

Client

Project

Location

Document

Sheet

Sheet Nr

Version

Date

Elmfied Spinney Development Limited

Residential development and associated works

Land at Elmfield, Petersfinger Road, Salisbury, Wiltshire, SP5 3BZ

Planning Financial Viability Assessment

DESIGN AND PROFESSIONAL FEES

9

1

November 2023

COTESBURY

REF	DESCRIPTION	QTY	UNIT	RATE	SUM	NOTE
1	Arboricultural survey	1	item	£2,750	£2,750	
2	Arboricultural method statement	1	item	£1,750	£1,750	
3	Archaeological survey	1	item	£4,500	£4,500	
4	Asbestos survey	1	item	£2,000	£2,000	
5	Bat Survey	1	item	£1,750	£1,750	
6	Biodiversity enhancement scheme	0	item	£0	Excluded	
7	Construction methodology and schedule of works report	1	item	£1,500	£1,500	
8	Drainage CCTV survey	1	item	£0	Excluded	
9	Ecology survey	1	item	£4,000	£4,000	
10	Flood Risk Assessment	1	item	£3,000	£3,000	
11	Geo-environmental report - Phase 1	1	item	£4,750	£4,750	
12	Heritage Survey & Statement	0	item	£0	Excluded	
13	Landscape Visual Impact Assessment	1	item	£2,750	£2,750	
14	Measured building survey	1	item	£2,000	£2,000	
15	Noise survey	1	item	£3,000	£3,000	
16	Utility services report	1	item	£2,500	£2,500	
17	Structural Condition Survey & Assessment of existing buildings	1	item	£3,500	£3,500	
18	Topographic survey	1	item	£3,000	£3,000	
19	Transport Assessment	1	item	£3,000	£3,000	
20	Treatment Plant Methodology	0	item	£0	Excluded	
21	<u>Design and Consultants</u>					
22	Architect	21	Units	£4,500	£94,500	
23	Landscape Visual Impact Assessment	0	item	£0	Included	
24	Planning consultant	1	item	£9,500	£9,500	
25	Structural Engineer	21	Units	£1,500	£31,500	
26	Development Viability consultant and valuer	1	item	£6,950	£6,950	
27	Civil Engineer	1	item	£12,500	£12,500	
28	Landscape Architect	1	item	£3,000	£3,000	
29	M&E Engineer	0	item	£0	Excluded	
30	Party Wall Surveyor	0	Nr	£0	Excluded	
31	Archaeological appraisals and works	1	item	£10,000	£10,000	
32	Fees and Charges					
33	Outline Planning application fees	0	Ha	£0	Excluded	
34	Reserved Matters Planning application fees	0	Units	£0	Excluded	
35	Full Planning Application fees	21	Units	£460	£9,660	
36	Listed Building Consent fees	0	Units	£0	Excluded	
37	Planning Condition application fees	5	nr	£115	£575	Assumed 15no Conditions
38	Section 106 Agreement - legal fees	1	item	£5,000	£5,000	
39	Section 106 Agreement - LPA legal fees	1	item	£3,500	£3,500	
40	Building Regulations	21	Unit	£765	£16,065	
41	TOTAL				£248,500	
	New Build	2043.71	m2	£90.63	£185,223	
	Conversion	698.18	m2	£90.63	£63,277	
	Sub-Total	2741.89	m2	£90.63	£248,500	
	VAT on conversion units at 20%	£63,277	Sum	20.00%	£12,655	
	TOTAL				£261,155	