and sold in March 2026 for £820,000 which equates to £428 per sq. ft. We would expect the smaller Subject unit to achieve a lower capital value.
- 8.1.20. **17, The Grange, Hassocks, BN6 9FD** comprises a four bedroom two bathroom semi-detached dwelling measuring approximately 1,353 sq. ft. The property has been recently refurbished to a reasonable standard and sold in February 2026 for £600,000 which equates to £443 per sq. ft. We would expect the Subject unit to achieve a higher capital value to reflect the new build specification.
- 8.1.21. **3 Filberts Close, Hassocks, BN6 9QG** comprises a four bedroom three bathroom detached dwelling measuring approximately 1,804 sq. ft. The property has been recently refurbished and is presented in good condition. The property sold in February 2026 for £800,000 which equates to £443 per sq. ft. We would expect the smaller unit being proposed to achieve a lower capital value on the basis its smaller.
- 8.1.22. **76 Nursery Close, Hassocks, BN6 9WA** comprises a four bedroom two bathroom detached dwelling measuring 1,461 sq. ft. The property has been recently refurbished to a reasonable standard and sold in November 2025 for £687,000 which equates to £470 per sq. ft. We would expect the Subject units to achieve a marginally higher capital value to reflect the new build specification.
- 8.1.23. **29 Orchard Way, Hassocks, BN6 9UB** comprises a four bedroom two bathroom detached dwelling measuring 1,734 sq. ft. The property has been recently refurbished to a high standard. The property sold in October 2025 for £740,000 which equates to £426 per sq. ft. We would expect the Subject unit to achieve a lower capital value on the basis its smaller.
- 8.1.24. **12 Western Road, Hassocks, BN6 9TA** comprises a four bedroom two bathroom detached dwelling measuring approximately 1,994 sq. ft. The property is presented in a dated condition and would benefit from modernisation. The comparable sold in September 2025 for £775,000 which equates to £388 per sq. ft. We would expect the Subject unit to achieve a lower capital value on the basis its smaller.
- 8.1.25. We have priced the scheme as follows:

Unit No.	Type	Size	Price	£/sq ft
1	2B3P	739	£433,000	£586
2	4B6P	1,331	£708,000	£532
3	2B4P	966	£458,000	£474
4	2B4P	962	£458,000	£476
5	1B2P	666	£280,000	£420
6	1B2P	664	£280,000	£422
Total			£2,617,000	

- 8.1.26. Based on our research and advice from local agents we have adopted a Gross Development Value (GDV) of the proposed residential units of £2,617,000 equating to £491/sq ft.

8.1.27. Ground Rents

- 8.1.28. Draft legislation was included in the May 2021 Queens Speech, which will restrict the charging of financial ground rents on new long residential leases with the intention of tackling inconsistency and ambiguity in ground rents for new leaseholders whilst fixing the same at a 'peppercorn'.
- 8.1.29. We have therefore excluded ground rent income from our appraisal of the proposed scheme.

9. Development Costs

Introduction

- 9.1.1. The following assumptions have been adopted in assessing the costs of the proposed scheme.

Build Costs

- 9.1.2. We have been provided with a detailed cost plan by PSP Cost Consultants which we have adopted in our appraisal. These costs include an allowance for demolition, preliminaries, contingencies, contractors OH&P, and inflation up to start on site.

Contingency

- 9.1.3. We have adopted a contingency of 5% as per the advised costs. We have not applied a separate contingency at this stage but reserve the right to review in the future.

Professional Fees

- 9.1.4. We have adopted professional fees of 10%. We have not received a detailed breakdown of professional fees and therefore reserve the right to review in the future.

Disposal, Letting and Marketing

- 9.1.5. We have adopted the following:
- Marketing: 1%
 - Residential Agent Fee: 1.5%
 - Residential Sales Legal Fee: 0.5%

Purchasers Costs

- 9.1.6. We have made a suitable allowance for purchasers' costs within our appraisal.

Planning Obligations

- 9.1.7. We have adopted the following costs as advised by CMK Planning:
- Primary Education Contribution: £14,364
 - Secondary Education Contribution: £14,112
 - Sixth Form Contribution: £3,048
 - Libraries Contribution: £2,649
 - Transport Contribution: £9,879
 - Community Buildings Contribution: £7,573
 - Play Space Contribution: £16,506

- Outdoor Sports Contribution: £7,526
- Local Community Infrastructure Contribution: £5,387

Profit

9.1.8. We have made the following profit allowances which we consider to be reasonable in the current market:

- Private Residential GDV: 17.5%

Finance

9.1.9. We have adopted a finance rate of 7.25%. This is an 'all in' rate based on the scheme being 100% debt financed, which includes the basic margins, commitment fees, arrangement fees and exit fees, as well as a bank monitoring cost.

Timescales

9.1.10. We have been advised by PSP that the following development programme would be achievable for the proposed scheme:

- Purchase, Planning & Pre-construction: 6 months
- Construction: 12 months
- Sales: We have allowed a 6 months sales period assuming that no units would be sold off plan and 1 unit per month thereafter.

10. Conclusion

- 10.1.1. We have appraised the proposed scheme with the proposed S106 Contributions against the Site Value Benchmark. The result of our Financial Viability Assessment is presented below and a copy of our appraisal is provided at Appendix 4.

Residual Land Value	Site Value Benchmark	Deficit
£158k	£495k	-£337k

- 10.1.2. Given the Residual Land Value of the proposed scheme produces a deficit when compared to the Site Value Benchmark the scheme is not commercially viable and cannot afford to sustain the level of planning obligations being sought by the local authority.
- 10.1.3. We have appraised the proposed scheme without the proposed S106 Contributions against the Site Value Benchmark. The result of our Financial Viability Assessment is presented below and a copy of our appraisal is provided at Appendix 5.

Residual Land Value	Site Value Benchmark	Deficit
£233k	£495k	-£262k

- 10.1.4. Given the Residual Land Value of the proposed scheme produces a deficit when compared to the Site Value Benchmark the scheme is still not commercially viable and cannot afford to contribute towards the proposed planning obligations being sought.

11. Sensitivity Analysis

- 11.1.1. The RICS Professional Statement titled 'Financial Viability in Planning: Conduct and Reporting'. 2019, required the use of sensitivity testing to consider the impact of changes in inputs on overall scheme viability.
- 11.1.2. We have undertaken a sensitivity analysis to reflect 5% variations in build costs and sales values to identify what the movements do to the Residual Land Value of the proposed scheme. This is shown in the table below:

Table of Gross Development Value and Land Cost

Construction: Gross Cost					
Sales: Gross Sales	-10.000%	-5.000%	0.000%	+5.000%	+10.000%
	1,438,473	1,518,388	1,598,303	1,678,218	1,758,133
-10.000%	£2,355,300	£2,355,300	£2,355,300	£2,355,300	£2,355,300
2,355,300	(£135,157)	(£55,125)	£26,428	£111,347	£196,709
-5.000%	£2,486,150	£2,486,150	£2,486,150	£2,486,150	£2,486,150
2,486,150	(£225,458)	(£146,909)	(£66,877)	£13,959	£98,877
0.000%	£2,617,000	£2,617,000	£2,617,000	£2,617,000	£2,617,000
2,617,000	(£313,633)	(£236,984)	(£158,494)	(£78,629)	£1,489
+5.000%	£2,747,850	£2,747,850	£2,747,850	£2,747,850	£2,747,850
2,747,850	(£401,119)	(£324,835)	(£248,509)	(£170,020)	(£90,381)
+10.000%	£2,878,700	£2,878,700	£2,878,700	£2,878,700	£2,878,700
2,878,700	(£488,604)	(£412,320)	(£336,037)	(£259,753)	(£181,545)

- 11.1.3. The above demonstrates that for the scheme to become economically viable in planning terms there would need to be an increase in sales values of 10% and a decrease in build costs of 10%. If there was a decrease in sales values and increase in build costs the RLV would decrease making the proposal even less viable.

Appendix 1

Materials:

01. Red bricks
02. White faïence and rainwater goods
03. Red roof tiles
04. Brick arches
05. Cream coloured stone details
06. Wooden panels
07. New conservation style vitals windows
08. White UPVC window/door frames
09. White metal window/door frames
10. White wooden window/door frames
11. Windows and doors to remain as existing

 Site Boundary

01273 966622
harrington@dlh.co.uk

42 Cuckfield Road, Hurstpierpoint

Abstract	PLANNING SUBMISSION
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8080	1:200 @ A3	1:100 @ A1
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HA098	03.12.2025	119	-
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Appendix 2

CUCKFIELD ROAD



- KEY:
- Materials:
- 01. Red bricks
 - 02. White fascia and rainwater goods
 - 03. Red roof tiles
 - 04. Brick arches
 - 05. Cream coloured stone details
 - 06. Wooden panels
 - 07. New conservation style velux windows
 - 08. White UPVC window/door frames
 - 09. White metal window/door frames
 - 10. White wooden window/door frames
 - 11. Windows and doors to remain as existing

Outline Specification:

Site Boundary

1:200@A3



revision	date	amendment



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01273 956622
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job title
42 Cuckfield Road, Hurstpierpoint,

drawing title
PROPOSED GROUND FLOOR PLAN

status
PLANNING SUBMISSION

scale
1:200 @ A3 1:100 @ A1

job no HA098	date 03.12.2025	drawing no. 120	revision -
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CUCKFIELD ROAD



- KEY:
- Materials:
- 01. Red bricks
 - 02. White fascia and rainwater goods
 - 03. Red roof tiles
 - 04. Brick arches
 - 05. Cream coloured stone details
 - 06. Wooden panels
 - 07. New conservation style velux windows
 - 08. White UPVC window/door frames
 - 09. White metal window/door frames
 - 10. White wooden window/door frames
 - 11. Windows and doors to remain as existing

Outline Specification:

Site Boundary



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job title
42 Cuckfield Road, Hurstpierpoint,

drawing title
PROPOSED FIRST FLOOR PLAN

status
PLANNING SUBMISSION

scale
1:200 @ A3 1:100 @ A1

job no	date	drawing no.	revision
HA098	03.12.2025	121	-

Architectural site plan showing a residential development. The central building complex includes a 'Bedroom 13.1 m²', 'Bathroom Suite', 'Landing 1.0 m²', and 'Rear Porch'. It features a 'Top Of Chimney 45.53' and 'Gutter' lines. The plan is bounded by a red line. Surrounding lots are labeled 44 and 40, with various elevation points like RL 44.91, RL 42.22, EL 42.71, EL 44.05, EL 44.96, EL 40.98, RL 40.96, RL 40.22, and RL 41.87. A '1500mm cut line' is also indicated.

Materials:

01. Red bricks
02. White fascia and rainwater goods
03. Red roof tiles
04. Brick arches
05. Cream coloured stone details
06. Wooden panels
07. New conservation style velux windows
08. White UPVC window/door frames
09. White metal window/door frames
10. White wooden window/door frames
11. Windows and doors to remain as existing

 Site Boundary

revision	date	amendment



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42 Cuckfield Road, Hurstpierpoint,

drawing title
PROPOSED SECOND FLOOR PLAN

status	PLANNING SUBMISSION
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scale	1:200 @ A3	1:100 @ A1
-------	------------	------------

job no	date	drawing no.	revision
HA098	03.12.2025	122	-

CUCKFIELD ROAD



- KEY:
- Materials:
- 01. Red bricks
 - 02. White fascia and rainwater goods
 - 03. Red roof tiles
 - 04. Brick arches
 - 05. Cream coloured stone details
 - 06. Wooden panels
 - 07. New conservation style velux windows
 - 08. White UPVC window/door frames
 - 09. White metal window/door frames
 - 10. White wooden window/door frames
 - 11. Windows and doors to remain as existing

Outline Specification:

Site Boundary



revision	date	amendment



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job title
42 Cuckfield Road, Hurstpierpoint,

drawing title
PROPOSED ROOF PLAN

status
PLANNING SUBMISSION

scale
1:200 @ A3 1:100 @ A1

job no HA098	date 03.12.2025	drawing no. 123	revision -
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Appendix 3

***Conversion of an Existing Church
Building into 6 Residential Apartments***

42 Cuckfield Road, Hurstpierpoint

Elemental Cost Plan: No. [01]

[Residential]

August 2026

PROJECT SUMMARY

PROJECT TITLE:	Cuckfield Road, Hurstpierpoint		
Building Function:	Residential		
Location:	42 Cuckfield Road, Hurstpierpoint	Date of Acceptance	
Date for Receipt [of Tender]			
Date for Tender [Base Month]		Date of Site Possession:	
PROJECT DESCRIPTION:			
Development consisting of: - Strip out of existing outbuilding and and the erection of a replacement building - Conversion of existing church building into 5 apartments comprising 3 x 2 bed, 1 x 4 bed and 2 x 1 bed			

EXECUTIVE SUMMARY

The cost plan is based on the information listed herein

This is an early stage cost plan which includes assumptions as noted. The costs are based on current day prices as indicated

The proposal is for conversion of an existing church building to resi units totalling 549.3m² GIA

Costs do not allow for inflation. Costs are exclusive of VAT. Costs are exclusive of professional fees

PROJECT TEAM

Client/Employer	
Project Manager	
Architect:	Hampson
Quantity Surveyor	PSP Consultants
CDM PD	TBA
Mechanical Services Engineer	
Electrical Services Engineer	
Structural Engineer	
Landscape Architect	
General Contractor	TBA

DETAILS OF BUILDING

Areas	Levels		Area		Storeys
Ground Floor	1	nr	323	m ²	Percentage of Floor Area: Ground Floor 57 % Above Ground Floor 43 % Average Storey Height: Ground Floor 3 m Above Ground Floor 3 m External Envelope m ² Ratios Net : Gross 0.88 Wall : Floor 0.00
First Floor	1	nr	216	m ²	
Second Floor	1	nr	24	m ²	
				m ²	
Total [Gross Internal Floor Area]			563	m²	
[Net] Usable / Lettable* Area			495	m ²	Functional Units <i>Residential Unit</i> unit 1 Bed 2 2 Bed 3 4 Bed 1
Circulation Area			54	m ²	
Ancillary Areas				m ²	
Plant Room(s)				m ²	
Internal Divisions			14	m ²	
Total [Gross Internal Floor Area]			563	m²	
Spaces Not Enclosed			0	m ²	
Total Amenity				m ²	
Area of Site				m ²	

1 KEY ASSUMPTIONS AND RISKS

- 1.1.1 Total Contingency/Risk included in the estimate total is 8%. There is a 5% design risk included which is essential since there is limited drawn information
- 1.1.2 We have not carried out a site visit of the existing premises. Our estimate is based on the information provided and the assumptions included in this document
- 1.1.3 We have assumed the existing off site drainage is sufficient to accommodate the works
- 1.1.4 We have made no allowance for incoming utilities/services - it is assumed the existing connections etc are sufficient

2 NOTES AND CLARIFICATIONS

See section 1 above and project summary

3 DRAWINGS USED

- 3.1 HA098 - Design and Access Statement- February 2026
- 3.2 HA098-001 - SITE LOCATION AND BLOCK PLAN
- 3.3 HA098-010 - EXISTING SITE PLAN
- 3.4 HA098-060 - EXISTING GROUND FLOOR PLAN
- 3.5 HA098-061 - EXISTING FIRST FLOOR PLAN
- 3.6 HA098-062-Rev P1 - EXISTING SECOND FLOOR PLAN
- 3.7 HA098-063-Rev P1 - EXISTING ROOF PLAN
- 3.8 HA098-070 - EXISTING NORTH AND WEST ELEVATION
- 3.9 HA098-071 - EXISTING EAST AND SOUTH ELEVATION
- 3.10 HA098-080 - EXISTING SECTIONS
- 3.11 HA098-119 - PROPOSED SITE PLAN
- 3.12 HA098-120 - PROPOSED GROUND FLOOR PLAN
- 3.13 HA098-121 - PROPOSED FIRST FLOOR PLAN
- 3.14 HA098-122 - PROPOSED SECOND FLOOR PLAN
- 3.15 HA098-123 - PROPOSED ROOF PLAN
- 3.16 HA098-200 - PROPOSED NORTH AND WEST ELEVATION
- 3.17 HA098-201 - PROPOSED SOUTH AND EAST ELEVATION
- 3.18 HA098-300 - PROPOSED SECTIONS(1)
- 3.19 HA098-300 - PROPOSED SECTIONS

4 EXCLUSIONS

Our estimate excludes the following:

- 1 Loose fittings and furniture, bar and restaurant fit out, commercial kitchen, OSE, we assume these will be procured from a separate budget
- 2 Any marketing or sales costs
- 3 Service diversions or lowering
- 4 Land purchase price and agency fees
- 5 Planning/Building Regulation fees
- 6 Pre contract professional and all developers legal fees plus expenses
- 7 Finance charges
- 8 Party Wall matters and Rights of Light issues
- 9 VAT
- 10 Local and Mayoral CIL payments , cross rail levy, any Section 278 or Section 106 contributions
- 11 Surveys and investigations
- 12 Off site highways works



Elemental Cost Plan: No. [01]

ELEMENTAL SUMMARY

Cuckfield Road Hurstpierpoint

Residential 495 m2

Circulation & Others 54

Gross Internal Floor Area:
(Excluding car park, landscaping etc.)

5913 ft2

549 m2

Ref No	Item Description	Total Cost [£]	Cost per m ² [£]	Cost per ft ² [£]	Element Unit Quantity		Element unit rate
1.0	SUBSTRUCTURE	24,500	44.60	4.14	323	m2	75.88
2.0	SUPERSTRUCTURE						
2.1	Frame and Upper Floors	39,586	72.07	6.70	1	m2	39,586.43
2.2	Roof	112,259	204.37	18.99	409	m2	274.54
2.3	Stairs & Ramps	20,750	37.78	3.51	7	flights	2,964.29
2.4	External Walls	41,435	75.43	7.01	420	m2	98.76
2.5	Windows & External Doors	46,855	85.30	7.92	58	m2	810.35
2.6	Internal Walls	100,344	182.68	16.97	342	m2	293.14
2.7	Internal Doors	28,200	51.34	4.77	43	nr	655.81
		389,500	709.08	65.88			
3.0	FINISHES						
3.1	Wall Finishes	85,138	154.99	14.40	2,247	m2	37.89
3.2	Floor Finishes	60,075	109.37	10.16	495	m2	121.36
3.3	Ceiling Finishes	31,425	57.21	5.31	495	m2	63.48
		176,500	321.32	29.85			
4.0	INTERNAL FIT OUT						
4.1	Furniture and Fittings	98,800	179.87	16.71			
4.2	Sanitary Fittings	49,100	89.39	8.30			
		148,000	269.43	25.03			
5.0	SERVICES						
5.1	Disposal Installations	5,400	9.83	0.91			
5.2	Water Installations, Spare heating & Ventilation	159,700	290.73	27.01			
5.3	Electrical Installations	146,631	266.94	24.80			
5.4	Lift Installations	0	-	-			
		311,731	567.51	52.72			
6.0	EXTERNAL WORKS						
6.1	Site Preparation Works	5,000	9.10	0.85			
6.2	Roads, Paths & Paving's	6,000	10.92	1.01			
6.3	Planting	5,000	9.10	0.85			
6.4	Fencing, Railings and Walls	2,027	3.69	0.34			
6.5	Site / Street Furniture & Equipment	4,000	7.28	0.68			
6.6	External Drainage	20,000	36.41	3.38			
6.7	External Services	57,000	103.77	9.64			
		99,000	180.23	16.74			
7.0	FACILITATING WORKS						
7.1	Demolition	52,500	95.58	8.88			
		52,500	95.58	8.88			
	BUILDINGS SUB-TOTAL	1,201,731	2,187.75	203.25			
8.0	PRELIMINARIES	180,260	328.16	30.49			
9.0	OVERHEADS & PROFIT	120,173	218.78	20.32			
10.0	[PROJECT] DESIGN FEES	0	-	-			
11.0	DESIGN RISK	60,087	109.39	10.16			
12.0	CONTRACT CONTINGENCY	36,052	65.63	6.10			
	TOTAL CONTRACT SUM [Excluding Inflation]	1,598,303	2,909.71	270.32			

Elemental Cost Plan: No. [01]

1.0 SUBSTRUCTURE

							
Ref No	Item Description	Unit	Quantity	Rate	Amount	Status	Comments
1.0	SUBSTRUCTURE						
1.1	FOUNDATIONS & GROUND FLOOR CONSTRUCTION				24,373		
TOTAL SUBSTRUCTURE					24,500		



Elemental Cost Plan: No. [01]

1.1 FOUNDATIONS & GROUND FLOOR

Ref No	Item Description	Unit	Quantity	Rate	Amount	Status	Comments
1.1	FOUNDATIONS & GROUND FLOOR						
	SITE PREPARATION						
	<i>Commercial</i>						
1.1.1	Site preparation	item	1	5,000.00	5,000		
1.1.2	Extg Ground floor; make good	m2	323	35.00	11,301		
1.1.3	Insulation	m2	323	25.00	8,072		upgraded internal insulation
	Design Risk			-	0		
TOTAL FOUNDATIONS					24,373		



Elemental Cost Plan: No. [01]

2.0 SUPERSTRUCTURE

Ref No	Item Description	Unit	Quantity	Rate	Amount	Status	Comments
2.0	SUPERSTRUCTURE						
2.1	FRAME AND UPPER FLOORS				39,586		
2.2	ROOF				112,259		
2.3	STAIRS				20,750		
2.4	EXTERNAL WALLS				41,435		
2.5	WINDOWS & EXTERNAL DOORS				46,855		
2.6	INTERNAL WALLS AND PARTITIONS				100,344		
2.7	INTERNAL DOORS				28,200		
TOTAL SUPERSTRUCTURE					389,500		

		Elemental Cost Plan: No. [01]					
		2.1 FRAME					
Ref No	Item Description	Unit	Quantity	Rate	Amount	Status	Comments
2.1	FRAME & UPPER FLOORS						
2.1.1	Isolated beam; xtg upper floor	it	1	2,500.00	2,500		upper level within the existing roof
2.1.2	Isolated beam; new upper floors	it	1	4,000.00	4,000		as above
	UPPER FLOORS						
	Residential						
2.1.3	Extg upper floors; take up and relay; make good	m2	30	45.00	1,355		
2.1.4	Insulation	m2	30	25.00	753		upgraded internal insulation
2.1.5	New upper floor; timber joist	m	525	35.00	18,378		
2.1.6	Timber floor board covering	m2	210	35.00	7,351		
2.1.7	Insulation	m2	210	25.00	5,251		
	Design Risk			-	0		
TOTAL FRAME					39,586		



Elemental Cost Plan: No. [01]

2.2 ROOF

Ref No	Item Description	Unit	Quantity	Rate	Amount	Status	Comments
2.2	ROOF STRUCTURE CONSTRUCTION						
	Existing Pitched Roof						
2.2.1	Roof structures; make good	m2	409	75.00	30,668		
2.2.2	Take off slates, set aside, relay	m2	409	90.00	36,801.00		
2.2.3	Insulation	m2	409	25.00	10,222.50		upgraded internal insulation
	New Canopy; extending existing roof						
2.2.4	Roof structures	m2	9	175.00	1,517.25		above external path providing access to Flats 5 & 6
2.2.5	Slates	m2	9	125.00	1,083.75		
2.2.6	Insulation	m2	9	25.00	216.75		
2.2.7	Chimneys; make good	nr	2	1,500.00	3,000.00		
2.2.8	RWPs; new	item	1	750.00	750.00		allowance
2.2.9	Rooflights; new	nr	16	1,750.00	28,000.00		conservation style Velux windows
	Design Risk			-	0		
TOTAL ROOF					112,258.75		



Elemental Cost Plan: No. [01]

2.3 STAIRS AND RAMPS

Ref No	Item Description	Unit	Quantity	Rate	Amount	Status	Comments
2.3	STAIRS AND RAMPS						
2.3.1	Timber staircase	item	5	3,750.00	18,750.00		
2.3.2	Internal steps	item	1	500.00	500.00		
2.3.3	Ramp	item	1	1,500.00	1,500.00		
	Design Risk			-	0		
TOTAL STAIRS AND RAMPS					20,750		



Elemental Cost Plan: No. [01]

2.4 EXTERNAL WALLS

Ref No	Item Description	Unit	Quantity	Rate	Amount	Status	Comments
2.4	EXTERNAL WALLS						
2.4.1	External wall; make good	m2	416	75.00	31,167.75		repoint
2.4.2	Gable; make good	m2	76		0.00		inc above
2.4.3	Convert window to single door opening	item	1	450.00	450.00		
2.4.4	Convert window to double doors opening	item	6	650.00	3,900.00		
2.4.5	Create new window opening	item	1	450.00	450.00		
2.4.6	Create new single door opening	item	1	450.00	450.00		
2.4.7	Modify/reduce existing window openings to accommodate new	item	3	250.00	750.00		
2.4.8	Cladding; wooden panels	m2	16	175.00	2,796.50		
2.4.9	New window stone cill	lm	1	95.00	114.00		
2.4.10	Xtg window / door stone cills; make good	item	1	500.00	500.00		
2.4.11	New brick arch	lm	1	95.00	106.40		
2.4.12	Xtg brick arches; make good	item	1	250.00	250.00		
2.4.13	Extg cream coloured stone details; make good	item	1	500.00	500.00		
	Design Risk			-	0		
TOTAL EXTERNAL WALLS					41,435		



Elemental Cost Plan: No. [01]

2.5 WINDOWS AND EXTERNAL DOORS

Ref No	Item Description	Unit	Quantity	Rate	Amount	Status	Comments
2.5	WINDOWS AND EXTERNAL DOORS						
	Windows						
2.5.1	Make good existing windows; overhaul, secondary glaze; paint	m2	16	500.00	8,185.00		
2.5.2	New white timber window	m2	13	750.00	9,427.50		
2.5.3	New white metal window	m2	18	900.00	16,092.00		
	Doors						
2.5.4	Replace existing door with white timber door; single	nr	2	1,000.00	2,000.00		
2.5.5	New white timber door; single	nr	1	1,000.00	1,000.00		
2.5.6	New white metal door; single	nr	2	1,250.00	2,500.00		
2.5.7	New white metal door; double	nr	5	1,500.00	7,500.00		
2.5.8	Make good existing door; single	nr	1	150.00	150.00		
			58				
	Design Risk			-	0		
TOTAL WINDOWS AND EXTERNAL DOORS					46,855		



Elemental Cost Plan: No. [01]

2.6 INTERNAL WALLS AND PARTITIONS

Ref No	Item Description	Unit	Quantity	Rate	Amount	Status	Comments
2.6	INTERNAL WALLS AND PARTITIONS						
	Residential						
2.6.1	Partitioning walls; extg make good	m2	342	25.00	8,557.50		
2.6.2	Party wall; new	m2	234	100.00	23,439.00		
2.6.3	Stud walls; new	m2	413	80.00	33,052.80		
2.6.4	Drylining to external walls	m2	422	35.00	14,754.95		
2.6.5	Insulation	m2	422	25.00	10,539.25		<i>upgraded internal insulation</i>
2.6.6	Firestopping	item	1	10,000.00	10,000.00		
	Design Risk			-	0		
TOTAL INTERNAL WALLS AND PARTITIONS					100,344		



Elemental Cost Plan: No. [01]

2.7 INTERNAL DOORS

Ref No	Item Description	Unit	Quantity	Rate	Amount	Status	Comments
2.7	INTERNAL DOORS						
	GENERALLY						
2.7.1	Residential Staircase/corridor single doors; FR	nr	0	750.00	0.00		
2.7.2	Riser cupboard; double doors	nr	0	900.00	0.00		
	Residential						
2.7.3	Flat entrance doors	nr	4	900.00	3,600.00		
2.7.4	Internal doors; single	nr	27	650.00	17,550.00		
2.7.5	Internal doors; double	nr	1	950.00	950.00		
2.7.6	Store doors; single	nr	8	500.00	4,000.00		
2.7.7	Store doors; double	nr	3	700.00	2,100.00		
			43				
	Design Risk			-	0		
TOTAL INTERNAL DOORS					28,200		



Elemental Cost Plan: No. [01]

3.0 FINISHES

Ref No	Item Description	Unit	Quantity	Rate	Amount	Status	Comments
3.0	INTERNAL FINISHES						
3.1	<i>WALL FINISHES</i>				85,138		
3.2	<i>FLOOR FINISHES</i>				60,075		
3.3	<i>CEILING FINISHES</i>				31,425		
TOTAL FINISHES					176,500		



Elemental Cost Plan: No. [01]

3.1 WALL FINISHES

Ref No	Item Description	Unit	Quantity	Rate	Amount	Status	Comments
3.1	WALL FINISHES						
3.1.1	Plaster to block partitions	m2	685	25.00	17,115.00		
3.1.2	Plaster to studwork and drylining	m2	1,295	10.00	12,951.00		
3.1.3	Emulsion paint	m2	1,980	15.00	29,695.50		
3.1.4	Ceramic tiles to WC/shower room	m2	267	95.00	25,376.40		Full height;
	Design Risk			-	0		
TOTAL WALL FINISHES					85,138		



Elemental Cost Plan: No. [01]

3.2 FLOOR FINISHES

Ref No	Item Description	Unit	Quantity	Rate	Amount	Status	Comments
3.2	FLOOR FINISHES						
	Residential						
3.2.1	Timber flooring	m2	261	85.00	22,168.00		
3.2.2	Carpet	m2	186	30.00	5,586.00		bedrooms
3.2.3	Carpet	m2	37	30.00	1,117.20		20% wastage
3.2.4	MDF Painted skirting; 150mm grooved	m	789	12.00	9,462.10		
3.2.5	Ceramic tiles to WC/shower room/bathroom	m2	48	95.00	4,560.00		
3.2.6	Resilient layer	m2	495	25.00	12,375.00		
3.2.7	Ditra	m2	48	20.00	960.00		
	Generally						
3.2.8	Heavy duty carpet to circulation/stairs	m2	54	35.00	1,890.00		
3.2.9	Heavy duty carpet to circulation/stairs	m2	11	35.00	378.00		20% wastage
3.2.10	MDF Painted skirting; 150mm grooved	m	19	12.00	228.61		
3.2.11	Resilient layer	m2	54	25.00	1,350.00		
	Design Risk			-	0		
TOTAL FLOOR FINISHES					60,075		



Elemental Cost Plan: No. [01]

3.3 CEILING FINISHES

Ref No	Item Description	Unit	Quantity	Rate	Amount	Status	Comments
3.3	CEILING FINISHES						
	GENERALLY						
	Residential						
3.3.1	Plasterboard suspended ceiling with 2 layers 12.5 board	m2	447	45.00	20,115.00		to all areas
3.3.2	Moisture resistant plasterboard	m2	48	50.00	2,400.00		
3.3.3	Tape and jointing to plasterboard	m2	495	3.00	1,485.00		
3.3.4	2 Mist coats; 1 top coat emulsion finish	m2	495	15.00	7,425.00		
	Design Risk			-	0		
TOTAL CEILING FINISHES					31,425		



Elemental Cost Plan: No. [01]

4.0 INTERNAL FIT OUT

Ref No	Item Description	Unit	Quantity	Rate	Amount	Status	Comments
4.0	INTERNAL FIT OUT						
4.1	FURNITURE AND FITTINGS				98,800		
4.2	SANITARY FITTINGS AND DISPOSAL INSTALLATIONS				49,100		
TOTAL INTERNAL FIT OUT					148,000		



Elemental Cost Plan: No. [01]

4.5 FITTINGS, FURNISHINGS AND EQUIPMENT

Ref No	Item Description	Unit	Quantity	Rate	Amount	Status	Comments
4.1	FITTINGS, FURNISHINGS AND EQUIPMENT						
	Generally						
4.5.1	General Statutory signage	item	1	500.00	500.00		
4.5.2	Specialist feature signage	item	1	1,500.00	1,500.00		wayfinding
4.5.3	Post boxes; central bank on ground floor	nr	6	100.00	600.00		
4.5.4	Recycle facilities	nr	6	100.00	600.00		
	Residential						
4.5.5	Kitchen fittings	nr	6	5,000.00	30,000.00		
4.5.6	Worktop; composite	nr	6	1,500.00	9,000.00		
4.5.7	Splashback	nr	6	1,250.00	7,500.00		
4.5.8	Appliances; integrated range	nr	6	4,500.00	27,000.00		
4.5.9	Mirrors over basins	nr	10	150.00	1,500.00		
4.5.10	Glass shelves to basins	nr	10	100.00	1,000.00		
4.5.11	Bath Panels	nr	6	200.00	1,200.00		
4.5.12	Vanity units; single	nr	6	900.00	5,400.00		
4.5.13	Access panels / rodding point	nr	6	250.00	1,500.00		
4.5.14	Wardrobes	nr	6	1,500.00	9,000.00		masters only
	Common Parts						
4.5.15	Lobby	item	1	2,500.00	2,500.00		
	Design Risk						
				-	0		
TOTAL FITTINGS, FURNISHINGS AND EQUIPMENT					98,800		

Ref No	Item Description	Unit	Quantity	Rate	Amount	Status	Comments
4.2	SANITARY FITTINGS						
	Residential						
4.6.1	WC; cistern etc.	nr	10	650.00	6,500.00		
4.6.2	WC; cistern etc.; wheelchair accessible	nr	0	750.00	-		
4.6.3	Wash hand basin	nr	10	200.00	2,000.00		
4.6.4	Basin taps	nr	10	200.00	2,000.00		
4.6.5	Bath; steel	nr	7	300.00	2,100.00		
4.6.6	Bath; steel; wheelchair accessible	nr	0	500.00	-		
4.6.7	Bath Taps	nr	7	350.00	2,450.00		
4.6.8	Shower fittings over bath	nr	6	500.00	3,000.00		
4.6.9	Shower screens	nr	3	350.00	1,050.00		
4.6.10	Shower complete	nr	3	2,000.00	6,000.00		
4.6.11	Wastes & fittings	nr	20	500.00	10,000.00		
4.6.12	S&VP	nr	120	25.00	3,000.00		
4.6.13	BWIC; boxings, holes etc.	nr	10	500.00	5,000.00		
	GENERALLY						
4.6.14	Vertical / horizontal distribution	nr	3	2,000.00	6,000.00		per floor
	Design Risk			-	0		
TOTAL SANITARY FITTINGS					49,100		



Elemental Cost Plan: No. [01]

5.0 SERVICES

Ref No	Item Description	Unit	Quantity	Rate	Amount	Status	Comments
5.0	SERVICES						
5.1	DISPOSAL INSTALLATIONS				5,400.00		
5.2	WATER INSTALLATIONS				159,700.00		
5.3	ELECTRICAL INSTALLATIONS				146,631.40		
5.4	LIFT INSTALLATIONS				0.00		
5.5	TESTING AND COMMISSIONING	%	2.5		7,793.29		
TOTAL SERVICES					319,500		



Elemental Cost Plan: No. [01]

5.1 DISPOSAL INSTALLATIONS

Ref No	Item Description	Unit	Quantity	Rate	Amount	Status	Comments
5.1	DISPOSAL INSTALLATIONS						
5.1.1	Soil, waste and overflow installations; stacks and connections to below ground drainage	item	6	750.00	4,500.00		Assumptions made as no drainage layouts
5.1.2	Access plate at base of each stack	item	6	150.00	900.00		
	Design Risk			-	0		
TOTAL SANITARY APPLIANCE					5,400		



Elemental Cost Plan: No. [01]

5.2 WATER INSTALLATIONS

Ref No	Item Description	Unit	Quantity	Rate	Amount	Status	Comments
5.2	Water Installations, Space Heating & Ventilation						
	Residential						
5.2.1	H+C water installation	nr	6	3,500.00	21,000.00		
5.2.2	LPHW Heating system; including radiators and towel rails	nr	6	3,750.00	22,500.00		
5.2.3	Pump/cylinder	nr	6	3,000.00	18,000.00		
5.2.4	Extract to bathrooms, ensuites and kitchens	nr	16	750.00	12,000.00		
5.2.5	Duct to above; 10m per fan	m	160	45.00	7,200.00		
5.2.6	MVHR	nr	6	3,000.00	18,000.00		
	General						
5.2.7	Vertical / horizontal distribution	nr	3	1,500.00	4,500.00		Per floor
5.2.8	Booster tank / pump sets	nr	1	10,000.00	10,000.00		
5.2.9	ASHPs	nr	6	5,000.00	30,000.00		
5.2.10	BWIC; holes, etc. fire ducts etc.	nr	6	2,000.00	12,000.00		
5.2.11	Testing & commissioning	nr	6	750.00	4,500.00		
	Design Risk			-	0		
TOTAL WATER INSTALLATIONS					159,700		



Elemental Cost Plan: No. [01]

5.4 ELECTRICAL INSTALLATIONS

Ref No	Item Description	Unit	Quantity	Rate	Amount	Status	Comments
5.3	Electrical Installations						
	Residential						
5.4.1	Telecoms and data	nr	6	1,000.00	6,000.00		
5.4.2	TV / satellite	nr	6	1,000.00	6,000.00		
5.4.3	Entry system; video	nr	6	1,000.00	6,000.00		
5.4.4	Smoke detectors / fire alarms	nr	6	750.00	4,500.00		
5.4.5	Lighting; LE lights	nr	6	4,000.00	24,000.00		
5.4.6	Power	nr	6	5,000.00	30,000.00		
5.4.7	Mains and distribution	nr	6	3,500.00	21,000.00		
5.4.8	Electric underfloor heating	nr	10	750.00	7,500.00		bathrooms, ensuites and WCs
	GENERALLY						
5.4.9	Common area lighting	m2	54	35.00	1,897.00		
5.4.10	E/O for emergency lighting	m2	54	10.00	542.00		
5.4.11	Common area power	m2	54	22.00	1,192.40		
5.4.12	External Lighting	item	1	2,500.00	2,500.00		
5.4.13	Security system, CCTV and access controls	item	1	5,000.00	5,000.00		
5.4.14	Vertical / horizontal distribution	nr	3	1,000.00	3,000.00		
5.4.15	BWIC; holes, etc. fire ducts etc.	item	6	2,000.00	12,000.00		
5.4.16	Fire alarm / smoke detection	item	1	4,000.00	4,000.00		
5.4.17	Vent and smoke strategy	item	1	5,000.00	5,000.00		
5.4.18	Earthing and bonding	item	1	2,000.00	2,000.00		
5.4.19	Testing & commissioning	nr	6	750.00	4,500.00		
	Design Risk			-	0		
TOTAL ELECTRICAL INSTALLATIONS					146,631		



Elemental Cost Plan: No. [01]

5.5 LIFT INSTALLATIONS

Ref No	Item Description	Unit	Quantity	Rate	Amount	Status	Comments
5.4	Lift Installations				-		
					-		
					-		
					-		
					-		
	Design Risk			-	0		
TOTAL LIFT INSTALLATIONS					0		



Elemental Cost Plan: No. [01]

6.0 EXTERNAL WORKS

Ref No	Item Description	Unit	Quantity	Rate	Amount	Status	Comments
6.0	EXTERNAL WORKS						
6.1	SITE PREPARATION WORKS				5,000		
6.2	ROADS, PATHS & PAVINGS				6,000		
6.3	PLANTING				5,000		
6.4	FENCING, RAILINGS AND WALLS				2,027		
6.5	SITE / STREET FURNITURE AND EQUIPMENT				4,000		
6.6	EXTERNAL DRAINAGE				20,000		
6.7	EXTERNAL SERVICES				57,000		
TOTAL EXTERNAL WORKS					99,000		



Elemental Cost Plan: No. [01]

6.1 SITE PREPARATION WORKS

Ref No	Item Description	Unit	Quantity	Rate	Amount	Status	Comments
6.1	Site Preparation Works						
6.1.1	Allowance	item	1	5,000.00	5,000.00		
	Design Risk			-	0		
TOTAL SITE PREPARATION WORKS					5,000		

		Elemental Cost Plan: No. [01] 6.2 ROADS, PATHS AND PAVINGS					
Ref No	Item Description	Unit	Quantity	Rate	Amount	Status	Comments
6.2	Roads, Paths and Pavings						
6.2.1	Tarmac replacement; extg car park spaces	item	1	5,000.00	5,000.00		<i>allownace; eo</i>
6.2.2	Bay markings	item	1	1,000.00	1,000.00		<i>allownace; eo</i>
	Design Risk			-	0		
TOTAL ROADS PATHS AND PAVINGS					6,000		



Ref No	Item Description	Unit	Quantity	Rate	Amount	Status	Comments
6.3	Planting						
6.3.1	Allowance	it	1	5,000.00	5,000.00		allowance
	Design Risk			-	0		
TOTAL PLANTING					5,000		

		Elemental Cost Plan: No. [01]					
		6.4 FENCING, RAILINGS AND WALLS					
Ref No	Item Description	Unit	Quantity	Rate	Amount	Status	Comments
6.4	Fencing, Railings and Walls						
6.4.1	Timber gate	nr		1,500.00	-		
6.4.2	Garden fence	lm	14	150.00	2,026.50		
	Design Risk			-	0		
TOTAL FENCING, RAILINGS AND WALLS					2,027		



Elemental Cost Plan: No. [01]

6.5 SITE/STREET FURNITURE AND EQUIPMENT

Ref No	Item Description	Unit	Quantity	Rate	Amount	Status	Comments
6.5	Site/Street Furniture and Equipment						
	Fittings / Features						
6.5.1	Bin Store	item	1	2,000.00	2,000.00		
6.5.2	Bike store	item	1	2,000.00	2,000.00		
	Design Risk			-	0		
TOTAL SITE/STREET FURNITURE AND FURNITURE					4,000		



Elemental Cost Plan: No. [01]

6.6 EXTERNAL DRAINAGE

Ref No	Item Description	Unit	Quantity	Rate	Amount	Status	Comments
6.6	External Drainage						
6.6.1	FW drainage allowance; repairs	item	6	1,500	9,000.00		
6.6.2	SW drainage allowance; repairs	item	6	1,500	9,000.00		
6.6.3	Rodding, cctv	item	1	2,000	2,000.00		
	Design Risk			-	0		
TOTAL EXTERNAL DRAINAGE					20,000		



Elemental Cost Plan: No. [01]

6.7EXTERNAL SERVICES

Ref No	Item Description	Unit	Quantity	Rate	Amount	Status	Comments
6.7	External Services						
6.7.1	Gas	nr	6	2,000.00	12,000.00		
6.7.2	Water	nr	6	2,000.00	12,000.00		
6.7.3	Electricity	nr	6	2,000.00	12,000.00		
6.7.4	Broadband Services	nr	6	1,000.00	6,000.00		HSB
6.7.5	Landlords connection	nr	1	5,000.00	5,000.00		
6.7.6	Substation	item			0.00		
6.7.7	BWIC	item	1	10,000.00	10,000.00		
	Design Risk			-	0		
TOTAL EXTERNAL SERVICES					57,000		



Elemental Cost Plan: No. [01]

7.0 DEMOLITION

Ref No	Item Description	Unit	Quantity	Rate	Amount	Status	Comments
7.0	FACILITATING WORKS						
7.1	<i>Minor Strip-Out</i>				52,500		
TOTAL FACILITATING WORKS					52,500		



Elemental Cost Plan: No. [01]

7.1 DEMOLITION

Ref No	Item Description	Unit	Quantity	Rate	Amount	Status	Comments
7.1	Facilitating Works						
7.1.1	Demolition / minor strip out	item	1	25,000.00	25,000.00		
7.1.2	Temp roof	item	1	20,000.00	20,000.00		
7.1.3	Strip roof	item	1	7,500.00	7,500.00		part covered in roof
	Design Risk			-	0		
TOTAL DEMOLITION					52,500		

Appendix 4

Cuckfield Road
Proposed Scheme

Development Appraisal
ARGUS Software
August 27, 2026

APPRAISAL SUMMARY**ARGUS SOFTWARE****Cuckfield Road
Proposed Scheme****Appraisal Summary for Phase 1**

Currency in £

REVENUE

Sales Valuation	Units	ft²	Sales Rate ft²	Unit Price	Gross Sales
Private Sale	6	5,329	491.09	436,167	2,617,000

NET REALISATION**2,617,000****OUTLAY****ACQUISITION COSTS**

Residualised Price			158,494		
				158,494	
Stamp Duty			170		
Effective Stamp Duty Rate		0.11%			
Agent Fee		1.50%	2,377		
Legal Fee		0.25%	396		
				2,944	

CONSTRUCTION COSTS

Construction	ft²	Build Rate ft²	Cost		
Private Sale	5,913	270.30	1,598,303		
Primary Education Contribution			14,364		
Secondary Education Contribution			14,112		
Sixth Form Contribution			3,048		
Libraries Contribution			2,649		
Transport Contribution			9,879		
Community Buildings Contribution			7,573		
Play Space Contribution			16,506		
Outdoor Sports Contribution			7,526		
Local Community Infrastructure			5,387		
				1,679,347	

PROFESSIONAL FEES

Other Professional Fees	10.00%	159,830			
			159,830		

MARKETING & LETTING

Marketing	1.00%	26,170			
			26,170		

DISPOSAL FEES

Sales Agent Fee	1.50%	39,255			
Sales Legal Fee	0.50%	13,085			
			52,340		

TOTAL COSTS BEFORE FINANCE**2,079,125****FINANCE**

Debit Rate 7.250%, Credit Rate 0.000% (Nominal)					
Land			18,384		
Construction			61,516		
Total Finance Cost				79,900	

TOTAL COSTS**2,159,025****PROFIT****457,975**

APPRAISAL SUMMARY

ARGUS SOFTWARE

Cuckfield Road Proposed Scheme

Performance Measures

Profit on Cost%	21.21%
Profit on GDV%	17.50%
IRR% (without Interest)	44.29%

Appendix 5

Cuckfield Road
Proposed Scheme without S106 Costs

Development Appraisal
ARGUS Software
August 27, 2026

APPRAISAL SUMMARY**ARGUS SOFTWARE****Cuckfield Road
Proposed Scheme without S106 Costs****Appraisal Summary for Phase 1**

Currency in £

REVENUE

Sales Valuation	Units	ft²	Sales Rate ft²	Unit Price	Gross Sales
Private Sale	6	5,329	491.09	436,167	2,617,000

NET REALISATION**2,617,000****OUTLAY****ACQUISITION COSTS**

Residualised Price			233,403		
				233,403	
Stamp Duty			1,668		
Effective Stamp Duty Rate		0.71%			
Agent Fee		1.50%	3,501		
Legal Fee		0.25%	584		
				5,753	

CONSTRUCTION COSTS

Construction	ft²	Build Rate ft²	Cost		
Private Sale	5,913	270.30	1,598,303		
				1,598,303	

PROFESSIONAL FEES

Other Professional Fees		10.00%	159,830		
				159,830	

MARKETING & LETTING

Marketing		1.00%	26,170		
				26,170	

DISPOSAL FEES

Sales Agent Fee		1.50%	39,255		
Sales Legal Fee		0.50%	13,085		
				52,340	

TOTAL COSTS BEFORE FINANCE**2,075,798****FINANCE**

Debit Rate 7.250%, Credit Rate 0.000% (Nominal)					
Land			27,235		
Construction			55,992		
Total Finance Cost				83,227	

TOTAL COSTS**2,159,025****PROFIT****457,975****Performance Measures**

Profit on Cost%	21.21%
Profit on GDV%	17.50%
IRR% (without Interest)	42.55%