

Site Investigations		£2,000,000	£333,333	£333,333	£333,333	£333,333	£333,333	£333,333
	Allowance							
Engineering Design		£2,111,646	£549,774	£362,110	£297,712	£322,545	£331,318	£248,187
	Assumed to be 3.0%							
Landscape Design		£1,055,823	£274,887	£181,055	£148,856	£161,272	£165,659	£124,093
	Assumed to be 1.5%							
Site Supervision		£1,407,764	£366,516	£241,407	£198,475	£215,030	£220,879	£165,458
	Assumed to be 2%							
Project Management		£1,055,823	£274,887	£181,055	£148,856	£161,272	£165,659	£124,093
	Assumed to be 1.5%							
Cost Management		£1,055,823	£274,887	£181,055	£148,856	£161,272	£165,659	£124,093
	Assumed to be 1.5%							
Local Authority Fees		£400,000	£66,667	£66,667	£66,667	£66,667	£66,667	£66,667
	Additional fees based on greater number of highway crossings, 4nr crossings fees at 10% of cost							
		£400,000	£66,667	£66,667	£66,667	£66,667	£66,667	£66,667
Plot Related Items		£36,033,455	£6,797,220	£6,142,066	£6,633,431	£6,879,114	£6,142,066	£3,439,557
	Based on good to fair ground conditions @£10k/plot on 15% of plots to allow for piled foundations @£5k/plot on 25% of plots to allow for deep foundations. Enhanced building performance over and above building regulations assume £2000/plot							
Standard Abnormal Allowance		£10,450,000	£1,971,250	£1,781,250	£1,923,750	£1,995,000	£1,781,250	£997,500
	Indicative cost estimate based on £5k per charging point installation provided for 25% of parking spaces (non-residential and non-allocated).							
Car Charging		£1,730,000	£326,341	£294,886	£318,477	£330,273	£294,886	£165,136
	Assumed to be 6% increase on build cost based on a mid-point of the 5-7% cost uplift identified by Elementa in their zero carbon report prepared in support of the AAP.							
Zero Carbon allowance		£20,200,245	£3,810,501	£3,443,224	£3,718,681	£3,856,410	£3,443,224	£1,928,205
	Assume £521/dwelling M4(2) 100% and £22,791/dwelling Cat M4(3) 5%							
Accessible plot requirements		£3,653,210	£689,128	£622,706	£672,523	£697,431	£622,706	£348,716
Allowance for Risk (@15%)		£17,326,282	£4,089,593	£2,963,865	£2,684,990	£2,857,799	£2,795,278	£1,934,757
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Allowance for Risk on S278 (@10%)								
	Included in above risk							
	Total	£132,834,828	£31,353,549	£22,722,962	£20,584,920	£21,909,795	£21,430,461	£14,833,140
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Development Costs	See AV appraisal							
Residential Units								

S106		£87,924,733	£15,706,968	£32,439,098	£11,123,632	£22,230,677	£4,044,967	£2,379,392
Long-term stewardship and community development	Indicative cost to include start-up costs for Garden Village Trust (GVT) and seed funding for initial public art, cultural and community development initiatives.	£550,000	£550,000.00					
Temporary Community Assets	Community meeting space and coffee shop circa 410m2	£780,000	£780,000.00					
Permanent community meeting space	Cost estimate assumes community building of 1,078 m2 @ £2,000 per m2.	£2,156,000		£2,156,000.00				
Indoor sport and arts/performance space	Assumes provision of a 2-court sports hall (515m2) capable of also being used for arts/performance based activities. Total cost estimate based on Sport England's Sports Facility Calculator is £1,417,550 but a proportionate financial contribution is also expected to be sought from the West Eynsham SDA.	£1,182,121			£1,182,121.00			
Indicative Costs for Build to Rent Scheme – based on the potential for such an asset to form part of an endowment scheme established in respect of ongoing maintenance costs.	Build to Rent Scheme - 40 Dwellings 20% to be Affordable. Rate includes all externals typically included in build cost as per BCIS split	£4,400,000		£2,200,000	£2,200,000			
Initial commuted sum for maintenance during implementation period	Indicative figure based on approximately 15% of landscape costs	£1,389,374	£694,687.13	£694,687				
Library provision	Library floor space and equipment.	£1,317,106	£250,250.14	£223,908.02	£237,079.08	£250,250.14	£223,908.02	£131,710.60
Primary school - temporary provision		£304,311	£304,311.00					
Primary school - permanent provision		£15,389,822		£15,389,822.00				
Secondary school - temporary provision		£1,217,244		£608,622.00	£608,622.00			
Secondary school - permanent provision		£17,709,832				£17,709,832.00		
Special educational needs and disabilities (SEND).		£1,489,983			£1,489,983.00			
Further education	Potential financial contribution to help support community employment plan	£150,000	£150,000.00					
Emergency Services	Infrastructure and equipment for Police	£255,834	£48,608.46	£43,491.78	£46,050.12	£48,608.46	£43,491.78	£25,583.40

Ecology	Potential financial contribution in respect of net biodiversity gain and protection and mitigation of impacts on priority habitats, protected and priority species	£2,285,600	£434,264.00	£388,552.00	£411,408.00	£434,264.00	£388,552.00	£228,560.00
Health Care	Potential primary health care contribution - indicative figure provided by WODC.	£500,000	£95,000.00	£85,000.00	£90,000.00	£95,000.00	£85,000.00	£50,000.00
A40 Corridor improvements (HIF) contribution	Indicative figure provided by OCC	£4,915,000	£933,850.00	£835,550.00	£884,700.00	£933,850.00	£835,550.00	£491,500.00
Western roundabout	Indicative figure provided by OCC	£7,084,000	£7,084,000.00					
Underpass	Indicative figure provided by OCC and assuming proportionate contribution to overall cost (c.£8.25m) also made by West Eynsham SDA.	£6,105,000		£6,105,000.00				
Lower Road cycle path	Indicative figure provided by OCC	£4,000,000	£1,400,000.00	£1,240,000.00	£1,360,000.00			
B4044 Cycle Path	Indicative figure provided by OCC	£2,000,000	£380,000.00	£340,000.00	£360,000.00	£380,000.00	£340,000.00	£200,000.00
Public Rights of Way upgrades	Indicative figure provided by OCC	£30,000	£30,000.00					
Travel demand measures: car club, bike hire, Travel Plan Coordinator, etc,	Indicative figure provided by OCC	£1,436,000	£272,840.00	£244,120.00	£258,480.00	£272,840.00	£244,120.00	£143,600.00
Financial contribution towards Hanborough Station enhancements.	Indicative figure provided by OCC	£3,700,000	£703,000.00	£629,000.00	£666,000.00	£703,000.00	£629,000.00	£370,000.00
Bus services - Carterton, Witney, Oxford and Eastern Arc.	Indicative figure provided by OCC	£2,970,000	£564,300.00	£504,900.00	£534,600.00	£564,300.00	£504,900.00	£297,000.00
Bus services - Hanborough Station.	Indicative figure provided by OCC	£222,747	£42,321.93	£37,866.99	£40,094.46	£42,321.93	£37,866.99	£22,274.70
Layby relocation.	Indicative figure provided by OCC	£187,500	£187,500.00					
Cycle parking at Hanborough Station, Eynsham Park and Ride, Eynsham and Oxford.	Indicative figure provided by OCC	£5,625	£5,625.00					
Commuted sums for maintenance of highway infrastructure.	Indicative figure provided by OCC	£3,000,000	£570,000.00	£510,000.00	£540,000.00	£570,000.00	£510,000.00	£300,000.00
Waste management	Financial contribution towards WODC recyclable containers and OCC household waste recycling centres	£692,624	£131,598.56	£117,746.08	£124,672.32	£131,598.56	£117,746.08	£69,262.40
Monitoring	Indicative figure to include monitoring of S106 obligations and evaluation of garden village concept.	£499,010	£94,811.90	£84,831.70	£89,821.80	£94,811.90	£84,831.70	£49,901.00
	Total	£220,759,561	£47,060,518	£55,162,060	£31,708,552	£44,140,472	£25,475,428	£17,212,532