

Housing and Economic Land Availability Assessment (HELAA) Review 2019

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Basildon HELAA 2019 Development Viability Appraisals

Final Report

On behalf of:

Basildon Council
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Quality Statement : In preparing this report, the authors have acted with objectivity, impartially, without interference and with reference to all appropriate available sources of information. No performance-related or contingent fees have been agreed, and there is no known conflict of interest in advising the client group on the viability of any of the Basildon HELAA 2019 sites.

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1 Introduction

Background and Study Scope

- 1.1 Porter Planning Economics Ltd (PorterPE) has been commissioned by Basildon Borough Council (BBC) to update the economic viability assessments of suitable and available residential sites identified in Basildon Borough's Strategic Housing and Employment Land Availability Assessment (HELAA) 2019.
- 1.2 The purpose of this report is to conduct a high-level viability assessment of each suitable and available site to identify those sites that should be viable in contributing to the future housing supply in Basildon borough. This is to provide evidence on the achievability of the sites as potential housing land supply to underpin the emerging Local Plan.

Basildon Local Plan and CIL Viability Update 2019

- 1.3 Alongside this report, PorterPE prepared an updated viability assessment of the emerging Basildon Borough Council Local Plan in 2018 with an update addendum in December 2019. This considered, and set out in detail, the assumptions relating to borough-wide development costs and values to assess the cumulative costs of emerging local plan policies. This will provide evidence of their impact on delivery of residential housing sites to underpin the emerging Local Plan, along with providing recommendations for a Community Infrastructure Levy (CIL).
- 1.4 The Local Plan viability work is referenced throughout this report as the 'PorterPE Local Plan Viability Report (2018/19)' and, as such, it should be read in conjunction with this HELAA 2019 Viability Update Report.

Aims and Objectives

- 1.5 The Government's established aim through planning is to ensure that enough land is identified and brought forward for development. The HELAA is a critical part of the Council's evidence base in demonstrating the deliverability of its housing land supply.
- 1.6 The viability assessment should be used by the Council to confirm the available housing potential to meet future housing supply. To achieve this, the assessment has aimed to:
 - Confirm the economic viability of all sites identified by the Council as being, in principle, suitable and available for residential or mixed-use development in the HELAA, taking into consideration the current economic climate and costs that will be associated with residential development;
 - Meet the criteria contained in the National Planning Policy Framework (NPPF) and Planning Policy Guidance (PPG) in assessing the achievability of sites, by considering market conditions.
- 1.7 This report relates to residential sites only. For employment land uses, the kind of viability assessment provided in this report is not relevant, for reasons explained in the next chapter. The Council is using other methods to assess whether employment sites have realistic prospects of coming forward.

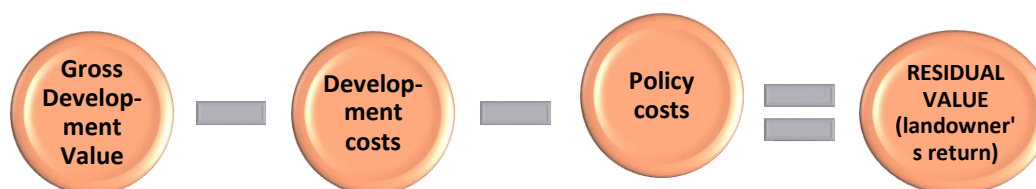
Context

- 1.8 A principal aim of the HELAA is to identify the potential future supply of housing for the next 15 to 20 years to inform the Council's Local Plan. To assess this, the Council has considered a

variety of existing land uses from various sources, including unimplemented planning permissions, and sites received from the 'Call for Sites' exercises. A process of checking the suitability and availability of those sites is being carried out in the Council's revised HELAA (2019). The findings of the Council's HELAA will inform the emerging Local Plan by providing an indication of the capacity for housing growth in the Basildon Borough.

- 1.9 PorterPE's role is to assess achievability based on viability of the 211 HELAA sites that have been identified by the Council as being suitable and available in 2019. This has been approached by using a set of criteria to assess all the potential sites on the principles set out in the Basildon HELAA Methodology (2017). This includes the involvement of key stakeholders from the outset, so that they can help shape the approach, as required by the NPPF and the CLG Practice Guidance. This includes the Council having undertaken a Stakeholder Workshop held in July 2015 to consider the approach to viability, and a consideration of specific site examples.
- 1.10 At the end of this report we review the viability results from testing the HELAA sites that either:
- have (or have had) planning permission/development plan allocation;
 - have been received by the Council for consideration independently or through the 'Call for Sites' and related exercises;
 - or are long-standing aspirations of urban regeneration.
- 1.11 The method used for testing viability of the HELAA sites in this study complies with Basildon HELAA Methodology (2017) and the National Framework (as documented by the NPPF 2019 and the PPG Viability) in testing market viability. It also considers the RICS Guidance note, Financial Viability in Planning, 1st edition (2012), to help inform the approach to the viability testing and some of the input assumptions for, yet unknown, factors.
- 1.12 In assessing the viability of the proposed scheme, the report brings together evidence for the prevailing values and likely development costs, including the latest emerging policy costs, of the potential site yields (housing number capacity). This evidence is used to inform a set of assumptions that feed into assessing the viability of the HELAA sites using the residual value method, which subtracts the total costs of building dwellings and associated site costs from the total value it will generate, to determine the residual land value to compare to a benchmark value for the landowner to bring the site forward. The approach is illustrated in **Figure 1.1**.

Figure 1.1: Residual value appraisal approach



- 1.13 All HELAA housing sites have been assessed using the PorterPE Viability Toolkit. Since the previous HELAA Viability Assessment (in August 2018) carried out by PorterPE, the development assumptions may differ to reflect the latest information on values and costs, including updated policy costs (as identified in **Appendix A**). This update report is presented as a 'snapshot in time', reflecting the current market conditions to provide the most robust evidence available.

- 1.14 Whilst high level viability assessments have been carried out for identified sites, it would be inappropriate to use these for any commercial valuation purpose, since the viability models are for strategic purposes, and have been designed as a tool to test policy as opposed to being formal valuations of planning application sites, normally carried out by the Valuation Office, Chartered Surveyors and Valuers. Therefore, general assumptions have been made and these have been detailed in this report.
- 1.15 It should therefore be noted that as per **Professional Standards 1 of the RICS Valuation Standards – Global and UK Edition¹**, the advice expressly given in the preparation for, or during negotiations or possible litigation, does not form part of a formal “Red Book” valuation and should not be relied upon as such. No responsibility whatsoever is accepted to any third party who may seek to rely on the content of the report for such purposes.
- 1.16 The rest of this report is set out as follows:
- Chapter 2 identifies the policy context and practice for the viability assessment;
 - Chapter 3 outlines the specification and assumptions for viability testing; and
 - Chapter 4 reports the viability findings and conclusions.

¹ RICS (January 2015) Valuation – Professional Standards, PS1 Compliance with standards and practice statements where a written valuation is provided.

2 National Policy Context

Introduction

- 2.1 This chapter considers the relevant policy context for the viability assessment. At a national level, this includes the NPPF and the PPG, as well as best practice as set out in the RICS Professional Guidance Note. Planning policy requirements at the local level that might have a notable impact on the scheme's viability (for instance policies on affordable housing) are considered in **Chapter 3** of this report.

National Policy and Guidance

- 2.2 It is assumed that the emerging Basildon Local Plan will be prepared and Examined in line with the National Planning Policy Framework 2019 (NPPF), which is reviewed in this chapter.
- 2.3 The revised NPPF was published on July 2018 and sets out the government's planning policies for England and how these are expected to be applied.
- 2.4 NPPF paragraph 8 makes very clear that sustainable development needs to be achieved in part by:
- "...ensuring that sufficient land of the right types is available in the right places and at the right time to support growth"*
- 2.5 As such, through plan-making the NPPF states in paragraph 20 that strategic policies need to:
- "...set out an overall strategy for the pattern, scale and quality of development, and make sufficient provision² for:*
- a) housing (including affordable housing), employment, retail, leisure and other commercial development;..."*
- 2.6 In supporting sustainability by maintaining deliverable sites, the NPPF is concerned with ensuring that the bulk of the development is not rendered unviable by unrealistic policy costs, as noted in paragraph 34:
- "Plans should set out the contributions expected from development. This should include setting out the levels and types of affordable housing provision required, along with other infrastructure (such as that needed for education, health, transport, flood and water management, green and digital infrastructure). Such policies should not undermine the deliverability of the plan."*
- 2.7 The NPPF 2019 does not state that all sites must be viable now in order to appear in Local Plans. Rather, it is concerned with ensuring that the bulk of the development is not rendered unviable by unrealistic policy costs. Such policy costs have been tested in the PorterPE Basildon Local Plan Viability Study Report (2018/19).
- 2.8 But it is clear, in paragraph 34, that Local Plans will need to balance policy requirements with deliverability, to avoid undermining meeting the aims of the plan. Within this context under a free market, where development is largely undertaken by the private sector, the Local Planning Authority can seek to provide suitable sites to meet the demand for sustainable

² In line with the presumption in favour of sustainable development.

- development. But it is not within the Authority's control to ensure delivery takes place; this will depend on the willingness of a developer to invest and a landowner to release the land.
- 2.9 It is important to recognise that economic viability will be subject to economic and market variations over the Local Plan timescale. In a free market, where development is largely undertaken by the private sector, the Local Planning Authority can seek to provide suitable sites to meet the demand for sustainable development. It is not within the Authority's control to ensure delivery takes place; this will depend on the willingness of a developer to invest and a landowner to release the land. So, in considering whether a site is deliverable now or developable in the future, the assumptions underpinning our viability assessment should be informed by a review of local market conditions.
- 2.10 But it is clear, in paragraph 34, that Local Plans will need to balance policy requirements with deliverability, to avoid undermining meeting the aims of the plan. Within this context under a free market, where development is largely undertaken by the private sector, the Local Planning Authority can seek to provide suitable sites to meet the demand for sustainable development. But it is not within the Authority's control to ensure delivery takes place; this will depend on the willingness of a developer to invest and a landowner to release the land.
- 2.11 In preparing plans, paragraph 31 of the NPPF states that...
- "The preparation and review of all policies should be underpinned by relevant and up-to-date evidence. This should be adequate and proportionate, focused tightly on supporting and justifying the policies concerned, and take into account relevant market signals."*
- 2.12 So, in setting policies within the Plan that do not undermine the aims of the Plan, such policies need to be tested using site viability assessments informed by a review of local market conditions. This is to enable the Council to identify sites for meeting the housing target over the plan period that are, as much as possible, viable to ensure that the plan is deliverable.
- 2.13 The NPPF considers more closely the issue of viability in paragraph 57, which is worth noting in full:
- "Where up-to-date policies have set out the contributions expected from development, planning applications that comply with them should be assumed to be viable. It is up to the applicant to demonstrate whether particular circumstances justify the need for a viability assessment at the application stage. The weight to be given to a viability assessment is a matter for the decision maker, having regard to all the circumstances in the case, including whether the plan and the viability evidence underpinning it is up to date, and any change in site circumstances since the plan was brought into force. All viability assessments, including any undertaken at the plan-making stage, should reflect the recommended approach in national planning guidance, including standardised inputs, and should be made publicly available."*
- 2.14 The statement in paragraph 57 of the NPPF raises two points of specific relevance to this assessment. Firstly, it establishes a default position that policies within up to date local plans are deliverable. Secondly, if there is a case for a policy to not apply because of delivery issues, then it must be up to the applicant to demonstrate why this is the case and it is within the discretion of the local planning authority to apply material weight to this.
- 2.15 Regarding the latter point, the NPPF refers any viability assessment of an application site to follow the national planning guidance covering viability, which sets out some key principles of how development viability should be considered in planning practice and provides recommendations for standardised inputs. These are looked at later in this chapter.

- 2.16 The NPPF sets out more details relating on deliverability and viability, which vary between housing and economic uses. We therefore discuss the two land uses in turn.

Housing development

- 2.17 For housing land assessment, this report is seeking to comply with the NPPF paragraph 67, which states that there needs to be (our emphasis is included):

“Strategic policy-making authorities should have a clear understanding of the land available in their area through the preparation of a strategic housing land availability assessment. From this, planning policies should identify a sufficient supply and mix of sites, taking into account their availability, suitability and likely economic viability.”

- 2.18 It is important to recognise that economic viability will be subject to economic and market variations over the Local Plan timescale. In relation to housing development, the NPPF in paragraph 67 creates the two concepts of ‘deliverability’ and ‘developability’. In doing so the following sites need identifying:

“a) specific, deliverable sites for years one to five of the plan period; and

b) specific, developable sites or broad locations for growth, for years 6-10 and, where possible, for years 11-15 of the plan.”³

- 2.19 So, in the shorter term, to generate more certainty in meeting housing need by maintaining a deliverable supply of sites, the NPPF at paragraph 73 notes:

“Local planning authorities should identify and update annually a supply of specific deliverable sites sufficient to provide a minimum of five years’ worth of housing against their housing requirement”

- 2.20 For the longer period of the plan, the NPPF is advising that a more flexible approach may be taken to the sites coming forward from year 6 onwards. These sites might not be viable now and might instead only become viable at a future point in time (e.g. when a lease for the land expires or property values improve). This recognises the impact of economic cycles and variations in values and policy changes over time.

- 2.21 Consequently, some sites might be identified as being marginally unviable but a small change in market conditions over the Plan may make them viable. Such sites could still contribute to the Local Plan housing target in the later period of the Plan.

Non-residential development

- 2.22 Regarding economic land development, the NPPF paragraph 81 states that local planning authorities should

“...set out a clear economic vision and strategy which positively and proactively encourages sustainable economic growth...local policies for economic development and regeneration...seek to address potential barriers to investment, such as inadequate infrastructure, services or housing, or a poor environment... and to enable a rapid response to changes in economic circumstances...”

- 2.23 This is quite different to housing because local authorities are expected to have only a general understanding of possible obstacles to delivery, including viability. They are not under specific requirements to predict the timing of delivery or demonstrate that sites are

³ NPPF paragraph 67.

deliverable/developable according to precise criteria or within a given time frame. For instance, paragraph 82 notes that~:

“Planning policies and decisions should recognise and address the specific locational requirements of different sectors.”

- 2.24 This is a less demanding test than for housing. It implies that authorities should allocate sites for employment only if they expect those sites to be viable to develop (or, if already built up, viable to maintain) for employment uses. But for economic uses, unlike housing, this requirement relates to the plan period as a whole; and sites/areas should be allocated where this meets requirements but not necessarily only where it is viable to do so.
- 2.25 In this regard, the commercial property market works differently to the residential one, which would also make it difficult to provide evidence for viability within a plan making horizon. This is because viability assessments often suggest that speculative development for employment uses is not viable, because the open market value of the completed development would be below the cost of delivering it. The implication is that the development would not be worthwhile for an institutional investor. But for an owner-occupied or pre-let development the same scheme may well be worthwhile. This may be because the property is worth more to the business than its open market price, for example, because its location or other features are an especially good match to the requirements of a particular business. They cannot be captured in a standard viability appraisal, because they are specific to individual occupier businesses and individual sites.
- 2.26 The upshot is that many sites may successfully be developed for employment when a standard viability assessment would suggest that they are not viable for such development. Therefore, to predict which sites will be successfully delivered in the future, a standard viability assessment is not necessarily a helpful tool. To assess the prospects of individual sites, authorities use different evidence, comprising both market indicators and qualitative criteria, normally set out through strategic employment land review evidence.
- 2.27 In summary, non-residential development, including for economic uses, does not lend itself to standard viability assessment that is used for housing. There are two reasons for this. Firstly, the NPPF sets out specific requirements in relation to housing land supply that do not apply to other land uses. Secondly, non-residential property markets, including employment, work differently to housing markets.

Planning Practice Guidance – Housing and economic land availability assessment

- 2.28 The National Planning Practice Guidance (PPG), as updated in July 2019 sets out the purpose of the HELAA, which...
- “... identifies a future supply of land which is suitable, available and achievable for housing and economic development uses over the plan period. The assessment is an important source of evidence to inform plan-making and decision-taking, and the identification of a 5-year supply of housing land.”⁴*
- 2.29 However, the PPG also notes that the HELAA does not in itself determine whether a site should be allocated for development. As it states:
- 2.30 It is the role of the assessment to provide information on the range of sites which are available to meet the local authority’s (or, where relevant, elected Mayor or combined

⁴ PPG Housing and economic land availability assessment, para: 001

authority) requirements, but it is for the development plan itself to determine which of those sites are the most suitable to meet those requirements.”⁵

- 2.31 In assessing sites the PPG is careful to note that the policy requirements placed on sites, and potential policy changes, may be a constraint that needs to be tested and if necessary mitigated. As part of testing the constraints, is to reflect

*“...appropriateness and likely market attractiveness for the type of development proposed;”*⁶

- 2.32 The PPG identifies factors that should be considered when assessing ‘achievability’, i.e. whether the development of the site is viable. It notes:

*“A site is considered achievable for development where there is a reasonable prospect that the particular type of development will be developed on the site at a particular point in time. This is essentially a judgement about the economic viability of a site, and the capacity of the developer to complete and let or sell the development over a certain period.”*⁷

- 2.33 Along with suitability and availability, the PPG notes that the assessment of achievability can be used to inform the timescale within which each site is capable of development. On this, it specifically notes:

*“Once the sites and broad locations have been assessed, the development potential of all sites can be collected to produce an indicative trajectory. This should set out how much housing and the amount of economic development that can be provided, and at what point in the future (i.e. within years 1 to 5, 6 to 10, and 11 and beyond).”*⁸

- 2.34 In this regard, the PPG also notes that...

*“...the assessment authorities can use it to demonstrate whether there is a 5 year housing land supply when plan-making and decision-taking.”*⁹

Planning Practice Guidance – Viability

- 2.35 The National Planning Practice Guidance (PPG), as updated in May 2019 provides guidance on viability testing for plan-making and decision making. The PPG on viability reiterates the national framework’s regard to plan viability evidence. In carrying out viability assessments for plan making, the PPG notes that this should be based on a high-level understanding of viability, as follows:

*“...policy requirements should be informed by evidence of infrastructure and affordable housing need, and a proportionate assessment of viability that takes into account all relevant policies, and local and national standards, including the cost implications of the Community Infrastructure Levy (CIL) and section 106.”*¹⁰

- 2.36 The whole plan viability assessment should be used to inform the Local Plan policy requirements so that the Local Plan policy requirements are

*“...clear so that they can be accurately accounted for in the price paid for land.”*¹¹

⁵ Ibid para: 001

⁶ Ibid para: 018

⁷ Ibid para: 020

⁸ Ibid para: 022

⁹ Ibid para: 026

¹⁰ PPG Viability, para: 001

¹¹ Ibid para: 001

- 2.37 In supporting sustainability by maintaining deliverable sites, the PPG does not state that all sites must be tested to be assured that they are viable now in order to appear in Local Plans. As the NPPG notes:

“Assessing the viability of plans does not require individual testing of every site or assurance that individual sites are viable. Plan makers can use site typologies to determine viability at the plan making stage. Assessment of samples of sites may be helpful to support evidence. In some circumstances more detailed assessment may be necessary for particular areas or key sites on which the delivery of the plan relies.”¹²

- 2.38 A ‘collaborative’ approach is sought by the PPG involving both the development industry and local authorities, with transparency of evidence being encouraged where possible. Similarly, a ‘consistent approach’ is sought when assessing the impact of planning obligations on development viability to inform policies and decision making.

- 2.39 In relation to viability in decision taking, the PPG states that:

“Where up-to-date policies have set out the contributions expected from development, planning applications that comply with them should be assumed to be viable. It is up to the applicant to demonstrate whether particular circumstances justify the need for a viability assessment at the application stage.”¹³

- 2.40 However, it is the planning authority that can decide whether there is a case for varying their policy requirements based on the following circumstances including:

“...whether the plan and viability evidence underpinning the plan is up to date, any change in site circumstances since the plan was brought into force, and the transparency of assumptions behind evidence submitted as part of the viability assessment.”¹⁴

- 2.41 In doing so, the planning authority needs to

“...strike a balance between the aspirations of developers and landowners, in terms of returns against risk, and the aims of the planning system to secure maximum benefits in the public interest through the granting of planning permission.”¹⁵

- 2.42 Crudely, this is suggesting that there needs to be a balance between the aims of the Plan and economic reality regarding the delivery of development. To help understand this, the PPG sets out the government’s recommended approach to viability assessment for planning. Importantly, it notes that:

“Any viability assessment should follow the government’s recommended approach to assessing viability as set out in this National Planning Guidance and be proportionate, simple, transparent and publicly available.”¹⁶

- 2.43 In defining viability, the PPG states that a residual land value after costs are deducted from revenue should be benchmarked on:

“...the existing use value (EUV) of the land, plus a premium ... minimum return at which it is considered a reasonable landowner would be willing to sell their land...in comparison with

¹² Ibid para: 003

¹³ Ibid para: 006

¹⁴ Ibid para: 007

¹⁵ Ibid para: 010

¹⁶ Ibid para: 010

other options available, for the landowner to sell land for development while allowing a sufficient contribution to comply with policy requirements.”¹⁷

- 2.44 In assessing the premium to be added to an EUV for the purpose of assessing the viability of the local plan, the PPG states that this should be:

“...an iterative process informed by professional judgement and must be based upon the best available evidence informed by cross sector collaboration. Market evidence can include benchmark land values from other viability assessments. Land transactions can be used but only as a cross check to the other evidence. Any data used should reasonably identify any adjustments necessary to reflect the cost of policy compliance ... or differences in the quality of land, site scale, market performance of different building use types and reasonable expectations of local landowners.”¹⁸

- 2.45 The benchmark land values should therefore both reflect existing and anticipated policy requirements and planning obligations, and be informed by comparable market evidence, which may or may not have anticipated policy requirements. In certain circumstances, as defined in the PPG Viability (para 017), it may also be appropriate to apply alternative use values as the benchmark land value, but this should include no land value premium and should be limited to:

“...those uses which would fully comply with up to date development plan policies, including any policy requirements for contributions towards affordable housing at the relevant levels set out in the plan.”¹⁹

- 2.46 To incentivise delivery, the PPG provides guidance on the level of developer return (profit) that should be assessed within plan viability, as follows:

“...an assumption of 15-20% of gross development value (GDV) may be considered a suitable return to developers in order to establish the viability of plan policies. Plan makers may choose to apply alternative figures where there is evidence to support this according to the type, scale and risk profile of planned development. A lower figure may be more appropriate in consideration of delivery of affordable housing...”²⁰

Other Good Practice (Defining Viability)

RICS Professional Guidance: Financial Viability in Planning (August 2012)

- 2.47 The RICS guidance defines financial viability as:

“...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 a market risk adjusted return to the developer in delivering that project.”

- 2.48 The guidance goes on to endorse the ‘residual appraisal methodology’ for financial viability testing. This approach produces a residual site value or return that can be compared against a benchmark to assess the impact of planning obligations or policy on viability.

- 2.49 In line with the RICS guidance, the viability assessment in this report adopts the residual appraisal method, calculating the residual land value generated by the scheme. Residual

¹⁷ Ibid para: 013

¹⁸ Ibid para: 016

¹⁹ Ibid para: 016

²⁰ Ibid para: 018

value is defined in the RICS guidance as *“The amount remaining once the GDC [gross development cost] of a scheme is deducted from its GDV [gross development value] and an appropriate return has been deducted.”* This residual value can then be compared against a benchmark land value to determine whether and to what extent the project is viable.

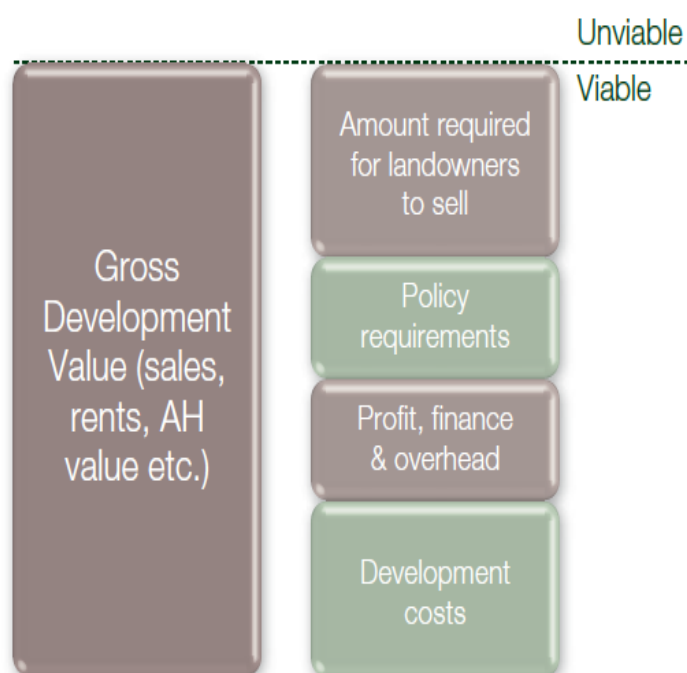
- 2.50 Paragraph 3.4.3 in the RICS guide notes that the cost of planning obligations will need to be met by any surplus of residual value over benchmark value, but that obligations *“...cannot use up the whole of this difference, other than in exceptional circumstances, as that would remove the likelihood of land being released for development.”*

3 Viability Method and Assumptions

Viability Assessment Method

- 3.1 The development viability model used for testing HELAA housing sites regarding their achievability involves 'high-level' testing of each site based on their location and the specific characteristics of sites from the information provided to us by the Council.
- 3.2 The viability testing and study results are based on establishing a residual land value. This approach takes the difference between development values and costs, including any policy costs, and compares the 'residual value' (i.e. what is left over after the cost of building the site is deducted from the potential sales value of the completed site/buildings) with a benchmark/threshold land value.
- 3.3 This is standard approach, as illustrated in the **Figure 3.1**, is advocated by national guidance and RICS to be the appropriate methodology. An example of the HELAA site development viability assessment is provided in **Appendix B**.

Figure 3.1 Approach to residual land value assessment



- 3.4 The arithmetic of residual land value assessment is straightforward (a bespoke spreadsheet model for the assessments is used). But the inputs to the calculation are hard to determine for a specific site (as demonstrated by the complexity of many S106 negotiations) and do not take account of all site-specific characteristics that in practice will impact on costs and values at each site.
- 3.5 Since it would be beyond the scope to itemise the characteristics of every site for assessing viability for the purposes of Local Plan testing, a 'high-level' approach is used, in line with national guidance. This approach is based on general assumptions (which have been detailed in this report), and it takes account of those characteristics of each site that were collected by the Council through the HELAA process, along with the value area within which the site is located.

- 3.6 Therefore, our viability assessments in this report are necessarily broad approximations, subject to a margin of uncertainty, that is appropriate for HELAA evidence analysis purposes. It should not be used to appraise individual development proposals.

HELAA Site Characteristics

- 3.7 Information provided by the Council relating to each of the suitable and available sites, include the following information which has informed the viability assessment:
- Location, which informs which value area the site is situated;
 - Current uses, which informs the benchmark land value;
 - Type of site, in terms of being a greenfield, brownfield or mixed (part developed) site;
 - Gross and net developable site area²¹;
 - Yield, which is the number of potential new dwellings which would come to the market, split into four time periods (5 years and under, between 6 and 10 years, between 11 and 15 years and 15 onwards);
 - Development constraint characteristics (where known) including potential obstacles such as flood risk or where there are gas, pylons or pipelines located across the site.
- 3.8 Aside from these known characteristics, a range of other assumptions are used included estimated emerging planning policy impacts on viability. Many of these assumptions have been explained in the PorterPE Local Plan Viability Report (2018) and addendum update (2019), with a summary in this report; where any assumptions differ, then further explanation has been provided in this report.

Assumptions

Housing Mix & Floorspace

- 3.9 Whilst the data from the Council provides details on the likely total homes, it does not give an indication of the mix of units. This has been based on the requirement set out in the emerging Local Plan to offer a mix of 14% one-bed properties; 26% two-bed; 40% three-bed; and 20% four-bed plus, and translated into the appraisal using site characteristics on yield and density that was provided by the Council. For instance, where the density is indicated as 100 dwellings per net hectare, PorterPE assume that this is most likely to be a fully flatted scheme. Conversely, for sites of 19 units and under PorterPE assume that the site is unlikely to include flatted units. The full assumptions are shown in **Table 3.1**.

²¹ Some sites did not have a net area. In these cases, an assumption was made based on the gross and yield, which matches the gross to net assumptions used in the Local Plan and CIL studies (February 2018 PorterPE report)

Table 3.1 Mix Assumptions

	1-2 bed Flats	2 bed House	3 bed House	4+ bed House
Sites of 19 units and below	0%	40%	40%	20%
Sites of 20 units and above	20%	20%	40%	20%
Sites over 100 dwellings per hectare	100%	0%	0%	0%

3.10 Unit sizes are based on the policy requirement for meeting the minimum National Space Standards, as follows:

- 1-2 bed flats: 55.0 sqm (NIA) / 63.25 sqm (GIA)
- 2 bed house: 74.5 sqm
- 3 bed house: 93.0 sqm
- 4+ bed house: 117.1 sqm

Sales Value

3.11 For development in Basildon Town and West Basildon a sample of 868 house and flat transactions (429 in Basildon Town and 439 in West Basildon) between January 2015 and April 2019. Owing to a slightly smaller sample size, an extra year has been included to gain a sample of 250 in Billericay and Wickford (71 in Billericay and 179 in Wickford) between January 2014 and April 2019.

3.12 The values have then been indexed from the date of their transaction to August 2019 using the HPI (the latest data point at the time of this report). Using the same value areas, this indicates that sales values are:

- Basildon Town - £3,600 psm for houses and £3,550 psm for flats
- West Basildon - £3,700 psm for houses and £3,700 psm for flats
- Wickford - £4,325 psm for houses and £3,775 psm for flats
- Billericay - £4,775 psm for houses and £4,975 psm for flats

3.13 The transactions that have informed these values are included in the PorterPE Basildon Local Plan Viability Study Report (2018/19).

Build costs

3.14 Residential build costs are based on actual tender prices for new builds and refurbishments in the market place over a 15-year period from the Build Cost Information Service (BCIS), which is published by the Royal Institution of Chartered Surveyors (RICS). The data is based on third quarter 2019 prices. And rebased to Basildon, as shown in **Table 3.2**.

Table 3.2 Build costs in Basildon borough at Q3 2019 tender prices

Type	£ psm
Flats / Apartments – median cost	£1,503
Houses (small house builder 3 units and under) – median cost	£1,671
Houses (medium house builder 4 to 49 units) – median cost	£1,339
Houses (large house builder 50 and above units) – lower quartile costs	£1,186

Source: BCIS

Other standard development costs

3.15 The BCIS build costs are exclusive of external works, fees, contingencies, VAT and finance charges, plus other revenue costs. Many of these follow industry ready reckoners, which are summarised below.

- **Externals:** 10% of build cost
- **Garages:** are applied based on an assumption of 21 sqm and typical outline cost of £450 per sqm. Since it is unknown how many garages are provided on site and it is unlikely that the Council will require garages instead of parking space to be provided, costs for garages have been applied to both private and affordable homes using the following proportions (based on a RAC study findings for proportions of homes in England with a garage):
 - 1-2 bed flats – 9%
 - 2 bed houses – 22%
 - 3 bed houses – 49%
 - 4+ bed houses - 86%
- **Professional fees:** 8% of build cost plus externals
- **Contingency:** 4% of build cost plus externals
- **Sales fees** (including legal, agents and marketing fees): at the rate of 3% of the open market unit GDV; and £400 legal only cost for affordable units.
- **Finance:** each site calculates the interaction of costs and values subject to a monthly cashflow using an all-in finance cost of 5% per annum.
- **Developer profit:** 20% of open market residential sales value for open market housing and 6% of affordable housing GDV for affordable housing.

Site costs

3.16 The HELAA sites characteristics information provided by the Council includes some information relating to abnormal conditions. For each site this includes potential obstacles such as Tree Preservation Orders (TPOs), design risk from being within a conservation area or within the curtilage of a listed building, contamination and flood risk. To allow for these abnormal costs, **Table 3.3** grade these characteristics as potential extra-over costs according to the information provided in each sites HELAA record. This is based on a risk score (from zero to five) on the constraints to development, with an associated adjustment to the on-site build costs, which is also shown in **Table 3.3**.

Table 3.3 Site scoring of potential constraints

Category	Level	Score
Gas	No	0
	Within	1
	Part of site	1
	Within Buffer	1
	Yes	2
Pylons	No	0
	Yes	1
Pipelines	No	0
	Oil	1
	Gas	1
	Oil & Gas	2
Flood Risk	Zone 1 or 'No'	0
	Zone 2	1
	Zone 3a	2
	Zone 3b	2

- 3.17 The scores are then added up and matched with **Table 3.4** which applies a percentage 'extra-over' cost applied to the total build cost, to the corresponding score.

Table 3.4 Site risk score and costs

Score	Score	Category
0	0%	of total build costs
1	1%	
2	2%	
3	4%	
4	8%	
5	15%	

- 3.18 In addition, a general cost relating to the different risk of developing brownfield, greenfield and mixed sites is applied. The additional costs that are applied are:
- Brownfield sites typically incurring demolition and clearance costs equal to £330,000 per net hectare
 - Greenfield site typically requiring utility services and transport works to the site, which tends to proportionally increase with the number of proposed units, based on the following scales:
 - Sites of 199 and under: £0 per unit
 - Sites between 200 and 499 units: £10,000 per unit
 - Sites of 500 units and over: £17,000 per unit
 - Mixed sites have been costed with half of each of the above costs i.e. £170,000 per net hectare for the cost of demolition and clearance *plus* either £5,000 per unit (if between 200-499 units) or £8,500 per unit (if 500 units and above) to account for utility services and transport.

Policy Costs

Policy H26 Affordable Housing

- 3.19 Affordable housing level is shown in the emerging Local Plan and applied at the following rates:
- Sites of 10 and fewer: 0%
 - Sites with more than 10: at 31% of total units
- 3.20 The tested affordable housing tenure is applied, also based on Policy H26, at the following rates:
- 70% affordable rent
 - 30% intermediate
- 3.21 The model assumes that affordable housing will command a transfer value to a Registered Provider at lower than market rates. From discussion with Registered Providers, these are assumed as:
- Affordable rent: 40% of open market values
 - Intermediate/Shared Ownership: 65% of open market values

S106, Surface Water, RAMs & Biodiversity requirements

- 3.22 The estimated planning obligation (to be collected via s106) is estimated by the Council to cost £19,149 per unit, which has been tested in the updated appraisals. This includes an allowance for Policy E11 of the emerging local plan requires developments to provide skills and recruitment plans.
- 3.23 In addition, a £50,000 per hectare figure has been assumed for surface water costs for non-strategic typologies.
- 3.24 RAMs costs at £122 per unit is applied.
- 3.25 Also, since the PorterPE Feb 2018 report was prepared, the Government has sought to capture Biodiversity Net Gain for greenfield sites so that new developments must deliver an overall increase in biodiversity. Using the Defra Metric, the Council have estimated that Biodiversity Net Gain on Greenfield sites could be costed at between £1,150 and £4,600 per new home. Therefore, the Council has asked that a rate of £3,000 per home per be used in capturing this additional cost for greenfield sites. For sites listed as 'mixed', a figure of £1,500 per unit is used instead.

Policy T10 electric charging points

- 3.26 Based on Government research in their Regulatory Impact Assessment of electric charging point provision, PorterPE has tested the assumption of the costs of providing these at £976 per unit. These have been applied to 50% of off-site parking spaces associated with flats in each typology/site and treated as a de minimus sum for houses under the expectation that houses only require additional cabling and not the charging unit cost.

Policy H25 The Size and Types of Homes

- 3.27 Policy H25 of the emerging Basildon Local Plan requires that sites delivering 600+ homes should provide 10% of these for older persons. To account for this, PorterPE have derived the residual land value of a retirement housing typologies (Retirement housing in Billericay ID 43 and elsewhere in the Borough ID 45) from the PorterPE Basildon Local Plan Viability

Study Report (2018/19). Subtracting an assumption for a benchmark land cost provides the cost per net hectare assumptions in the right-hand column of **Table 3.5**.

Table 3.5 Costs of specialist accommodation

	Residual land value (before land costs) (£ per net ha)	Benchmark land costs of a strategic site (£ per net ha)	Cost per net hectare assumed for specialist accommodation (£ per net ha, rounded)
Retirement housing in Billericay	£4,073,045	£1,050,000	£3,023,000
Retirement housing elsewhere in the Borough	-£2,473,630	In Wickford: £840,000 In Basildon & W Basildon: £735,000	In Wickford: -£3,314,000 In Basildon & W Basildon: - £3,209,000

3.28 Policy H25 also requires that on all other sites of ten or more dwellings 10% of homes should be constructed to the requirements of Part M(2) of the Building Regulations. This has been applied based on the following sizes:

- 1-2 bed flats: 57.65 sqm
- 2 bed house: 82.5 sqm
- 3 bed house: 102.0 sqm
- 4+ bed house: 126.0 sqm

Policy DES6: Cost of public art

3.29 Policy DES6 of the emerging Basildon Local Plan requires the provision of public art, equivalent to the value of 1% of the construction value of the development, for developments of 50 or more units. This has been accounted for in the appraisals by applying a 1% increase in build costs, externals and professional fees.

Benchmark Land Values

3.30 In line with national guidance, a benchmark land value to assess viability is assumed to be based on the existing use value (EUV) of the site with a suitable premium (i.e. EUV+) to the landowner to incentivise them in bringing forward a site for residential development.

3.31 The benchmark land values are explained and taken from the PorterPE Basildon Local Plan Viability Study Report (2018/19) report. They are shown in **Table 3.6**.

Table XX Benchmark land values for residential sites without planning

	Basildon Town & West Basildon	Billericay	Wickford
Brownfield	£1,320,000	£1,980,000	£1,650,000
Mixed	£860,000	£1,290,000	£1,075,000
Greenfield	£735,000	£1,050,000	£1,485,000

Source: PBA Derived

4 Development Appraisal Results

- 4.1 The potentially suitable and available HELAA sites have been subjected to a high-level assessment, complete with cashflow analysis using the approach and data inputs outlined in **Chapter 3** of this report.
- 4.2 In total, 211 suitable and available HELAA sites of 5 units and over, with an identified potential for 22,779 have been tested under full policy compliance in terms of 31% affordable housing provision on sites over 10 units, with a 70% affordable rented and 30% intermediate tenure. This also includes the policy costs relating to s106, biodiversity, electric charging points, RAMS, CAT2 housing standards, specialist accommodation and allowances for public art; all of which outlined in **Chapter 3**.
- 4.3 **Figure 4.1** and **Figure 4.2** summarises the viability results of the 211 SHELAA sites tested at the full policy requirements. The result for each site is shown in **Appendix B**.

Figure 4.1 Overview of the sites viability assessments results

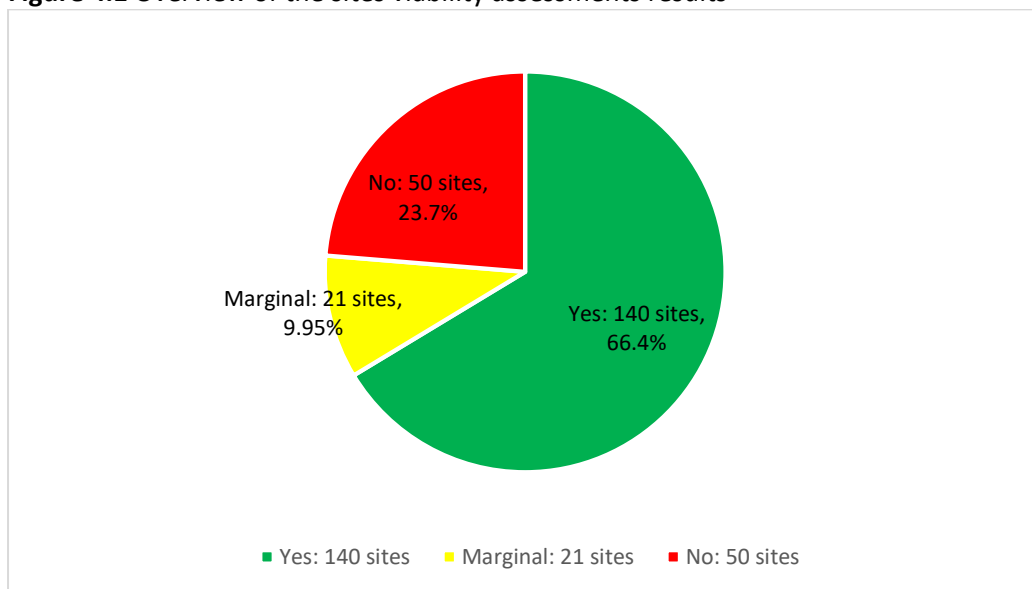
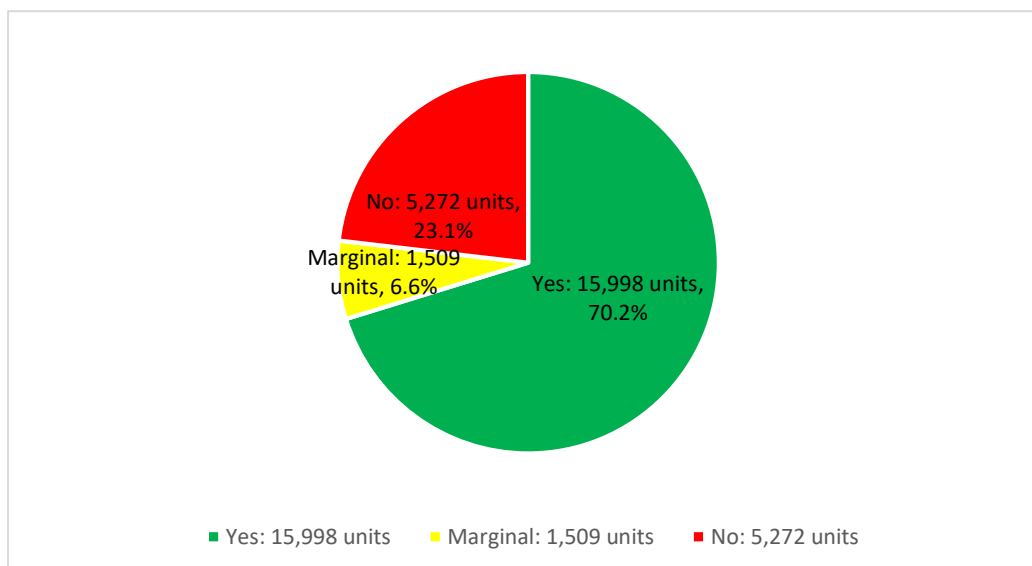
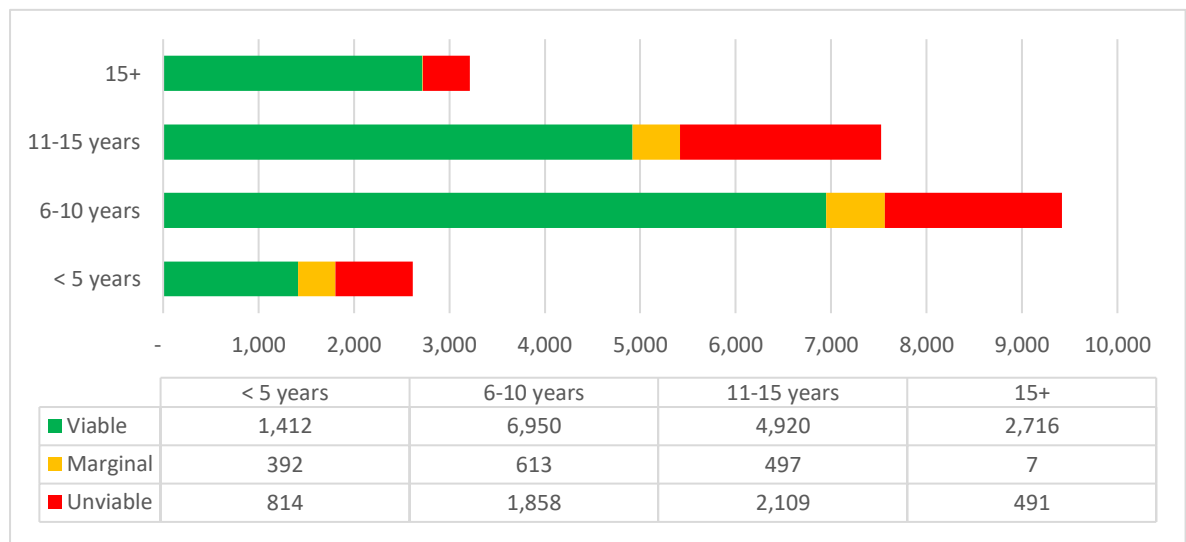


Figure 4.2 Overview of the potential yield viability assessments results



- 4.4 In summary, the findings identify that two-thirds of the sites (66.4%), accounting for around 70% of the dwellings (15,998 units), would be viable in today’s market conditions with full policy requirements. A further 10% of sites, accounting for 6.6% of dwellings (1,509 units), are marginally viable (i.e. their RLV is within 10% higher or lower than the BLV), which means they could potentially become viable if there are small changes in market conditions or policy requirements are slightly relaxed.
- 4.5 Therefore, 77% of sites or 17,507 dwellings have the potential to help meet demand in the immediate future housing supply. Or more precisely, these can be considered capable of contributing to the five-year land supply in line with current national guidance.
- 4.6 Where sites are identified by the viability assessment to be unviable, whereby the residual value is below the assumed benchmark market land value, this report does not confirm these sites to be unviable. It may well be that the particular circumstances of acquisition / ownership mean that their benchmark value is different, and / or there would be more likelihood for these sites to come back during the planning process to reduce the burden of affordable housing and / or other s106 obligations. Therefore, by submitting their site under the current policy requirement arrangements, the landowner can be considered to be ‘willing’ to deliver a site, which meets the test set out in NPPF for viability assessment requiring a ‘willing landowner’.
- 4.7 Finally, **Figure 4.3** provides a breakdown of the results by delivery of dwellings within the different delivery time bands provided by the Council. **Figure 4.3** shows that the majority of the viable sites are likely to be brought forward during the 6-10 year time band.

Figure 4.3 Deliverability of the viable and marginal dwellings by delivery time



- 4.8 Finally, it is worth noting that this testing is based on today’s costs and values, and therefore the development climate may alter in the medium and longer term resulting in changes in viability.

Updated Policy Matrix

Table Add2 Viability Policy Matrix for the emerging Basildon Borough Council Draft Local Plan, excluding allocation policies

Key to 'policy cost implication' colour coding:

	<i>Unlikely to have any significant impact</i>
	<i>May have an impact so needs to be considered and possibly tested</i>
	<i>Expected to have an impact and will need to be tested</i>

Local Plan policy	Policy impact on viability	Details of viability testing implication
SD1 Strategic approach to sustainable development		Sets out the overall housing need and splits it between brownfield and Green Belt land provision. It is important that during the testing we use costs relating to brownfield and greenfield land.
SD2 Settlement hierarchy and the distribution of growth		Sets out that the three main towns of Basildon Borough, Billericay and Wickford shall be the main locations for growth. This will be considered when forming typologies for testing future development, alongside identifying values and costs in areas which are the main locations for growth.
SD3 Designated Neighbourhood Areas		Again, policy gives some indication of where delivery could occur and will be used to inform typologies
SD4 Presumption in favour of sustainable development		
E1-11 Employment policies		Sets out various policies for allocating employment uses to specific sites, the protection of Existing Employment Areas, and the general support for enterprise. None of these policies are likely to have a cost burden on delivery. The exception is E11 which specifies skills and recruitment plans, but these are normally achieved through a different organisation approach rather than having any significant cost on delivery.
R1-17 Retail policies		
T1-9 Transport policies		T2 highway improvements projects listed - could impact on strategic site allocations. T5 Safeguarded land for transport improvement areas, listed in policy T5, could impact strategic site allocations and the amount of land that needs to be accounted for transport schemes.
T10 Electric Vehicle Charging Infrastructure Standards		Policy requires that developments (excluding use class C1 hotels and C2 residential institutions) require 1 passive charging point per unit (dwelling with dedicated parking) or where off-plot or communal parking is provided 50% of all new parking spaces should have active charging points.
Policy T11: Access for Servicing		
COM1-3 Communications infrastructure policies		Seeks new forms of communications infrastructure to be rolled out early across the Borough. This includes an expectation that all new developments identify and plan for the digital telecommunications network infrastructure. Since

		all or most of the communication infrastructure costs specific to a site can be transferred to a communication provider, no significant costs are anticipated beyond minor S106 contributions for any off-site works.
H1 Housing strategy		<p>The plan requires at least 15,000 new homes between 2014 to 2034. The delivery rate will be variable to reflect the availability and deliverability of identified sites.</p> <p>The policy sets out strategic housing requirements that are covered in more detail within the following housing policies.</p>
H2 Specialist accommodation for Older People and Adults with Disabilities		<p>1,491 units of additional specialist accommodation in the plan period, by requiring a proportion (not specified in the policy) of new homes</p> <p>598 additional residential care/nursing beds in the Plan period, by working with those promoting large strategic development sites (as well as working with the private sector residential care providers).</p>
H3-H4 Gypsy, Traveller and Travelling Showpeople Accommodation Strategy and provision		The policy indicates that strategic site H5 will be expected to provide 10 pitches. This may represent a cost for development and shall be factored into the appraisal.
H5 Gardiners Lane South, Basildon Borough (matches the following HELAA references: SS0536 (whole site), SS0124, SS0513, SS0514, SS0528, SS0529, SS0577, SS0579 and SS0582, and is tested in site specific work)		<p>37ha in total, including</p> <ul style="list-style-type: none"> - 790 homes 5.5ha B class employment - 10 Gypsy and Traveller pitches or Travelling Showpeople plots - open space provision comprising 9.9ha of sport pitches and supporting facilities, amenity open space, landscaping and drainage - 2.9ha of D1 education land for primary and early years provision;
H6 Land North of Dry Street, Basildon		725 homes, a primary school, a local centre and open space.
H7 Land North and South of London Road, Vange (matches the following HELAA references: SS0191, SS0236, part of SS0235 to the north and SS0370 to the south; and fits with Typology 9 or 10)		<p>24.5ha in total, including</p> <ul style="list-style-type: none"> - 650 homes - Extension to Vange Primary School <p>Open space provision adjacent to All Saints Church</p>
H8 West Basildon Extension (matches with the following HELAA sites: SS0249 and SS0527; and fits with Typology 17)		20ha in total, including 300 homes and a community sports hub.
H9 Land West of Steeple View		9ha in total, including 245 homes

<p>(matches with the following HELAA sites: most of SS0390; and fits with Typology 17) Also need to undertake a separate exercise assuming a larger allocation)</p>		
<p>H10 Land East of Noak Bridge</p> <p>(matches with the following HELAA sites: SS0130; and fits with Typology 10)</p>		<p>20ha in total, including</p> <ul style="list-style-type: none"> - 400 homes <p>2fe primary school and pre-school requirements (open space on adjacent land)</p>
<p>H11 East of Basildon</p>		<p>53ha in total including</p> <ul style="list-style-type: none"> - 650 new homes - a new local centre, strategic open space, and a new community hub comprising of leisure and educational facilities
<p>H12 South of Wickford</p> <p>(Matches with following HELAA sites: SS0230 and most of SS0533; and fits with typology 18)</p>		<p>29ha in total, including</p> <ul style="list-style-type: none"> - 1,100 homes at 35 dph - Open space off site - Contribute A127 at Pound Lane/Cranfield Park Road <p>On-site pre-school and 1FE primary school</p>
<p>H13 Land north of Southend Rd, Shotgate</p> <p>(Matches the following HELAA site: SS0187); and fits with Typology 37)</p>		<p>17ha in total, including 280 homes and open space</p>
<p>H14 Land south of Barn Hall, Wickford</p> <p>(Potentially matches the following HELAA sites: SS0053 SS0054 and SS0164; and fits with new typology 18)</p>		<p>14ha in total, including</p> <ul style="list-style-type: none"> - 540 homes <p>New open space provision on adjacent land</p>
<p>H15 Land north of London Road, Wickford</p> <p>(Matches with the following HELAA sites: SS195, SS202, SS0550, SS0578 and SS0627; and fits with Typology 37)</p>		<p>14ha in total, including 300 homes</p>
<p>H16 Land North of Potash Road, Billericay</p> <p>(Matches with the following HELAA sites: SS0339 and SS0580; and fits with Typology 27)</p>		<p>11ha in total, including 255 homes</p>
<p>H17 SW Billericay</p> <p>(Matches with the following HELAA sites: SS0005, SS0161, part of SS0426, SS0328, SS0329, part of SS0386, SS0388, SS0389, part of</p>		<p>95ha in total, including</p> <ul style="list-style-type: none"> - 1700 homes - 2.1ha for D1 education uses within H17b;

SS0532, SS0555; and tested in this report)		<ul style="list-style-type: none"> - relocation of the cricket club and tennis club to land west of the residential allocations; - open space provision and landscape buffers - new relief road extending from A129 London Road to the B1007/Laindon Road/ A176/Noak Hill Road junction
H18 South of Windmill Heights, Billericay (Matches with the following HELAA sites: SS0333 and SS0669; and fits with Typology 27)		8ha in total, including 200 homes
H19 Land east of Greens Farm Lane, Billericay (potentially matches HELAA site ref: SS0012) (fits with Typology 27)		12ha in total, including <ul style="list-style-type: none"> - 400 homes Extension to Mill Meadows Nature Reserve on adjacent land (16ha)
H20 Land east of Southend Road, Great Burstead (Matches with the following HELAA sites: SS0198 and SS0307; and fits with Typology 27)		9.5ha, including 190 homes
H21 Self-build allocations		Policy sets out various allocations for the provision of plots for custom and self-build
Policy H22: Housing Growth in Crays Hill		
H23 The Location of Residential Development		Provides development management policy for determining the acceptability of locations for residential development. It is important that during the testing to use values for the locations where development is likely to occur.
Policy H24: Applications for Gypsy and Traveller Sites and Travelling Showpeople Yards		
H25 The Size and Types of Homes		Sets a housing mix requirement applied across all housing development sites, with flexibility allowed for departures in relation to urban regeneration. The mix is: <ul style="list-style-type: none"> - 14% one-bedroom properties; - 26% two-bedroom properties; - 40% three-bedroom properties; and - 20% 4+ bedrooms properties Nationally Described Space Standards will be applied to all new housing All schemes of less than 600 units to provide 10% of properties to be meet Part M Category 2 of the Building Regulations.

		Sites of 600+ homes, to include 10% of homes as specialist accommodation for older people.
H26 Affordable Housing Provision		Affordable housing on 11 units or more = 31% A tenure split of 70:30 affordable rent to intermediate with affordable rents charged at no more than 60% of market rent.
H27 Houses in Multiple Occupation and the Subdivision of Family Homes		
H28 Maximising the Housing Stock		
DES1-5 Design policies		Policy DES2 (Areas of Special Development Control): minimum plot frontages for named roads, for residential developments. Further criteria relating to the type of dwellings; position of dwellings within a plot
Policy DES6 Public art and cultural interpretation		Policy sets out a requirement for public art. This should be proportionate to the scale of development and equivalent to a value of 1% of the construction value of the development. This applies to: <ul style="list-style-type: none"> - Developments comprising 50 or more residential dwellings; - Developments comprising 1,000m2 or more commercial floorspace; - Developments which are likely to have a significant impact upon the public realm due to their nature or location; or - Developments that are likely to have a high degree of public access.
Policy DES7: Managing Advertisements		
HC1-11 Open space policies		Policy HC1 (Health and Wellbeing) requires developers to contribute towards the provision of built healthcare facilities. Policy HC2 (Strategic approach to leisure and recreation) requires on site delivery or the provision of contributions towards open space, playing pitches and built leisure facilities. Policy HC3 (Strategic Approach to Education, Skills and Learning) – Requires either on site provision or contributions towards school and early year provision.
GB1-11 Green Belt policies		
CC1-7 Sustainable construction policies		Policy CC1 (Climate change) – All resi: on-site renewable energy to reduce predicted CO2 emissions by 20%

		<p>Policy CC4 (Managing flood risk in new development) – SUDs where required – this will be applicable to some strategic sites.</p> <p>Policy CC5 (Sustainable Buildings- New Build) requires compliance with part G2 of the Building Regulations (optional water efficiency standard of 110 lpppd)</p>
NE1-9 Natural environment policies		Requires financial contribution towards Recreation Avoidance and Mitigation Strategy (RAMS) for the Essex Coast European sites should RAMS be in place by the time the LP is adopted. This policy is therefore factored into potentially S106 contributions.
HE1-5 Historic environment policies		
IMP1 Implementation Strategy		Policy provides links to the Infrastructure Delivery Plan and CIL Charging Schedule. Related to the viability testing, but the policy will not inform the testing.
IMP2 Use of planning obligations		Allowances for S106 will be included within the testing. Policy provides links to CIL Charging Schedule. Related to the viability testing, but the policy will not inform the testing.
IMP3 Phasing of development		
IMP4 Piecemeal development		

Site Appraisal Example

NOTE: The following appraisal has been prepared in line with the RICS valuation guidance. This appraisal is not a formal 'Red Book' (RICS Valuation – Professional Standards January 2014) valuation and should not be relied upon as such.

SS0017		Billericay		127 Units		TECHNICAL CHECKS:		DVA SUMMARY:		TIMING	
Net area (ha)	3.65	Nr of uni	Private	Affordable	Sqm/ha	3,010	RLV per net ha	£2,955,192	Start	Finish	
			87	40	Dwgs/ha	35	BLV per net ha	£1,050,000			
Land type:	Greenfield		Intermediate	12	Units/ha	254	Viability?	Yes			
			Affordable rent	28	AH rate	31.5%	Headroom per net ha	£1,905,192			
Value area:	Greenfield Billericay		Social rent	0	GDV=Total costs	-	Headroom psm flsp	£559			
					Profit/total GDV	17.5%	Headroom psm CIL liable flsp	£816			
1.0 Site Acquisition											
1.1	Net site value (residual land value)						£10,786,451		Jul-20	Oct-20	
1.2	Stamp Duty Land Tax		Category:	Commercial land			£0		Jul-20	Oct-20	
							£528,823		Jul-20	Oct-20	
1.3	Purchaser costs			1.75% on land costs			£188,763		Jul-20	Oct-20	
Total Site Acquisition Costs								£11,504,036			
2.0 Developer's Profit											
2.1	Private units			20.0% on OM GDV			£7,226,979		Mar-24	Apr-24	
2.2	Affordable units			6% on AH transfer values			£473,492		Mar-24	Apr-24	
Total Developer's Profit								£7,700,471			
3.0 Development Value											
3.1	Private units		Nr of units	Size sqm	Total sqm	Epsm	Total Value				
3.1.1	Flats (NIA)		17.40	55.0	957.0	£4,975	£4,761,075		Sep-23	Mar-24	
3.1.2	2 bed house		17.40	74.5	1296.3	£4,775	£6,189,833		Apr-21	Mar-24	
3.1.3	3 bed house		34.80	93.0	3236.4	£4,775	£15,453,810		Apr-21	Mar-24	
3.1.4	4+ bed house		17.40	117.1	2037.7	£4,775	£9,730,177		Apr-21	Mar-24	
			87.0		7,527						
3.2	Social rent		Nr of units	Size sqm	Total sqm	Epsm	Total Value				
3.2.1	Flats (NIA)		0.00	55.0	0.0	£1,990	£0		Sep-23	Mar-24	
3.2.2	2 bed house		0.00	74.5	0.0	£1,910	£0		Apr-21	Mar-24	
3.2.3	3 bed house		0.00	93.0	0.0	£1,910	£0		Apr-21	Mar-24	
3.2.4	4+ bed house		0.00	117.1	0.0	£1,910	£0		Apr-21	Mar-24	
			-		-						
3.3	Affordable rent		Nr of units	Size sqm	Total sqm	Epsm	Total Value				
3.3.1	Flats (NIA)		5.60	55.0	308.0	£1,990	£612,920		Sep-23	Mar-24	
3.3.2	2 bed house		5.60	74.5	417.2	£1,910	£796,852		Apr-21	Mar-24	
3.3.3	3 bed house		11.20	93.0	1041.6	£1,910	£1,989,456		Apr-21	Mar-24	
3.3.4	4+ bed house		5.60	117.1	655.8	£1,910	£1,252,620		Apr-21	Mar-24	
			28.0		2,423						
3.4	Intermediate		Nr of units	Size sqm	Total sqm	Epsm	Total Value				
3.4.1	Flats (NIA)		2.40	55.0	132.0	£3,234	£426,855		Sep-23	Mar-24	
3.4.2	2 bed house		2.40	74.5	178.8	£3,104	£554,951		Apr-21	Mar-24	
3.4.3	3 bed house		4.80	93.0	446.4	£3,104	£1,385,514		Apr-21	Mar-24	
3.4.4	4+ bed house		2.40	117.1	281.1	£3,104	£872,361		Apr-21	Mar-24	
			12.0		1,038						
3.5	Starter Homes		Nr of units	Size sqm	Total sqm	Epsm	Total Value				
3.5.1	Flats (NIA)		0.00	55.0	0.0	£3,980	£0		Sep-23	Mar-24	
3.5.2	2 bed house		0.00	74.5	0.0	£3,820	£0		Apr-21	Mar-24	
3.5.3	3 bed house		0.00	93.0	0.0	£3,820	£0		Apr-21	Mar-24	
3.5.4	4+ bed house		0.00	117.1	0.0	£3,820	£0		Apr-21	Mar-24	
Gross Development Value								£44,026,423			

Cont'd

4.0 Development Costs									
4.1 Sales Cost									
4.1.1	Private units		3.00%	on OM GDV		£1,084,047		Sep-23	Mar-24
4.1.2	Affordable units		£400	per affordable housing		£16,000		Sep-23	Mar-24
Total Sales Costs						£1,100,047			
4.2 Build Costs									
4.2.1	Private units	Nr of units	Size sqm	Total sqm	Epsm	Total Cost			
4.2.1.1	Flats (GIA)	17.40	63.6	1105.9	£1,503	£1,662,097		Oct-20	Sep-23
4.2.1.2	2 bed house	17.40	75.3	1310.2	£1,186	£1,553,921		Oct-20	Sep-23
4.2.1.3	3 bed house	34.80	93.9	3267.7	£1,186	£3,875,516		Oct-20	Sep-23
4.2.1.4	4+ bed house	17.40	118.0	2053.2	£1,186	£2,435,095		Oct-20	Sep-23
		87		7,737					
4.2.2	Affordable units	Nr of units	Size sqm	Total sqm	Epsm	Total Cost			
4.2.2.1	Flats (GIA)	8.00	63.6	508.4	£1,503	£764,182		Oct-20	Sep-23
4.2.2.2	2 bed house	8.00	75.3	602.4	£1,186	£714,446		Oct-20	Sep-23
4.2.2.3	3 bed house	16.00	93.9	1502.4	£1,186	£1,781,846		Oct-20	Sep-23
4.2.2.4	4+ bed house	8.00	118.0	944.0	£1,186	£1,119,584		Oct-20	Sep-23
		40		3,557					
4.2.3	Garages	Number of units per garage (sqm)	Size sqm	Total (sqm)	Epsm	Total Cost		Oct-20	Sep-23
		54.610	21	1,147	£450	£516,065			
Total Build Costs						£14,422,752			
4.3 Extra-Over Construction Costs									
4.3.1.1	Externals		10%	extra over on build costs		£1,442,275		Oct-20	Sep-23
4.3.2	Site Constraint score		2%	extra over on build costs		£288,455		Jul-20	Oct-20
4.3.3	Site abnormalities (remediation/demolition)		£0	per net ha		£0		Jul-20	Oct-20
4.3.4	Surface water		£50,000	per net ha		£182,500		Jul-20	Oct-20
4.3.5	Site opening costs		£0	per unit		£0		Jul-20	Feb-22
Total Extra-Over Construction Costs						£1,913,230			
4.4 Professional Fees									
4.4.1	on build costs (incl: externals)		8%			£1,292,279		Jul-20	Sep-23
Total Professional Fees						£1,292,279			
4.5 Contingency									
4.4.1	on build costs (incl: externals)		4%			£646,139		Jul-20	Sep-23
Total Contingency						£646,139			
4.6 Other Planning Obligations									
4.6.1.1	Cat 2		£521	per house		£5,293		Oct-20	Sep-23
4.6.1.2	Cat 2		£924	per flat		£2,347		Oct-20	Sep-23
4.6.1.3	Cat 3		£0	per house		£0		Oct-20	Sep-23
4.6.1.4	Cat 3		£0	per flat		£0		Oct-20	Sep-23
4.6.2	S106/S278 contribution		£19,149	per unit		£2,431,923		Oct-20	Sep-23
4.6.3	Electric charging points		£976	per unit (applied to 50% of the total number of flats)		£12,395		Oct-20	Sep-23
4.6.4	Public art		1.0%	build cost		£144,228		Oct-20	Sep-23
4.6.5	Energy Policy		2.5%	build cost		£360,569		Oct-20	Sep-23
4.6.6	Biodiversity		£3,000	Per unit		£381,000		Oct-20	Sep-23
4.6.6	Gypsy and Traveller provision		£0	Per pitch		£0		Oct-20	Sep-23
4.6.6	Specialist accommodation on sites of over 600 units		£0	Total		£0		Oct-20	Sep-23
4.6.7	RAMS		£122	per unit		£15,494		Oct-20	Sep-23
Total Developer Contributions						£3,353,249			
5.0 TOTAL DEVELOPMENT COSTS						£22,727,696			
6.0 TOTAL PROJECT COSTS [EXCLUDING INTEREST]						£41,932,203			
7.0 TOTAL INCOME - TOTAL COSTS [EXCLUDING INTEREST]						£2,094,220			
8.0 Finance Costs									
8.1	Finance	on debit	APR	on net costs	PCM				
		on credit	6.50%	on net costs	0.526%				
			0.00%	on net costs	0.000%				
9.0 TOTAL PROJECT COSTS [INCLUDING INTEREST]						£44,026,423			
This appraisal has been prepared in line with the RICS valuation guidance. The purpose of the appraisal is to assess the impact of planning policies on site viability at a strategic level. This appraisal is not a formal 'Red Book' (RICS Valuation – Professional Standards UK January 2014 (revised April 2015)) valuation and should not be relied upon as such.									

DVA Summary Results

SiteID	Name	Land type/value zone	Net site area (ha)	Total yield	< 5 years	6-10 years	11-15 years	15+	Viable?
SS0005	Land North of Mayflower House, Heath Close, Billericay	Greenfield Billericay	0.19	6	6	0	0	0	Yes
SS0012	Land East of Greens Farm Lane, West of Outwood Common Road, North of Outwood Farm Road, Billericay	Greenfield Billericay	17.74	620	0	125	250	245	Yes
SS0017	Hannikins Farm, Linda Gardens, Billericay CM12 0EZ	Greenfield Billericay	3.65	127	0	120	7	0	Yes
SS0020	Land adjacent to 26 The Mount, Billericay	Greenfield Billericay	0.52	15	0	15	0	0	Yes
SS0034	Wickford Car Park, rear of High Street and Ladygate Centre	Brownfield Wickford	0.64	28	28	0	0	0	Yes
SS0053	Land south and north of Barn Hall, Wickford	Greenfield Wickford	13.09	458	0	125	250	83	Yes
SS0054	Land north and east of Station Avenue, Barn Hall, Wickford	Mixed Wickford	3.26	114	60	54	0	0	Yes
SS0056	Land east and west of Lower Dunton Road, Dunton, Basildon	Greenfield West Basildon	17.50	612	0	110	375	127	No
SS0057	Land at Hereford House, Lower Dunton Road, Dunton, Basildon	Greenfield West Basildon	2.75	96	0	96	0	0	Yes
SS0067	Land at Laindon Link, South West of Roundacre	Mixed West Basildon	0.55	18	18	0	0	0	Marginal
SS0068	Car park 14, Laindon Link, South West of Roundacre SS15 5UN	Brownfield West Basildon	1.10	37	37	0	0	0	No
SS0069	Open Space and garages at rear of 1-53 Paprills, 318-334 Great Gregorie and 156-184 The Knares, Lee Chapel South	Mixed West Basildon	0.49	16	16	0	0	0	Marginal
SS0070	Land south of Basildon College, north of Basildon Hospital	Greenfield West Basildon	7.92	725	110	375	240	0	Yes
SS0076	Land North of Nethermayne, South of 35 Toucan Way, including car park and outbuildings at Basildon Golf Course	Mixed West Basildon	1.65	57	0	57	0	0	Yes
SS0077	Church Walk House, Church Walk, Basildon SS14 1EH	Brownfield Basildon Town	0.11	29	29	0	0	0	No
SS0082	Land opposite 54-84 Audley Way, Basildon	Greenfield Basildon Town	0.25	8	8	0	0	0	Yes
SS0084	Community Hall off Witchards and Open Space rear of 26-45 Gun Hill Place and rear of 41-58 Wickham Place, Kingswood	Mixed West Basildon	2.30	78	60	18	0	0	Marginal
SS0087	Open Space and garages at rear of 2-12 Priors Close, 94-114 Pinmill and 442-510 Long Riding, Barstable	Mixed Basildon Town	0.23	7	7	0	0	0	Yes
SS0088	Open Space rear of 8-34 Codenham Straight and rear of 40-66 Codenham Green, Kingswood	Mixed West Basildon	0.16	5	5	0	0	0	Yes
SS0089	Open Space rear of 2-28 Wynters and rear of 1-17 Codenham Straight, Kingswood	Mixed West Basildon	0.25	8	8	0	0	0	Yes
SS0090	Basildon Integrated Support Service (Lincewood County Infants School Annexe) High Road, Langdon Hills	Brownfield West Basildon	0.30	16	16	0	0	0	Yes
SS0093	Land adjacent to 6 Lee Chapel Lane, Langdon Hills	Greenfield West Basildon	0.37	12	0	12	0	0	Yes
SS0094	Superstore and Car Park, Mandeville Way, Laindon	Brownfield West Basildon	1.87	65	0	65	0	0	No
SS0096	Land at corner of Mandeville Way and West Mayne/North of 75-92 Menzies Avenue, Laindon	Mixed West Basildon	0.49	14	14	0	0	0	No
SS0101	Land north of Church Hill, Laindon	Greenfield West Basildon	5.81	168	60	108	0	0	Yes

SiteID	Name	Land type/value zone	Net site area (ha)	Total yield	< 5 years	6-10 years	11-15 years	15+	Viable?
SS0103	Open Space adjacent to 26 Scarletts and r/o 14-28 The Upway, Fryerns	Greenfield Basildon Town	0.16	5	5	0	0	0	Yes
SS0107	Land at Long Riding, north of Napier Close, Barstable	Greenfield Basildon Town	1.51	51	51	0	0	0	Yes
SS0108	Open Space opposite 113-151 Church Road and South of Fairhouse County Primary School, Vange	Mixed Basildon Town	0.93	50	50	0	0	0	Marginal
SS0111	Vange Hill Drive Open Space, Vange	Mixed Basildon Town	1.22	42	42	0	0	0	No
SS0113	Open Space rear of 1-47 Goldings Crescent and between 8 and 10 Moss Drive, Vange	Greenfield Basildon Town	0.32	9	9	0	0	0	Yes
SS0114	Open Space North West of Ryedene CP School, Ryedene, Vange, Basildon	Greenfield Basildon Town	0.33	17	17	0	0	0	Yes
SS0120	Open Space at rear of 26-54 Dencourt Crescent and rear of 34-54 The Greensted, Barstable, Basildon	Mixed Basildon Town	0.43	14	14	0	0	0	No
SS0121	Open Space and garages at the rear of 5-21 Marney Drive and rear of 80-100 Luncies Road, Barstable, Basildon	Mixed Basildon Town	0.24	8	8	0	0	0	Yes
SS0122	Open Space between 5-25 and 83 Meredene and 37-59 Stagden Cross, Barstable, Basildon	Greenfield Basildon Town	0.42	22	22	0	0	0	Yes
SS0123	Former Fryerns School and Social Services Offices, Broadmayne, Craylands, Basildon	Mixed Basildon Town	2.01	68	60	8	0	0	Marginal
SS0124	Gardiniers Lane South, Cranes Farm Road, Basildon	Mixed Basildon Town	10.78	700	110	375	215	0	Yes
SS0130	Land South of Wash Road, West of Pipp's Hill Road North and East of Eastfield Road, Basildon	Greenfield Basildon Town	11.10	388	0	125	250	13	No
SS0137	1-31 Runwell Road, Wickford	Brownfield Wickford	0.44	84	84	0	0	0	No
SS0139	Open Space to the rear of 22-30 The Fold and opposite 24-30 Honeypot Lane, Fryerns	Mixed Basildon Town	0.19	6	6	0	0	0	Yes
SS0140	Open Space, East of Abbots Court and Chaplin Close, West of South Wash Road, Noak Bridge, Basildon	Greenfield West Basildon	0.69	20	20	0	0	0	No
SS0147	Land at Parklands, rear of 5-29 Parkside, Northlands, Basildon	Greenfield Basildon Town	0.35	18	18	0	0	0	Yes
SS0148	Open Space at junction of Ashlyns and Cheshunts, adjacent to/to the rear of 1-5 Cheshunts and 133 Cheshunts, Felmores, Basildon	Greenfield Basildon Town	1.55	73	60	13	0	0	Yes
SS0149	Open space adjacent to Great Chalvedon Hall opposite 31-57 Tyefields, Basildon	Mixed Basildon Town	0.87	46	46	0	0	0	Marginal
SS0150	Land at North of 36 Popes Crescent, Pitsea	Mixed Basildon Town	0.33	17	17	0	0	0	Yes
SS0161	Land west of Mountnessing Road, North of London Road and South of the railway line, Billericay	Greenfield Billericay	15.49	542	0	125	250	167	Yes
SS0163	Land North of London Road, East of Ilfracombe Avenue and West of Pound Lane, Bowers Gifford SS13 2DT	Mixed Basildon Town	18.54	556	0	110	375	71	No

SiteID	Name	Land type/value zone	Net site area (ha)	Total yield	< 5 years	6-10 years	11-15 years	15+	Viable?
SS0164	The Wickford Education Centre, Alderney Gardens, Wickford	Mixed Wickford	1.30	44	44	0	0	0	Yes
SS0166	Land adjacent to Nevendon Rd (A132), east of Sutcliffe Close, to north of Champion Close, Wickford	Greenfield Wickford	1.01	34	34	0	0	0	Yes
SS0168	Open Space, Community Hall and garages, r/o 3-83 Langham Crescent, Great Burstead	Mixed Billericay	0.53	15	15	0	0	0	Yes
SS0169	Open space at Passingham Close, to the rear of 40-58 Passingham Avenue and r/o 20-24 Froden Brook, South Green	Mixed Billericay	0.32	9	9	0	0	0	Yes
SS0171	Open Space opposite 40-68 Wickhay, Lee Chapel North	Mixed West Basildon	0.25	8	8	0	0	0	Yes
SS0172	Open space at r/o 19-39 Cunningham Drive, 2-10 Logan Link, 5-6 Brodie Walk and 10-12 Nicholson Grove	Mixed Wickford	0.34	9	9	0	0	0	Yes
SS0173	Open space between Maitland Rd, Scott drive and The Broadway, the Wick Wickford	Greenfield Wickford	0.80	23	23	0	0	0	Yes
SS0176	Open Space adjacent to 63 Hollyford, 13 Longtail & 5 Dunfane, Billericay	Greenfield Billericay	0.15	5	5	0	0	0	Yes
SS0177	Land at 157-167 Nevendon Road, Wickford	Mixed Wickford	0.46	6	6	0	0	0	Marginal
SS0181	Laindon Town Centre/shopping centre, Laindon High Road	Mixed West Basildon	3.06	224	224	0	0	0	Yes
SS0182	Land adjacent to the south side of Cranes Farm Road, Basildon, from Ghyllgrove to the field of Pendle Drive/ Pendle Close	Greenfield Basildon Town	0.80	36	36	0	0	0	Marginal
SS0187	Land north of Southend Road and east of the railway, Wickford	Greenfield Wickford	10.50	367	0	125	242	0	Yes
SS0189	Maitland Lodge, Southend Road, Great Burstead	Mixed Billericay	1.52	53	0	53	0	0	Yes
SS0191	Land north of Vange Primary School and Basildon zoo	Greenfield Basildon Town	9.39	328	0	125	203	0	No
SS0195	Downham View Farm, 47 Castledon Road, to rear of Studland Avenue and Southbourne Grove, Wickford	Mixed Wickford	1.40	49	0	49	0	0	Yes
SS0197	Alpha Garden Centre, London Road, Wickford	Mixed Wickford	1.89	66	0	66	0	0	Yes
SS0198	Thatched Cottage and Land to the rear of Thatched Cottage, Southend Road, South Green	Mixed Billericay	1.59	55	0	55	0	0	Yes
SS0202	No 53 Castledon Road and Land from rear of No 53 to rear of No 81, Castledon Road, Wickford	Mixed Wickford	1.43	50	0	50	0	0	Yes
SS0206	Wickford Memorial Park Community Hall and Car Park, Rettendon View	Mixed Wickford	0.22	6	0	6	0	0	Yes
SS0207	Farm land east of Pound Lane, North Benfleet	Greenfield Basildon Town	2.81	84	0	84	0	0	Marginal
SS0208	Hovefields on Southern Arterial Road, North Benfleet	Greenfield Wickford	4.55	136	0	120	16	0	Yes
SS0210	Land east of Tyefields, south of Burnt Mills Road, Basildon	Mixed Basildon Town	25.52	765	0	110	375	280	No
SS0213	Land east of Tyefields, south of Burnt Mills Road, Basildon	Greenfield Basildon Town	1.61	48	0	48	0	0	No

SiteID	Name	Land type/value zone	Net site area (ha)	Total yield	< 5 years	6-10 years	11-15 years	15+	Viable?
SS0216	Land adjacent Ashburton, east of Trenham Avenue, Basildon SS13 1AB	Greenfield Basildon Town	0.38	11	0	11	0	0	No
SS0218	Land to the west of Eversley Road, Pitsea	Greenfield Basildon Town	2.21	66	0	66	0	0	Yes
SS0219	Land east of Eric Road and east of Alpha Close, North Benfleet SS13 2HZ	Mixed Basildon Town	0.94	28	0	28	0	0	No
SS0223	Land south of Ramsden Park Road, Ramsden Bellhouse	Greenfield Billericay	2.65	7	0	7	0	0	No
SS0224	Park Farm Cottages and Amberwood, Park Lane, Ramsden Bellhouse	Mixed Billericay	0.79	13	0	13	0	0	No
SS0230	The Paddock, South of Salcott Crescent, East of Cranfield Park Road Wickford	Mixed Wickford	0.97	33	0	33	0	0	Yes
SS0231	Land east of Tye Common Road and west of Wiggins Lane, Little Burstead (Salmons Farm/Richdan Farm)	Greenfield Billericay	19.10	668	0	110	375	183	Yes
SS0232	Land north of Clockhouse Road/Tye Common Road, east of Wiggins Lane, west of Little Burstead Common	Mixed Billericay	6.01	210	0	125	85	0	Yes
SS0235	Land at Tompkins Farm, London Road, Vange	Greenfield Basildon Town	7.25	253	0	125	125	3	Marginal
SS0236	Basildon zoo site, London road, Vange	Mixed Basildon Town	1.60	56	0	56	0	0	Marginal
SS0238	Land between Outwood Farm Road and Sunnymede, Billericay	Mixed Billericay	10.06	352	0	125	227	0	Yes
SS0243	Land between St Germain and Barstable House, Cranfield Park Road, Wickford SS12 9EP	Greenfield Wickford	0.76	26	0	26	0	0	Yes
SS0246	Land at Greenacres Farm, Castledon Road	Greenfield Billericay	14.03	6	0	6	0	0	No
SS0249	Land west of Mandeville Way, Laindon, Basildon	Greenfield West Basildon	9.69	339	0	125	214	0	Yes
SS0251	Land East of New House Avenue, (Opposite The Gables), Wickford	Greenfield Wickford	0.37	12	0	12	0	0	Yes
SS0285	Land at the junction of London Road and Ramsden View Road, Wickford.	Greenfield Wickford	2.80	98	0	98	0	0	Yes
SS0286	Land South of London Road, from West of Tudor Way to East of Ramsden View Road, Wickford SS12 OLG	Greenfield Wickford	4.75	166	0	125	41	0	Yes
SS0287	Land West and East of and incorporating Brick House Farm, 229 London Road, Wickford SS12 OLG	Mixed Wickford	0.69	24	0	24	0	0	Yes
SS0288	Open Space and Garages, adjacent 31 and 36 Woolshotts Road , Wickford	Mixed Wickford	0.40	14	0	14	0	0	Yes
SS0291	Land to the rear of Great Broomfields and Bramble Tye, Cranfield Park Road, Wickford SS12 9EP	Mixed Wickford	2.43	85	0	85	0	0	Yes
SS0303	Land to east of Allotment Gardens, Queens Road, Crays Hill	Greenfield Billericay	0.36	5	0	5	0	0	Yes
SS0304	Land adjacent Bluebell Lodge, 403 Mountnessing Road, Billericay	Greenfield Billericay	0.62	21	0	21	0	0	Yes

SiteID	Name	Land type/value zone	Net site area (ha)	Total yield	< 5 years	6-10 years	11-15 years	15+	Viable?
SS0307	Southend Farm, Southend Road, South Green, Billericay	Mixed Billericay	2.81	98	0	98	0	0	Yes
SS0319	Land between London Road and Corner Road, Crays Hill, Billericay	Greenfield Billericay	0.56	11	0	11	0	0	Yes
SS0323	Land at Huntsman House, Kennel Lane, Billericay	Mixed Billericay	3.43	120	0	120	0	0	Yes
SS0325	Land opposite No 5 to 27 Kennel Lane, Kennel Lane, Billericay	Greenfield Billericay	0.45	15	0	15	0	0	Yes
SS0326	Land including Stables and Groom Cottage, Kennel Lane, Billericay	Mixed Billericay	2.21	77	0	77	0	0	Yes
SS0328	Billericay Cricket Club, Blunts Wall Road	Mixed Billericay	3.53	123	0	123	0	0	Yes
SS0329	Land at Curds Farm, Tye Common Road, Billericay	Mixed Billericay	1.01	35	0	35	0	0	Yes
SS0330	Land at Stock Brook Manor Golf Course, Queens Park Avenue, opposite No 4 to No 7 Lampern Mews; No 3 and No 4 Lampern Close; No 1 to No 5 Lampern Crescent; No 12 to No 48 Sussex Way, Billericay	Greenfield Billericay	1.63	48	0	48	0	0	Yes
SS0331	Great Blunts Farmhouse and Land South East of Great Blunts Farmhouse, Stock Road, Billericay	Greenfield Billericay	2.03	60	0	60	0	0	Yes
SS0332	Buttsbury Lodge and Land adjacent to Buttsbury Lodge, Stock Road, Stock, Billericay CM4 9PJ	Mixed Billericay	1.63	48	0	48	0	0	Yes
SS0333	Land north of Kennel Lane, east of the A176, Billericay (inclusive of Langhams, Kennel Lane)	Mixed Billericay	4.90	171	0	120	51	0	Yes
SS0335	Land at Stock Brook Manor Golf Course, Queens Park Avenue, opposite No 4 to No 8 Princes Mews; No 5 and No 6 Princes Court; No 2 to No 51 Arundel Way, Billericay	Greenfield Billericay	5.19	808	0	110	375	323	Yes
SS0339	Land Rear of 23-41 Potash Road, Billericay	Mixed Billericay	4.43	155	0	120	35	0	Yes
SS0347	Land opposite 193-203 Church Street, Great Burstead	Greenfield Billericay	0.44	7	0	7	0	0	Yes
SS0349	Land West of Kennel Lane, opposite Coopers Drive and Passingham Avenue, Billericay	Greenfield Billericay	6.65	232	0	125	107	0	Yes
SS0350	Land between Brays and Mawney, Laindon Road	Greenfield Billericay	1.06	37	0	37	0	0	Yes
SS0367	Land North of Linda Gardens and Cherry Gardens, Billericay	Mixed Billericay	1.17	40	0	40	0	0	Yes
SS0368	Land adjacent (former) Empire House, Brickfield Road, Vange, Basildon	Greenfield Basildon Town	0.33	11	0	11	0	0	Marginal
SS0370	Land at junction of London Road and Brickfield Road, Vange, Basildon	Greenfield Basildon Town	1.46	51	0	51	0	0	Yes
SS0371	Land West of Noak Hill Road and North of Wash & Dunton Road, Basildon	Greenfield West Basildon	2.80	98	0	98	0	0	No
SS0372	Land at Watch House Farm, Wash Road, Basildon	Greenfield West Basildon	4.97	173	0	120	53	0	Yes

SiteID	Name	Land type/value zone	Net site area (ha)	Total yield	< 5 years	6-10 years	11-15 years	15+	Viable?
SS0373	Land at Bensons Farm, North of Wash Road, Basildon	Mixed West Basildon	10.83	379	0	125	250	4	Marginal
SS0374	Land South of London Road, and Old School, Basildon	Greenfield Basildon Town	1.55	46	0	46	0	0	No
SS0375	Land South of London Road, east of Old Church Road, Basildon	Mixed Basildon Town	1.16	23	0	23	0	0	No
SS0386	Land east of Frithwood Lane, Billericay	Greenfield Billericay	21.48	751	0	125	375	251	Yes
SS0387	Land south of 115 Laindon Road, Billericay	Greenfield Billericay	0.64	22	0	22	0	0	Yes
SS0388	Land south of London Road, Billericay	Mixed Billericay	0.98	34	0	34	0	0	Yes
SS0389	Land west of Heath Close, Billericay.	Mixed Billericay	1.50	52	0	52	0	0	Yes
SS0390	Land west of Steeple View, Dunton Road, Basildon	Greenfield West Basildon	6.18	216	0	125	91	0	Yes
SS0417	Land at Basildon Rose Gardens Ltd, Burnt Mills Road, Basildon SS13 1DY	Mixed Wickford	2.47	6	0	6	0	0	No
SS0445	Land at junction of Pound Land and Clarence Road, Basildon	Mixed Basildon Town	0.42	8	0	8	0	0	Marginal
SS0455	Land to the south of Basildon zoo, London Road, Basildon	Greenfield Basildon Town	1.95	10	0	10	0	0	No
SS0490	Clyde Lodge, Lower Dunton Road CM13 3SL	Mixed West Basildon	0.59	20	0	0	20	0	No
SS0504	Land at Bradfields Farm, Burnt Mills Road, North Benfleet SS12 9JX	Greenfield Wickford	21.79	762	0	110	375	277	Yes
SS0505	Rear of Barnsfield, Crays Hill, Billericay CM11 2XP	Mixed Billericay	0.85	12	0	12	0	0	No
SS0513	Land West of Gardiners Lane South, Basildon	Greenfield Basildon Town	0.84	33	33	0	0	0	No
SS0514	Land South of Gardiners Close, Basildon	Mixed Basildon Town	4.48	291	110	181	0	0	Yes
SS0524	Snails Hall, Greens Farm Lane, Billericay	Mixed Billericay	0.69	24	0	24	0	0	Yes
SS0527	Land west of Dunton Park Caravan Site, Lower Dunton Road, Basildon	Greenfield West Basildon	1.65	57	0	57	0	0	Yes
SS0528	Land North of Gardiners Way, Basildon	Mixed Basildon Town	2.46	159	110	49	0	0	Yes
SS0529	Land west of Gardiners Lane South, Basildon	Mixed Basildon Town	0.56	36	36	0	0	0	Yes
SS0530	Land between 11 & 15 Church Street, Great Burstead, Billericay CM11 2SY	Mixed Billericay	0.70	24	0	24	0	0	Yes
SS0531	Land east of Church Road, Ramsden Bellhouse CM11 1RH	Greenfield Wickford	12.43	32	0	32	0	0	No
SS0532	Land at Kingsmans Farm, Billericay CM12 9PZ	Greenfield Billericay	14.81	518	0	125	250	143	Yes
SS0533	Larks Wood Park, Tresco Way Wickford SS12 9JF	Greenfield Wickford	43.69	1,529	0	110	375	1044	Yes
SS0536	Land off Gardiners Lane South, Basildon	Mixed Basildon Town	21.76	792	110	375	307	0	No
SS0546	Land South of Outwood Farm Road, Billericay CM11 2TZ	Greenfield Billericay	7.66	268	0	125	143	0	Yes
SS0548	Land West of Lower Dunton Road, Basildon CM13 3SL	Greenfield West Basildon	7.07	247	0	125	122	0	Marginal
SS0550	Land r/o 200 London Road, Wickford SS12 0ET	Mixed Wickford	3.34	116	0	116	0	0	Yes

SiteID	Name	Land type/value zone	Net site area (ha)	Total yield	< 5 years	6-10 years	11-15 years	15+	Viable?
SS0553	Land east of Meadow View and Barn Farm, Cranfield Park Road, Wickford SS12 9ES	Mixed Wickford	0.89	31	0	31	0	0	Yes
SS0555	Land South of London Road, Billericay	Mixed Billericay	3.39	118	0	118	0	0	Yes
SS0560	Land West of Upper Park Road, Wickford SS12 9EN	Greenfield Wickford	1.17	40	0	40	0	0	Yes
SS0569	Land at Homestead Drive, Langdon Hills, Basildon SS16 5PE	Greenfield West Basildon	1.35	47	0	47	0	0	Marginal
SS0578	81 Castledon Road, Wickford SS12 0EF	Mixed Wickford	0.37	12	0	12	0	0	Yes
SS0579	Basildon Lodge, Gardiners Close, Basildon SS14 3AN	Brownfield Basildon Town	0.46	29	29	0	0	0	No
SS0580	65 Potash Road, Billericay CM11 1DL	Mixed Billericay	2.86	100	0	100	0	0	Yes
SS0582	1 Mount Lodge, Gardiners Close, Basildon SS14 3AW	Brownfield Basildon Town	0.20	13	13	0	0	0	No
SS0587	Land South of London Road, East of Bell Farm, Wickford SS12 0EU	Greenfield Wickford	0.15	5	0	5	0	0	Yes
SS0592	Land at The Elms, Cranfield Park Road, Wickford SS12 9EP	Mixed Wickford	2.35	82	0	82	0	0	Yes
SS0598	Land rear of The Bull Public House, London Road, Pitsea SS13 2DD	Greenfield Basildon Town	0.87	26	0	26	0	0	No
SS0604	Land north of London Road (east of Woolshots Farm), Billericay	Greenfield Wickford	1.39	48	0	48	0	0	Yes
SS0605	Land east of Corner Road, Billericay	Greenfield Billericay	0.35	6	0	6	0	0	Yes
SS0606	Land north of London Road (west of Beam End Cottage), Billericay	Greenfield Billericay	0.85	9	0	9	0	0	Yes
SS0608	Land north of London Road (east of Hughendon), Billericay	Greenfield Billericay	0.36	6	0	6	0	0	Yes
SS0633	Louisa Cottage, Eversley Road, Basildon SS13 2DQ	Mixed Basildon Town	1.89	56	0	56	0	0	No
SS0634	Land at Church Road, south of Lorna Doone, Ramsden Bellhouse, Billericay	Greenfield Billericay	0.68	6	0	6	0	0	Marginal
SS0637	245 London Road, Wickford SS12 0LG	Mixed Wickford	0.89	31	0	31	0	0	Yes
SS0638	Land to the west of Station Road and north of Barn Hall, Wickford SS11 7NE	Greenfield Wickford	0.42	14	0	14	0	0	Yes
SS0642	Land adjoining Rosemere, Crays Hill Road, Billericay CM11 2YR	Greenfield Billericay	0.36	7	0	7	0	0	Yes
SS0647	The Paddocks, Lower Dunton Road, Dunton CM13 3SN	Greenfield West Basildon	2.38	83	0	83	0	0	Yes
SS0655	Land north of Dry Street, Basildon	Greenfield West Basildon	1.14	42	42	0	0	0	Marginal
SS0656	Land at Foot Farm, Billericay	Greenfield Billericay	9.65	337	0	125	212	0	Yes
SS0657	Land at Eversley, Pitsea	Mixed Basildon Town	7.96	238	0	125	113	0	No
SS0658	Land at Eversley, Pitsea	Mixed Basildon Town	7.21	216	0	125	91	0	No
SS0661	The Belvedere, Hardings Elms Road, Crays Hill CM11 2UH	Mixed Billericay	1.24	23	23	0	0	0	No
SS0662	Land north of Southend Road, Crays Hill, Billericay	Greenfield Billericay	1.39	27	0	27	0	0	Yes

SiteID	Name	Land type/value zone	Net site area (ha)	Total yield	< 5 years	6-10 years	11-15 years	15+	Viable?
SS0664	Land east and west of Lower Dunton Road, Dunton, Basildon	Greenfield West Basildon	5.34	186	0	120	66	0	Yes
SS0665	Land east and west of Lower Dunton Road, Dunton, Basildon	Greenfield West Basildon	0.49	17	0	17	0	0	Yes
SS0666	Land east and west of Lower Dunton Road, Dunton, Basildon	Greenfield West Basildon	1.58	55	0	55	0	0	Yes
SS0667	The Brays Field, The Brays, 122 Laindon Road, Billericay CM12 9LE	Mixed Billericay	0.40	14	0	14	0	0	Yes
SS0671	Britannia Cottages, London Road, Pitsea SS13 2DA	Mixed Basildon Town	0.37	11	0	11	0	0	No
SS0672	Land adjoining Old School House, London Road, Pitsea SS13 2BZ	Greenfield Basildon Town	0.22	6	0	6	0	0	Yes
SS0673	Land adjoining Crofters, London Road, Pitsea SS13 2BZ	Mixed Basildon Town	0.26	7	7	0	0	0	Yes
SS0674	1 Elm Cottages, Coxes Farm Road, Billericay CM11 2UB	Mixed Billericay	0.52	18	0	18	0	0	Yes
SS0677	Cedar Avenue, Wickford	Brownfield Wickford	0.15	5	5	0	0	0	Yes
SS0678	Pound Lane Central, Basildon SS15 4EX	Brownfield West Basildon	0.25	7	7	0	0	0	Yes
SS0680	Glenmere, Basildon SS16 4QR	Brownfield Basildon Town	0.12	6	6	0	0	0	Yes
SS0681	Littlethorpe, Basildon SS16 4LH	Brownfield Basildon Town	0.42	14	14	0	0	0	No
SS0682	Pitsea Housing Office/The Place, Northlands Pavement, Basildon SS13 3DU	Brownfield Basildon Town	0.57	30	30	0	0	0	No
SS0684	Swan Mead Centre, Church Road, Basildon SS16 4AG	Mixed Basildon Town	0.45	15	15	0	0	0	No
SS0685	Garages at Woolmer Green, Basildon SS15 5LL	Brownfield West Basildon	0.22	7	7	0	0	0	Yes
SS0689	St Chad's Church, Clay Hill Road, Basildon	Mixed Basildon Town	0.54	29	29	0	0	0	Marginal
SS0691	Land at Menzies Avenue and Fraser Close, Basildon SS15 6SX	Greenfield West Basildon	0.48	13	13	0	0	0	No
SS0692	Littlebury Green, Basildon SS13 1RF	Greenfield Basildon Town	0.37	19	19	0	0	0	Yes
SS0693	Pounders Hall, Pound Lane, Basildon SS15 5SP	Mixed West Basildon	1.35	39	30	9	0	0	No
SS0694	Land west of Burnt Mills Road and east of East Mayne, Basildon SS13 1RF	Greenfield Basildon Town	0.74	19	19	0	0	0	No
SS0695	Garages located at Downey Close, Basildon SS14 2NF	Brownfield Basildon Town	0.16	5	5	0	0	0	Yes
SS0696	Garages located at Great Knightleys and Swan Close, Basildon SS15 5GE	Brownfield West Basildon	0.21	7	7	0	0	0	Yes
SS0697	Garages located at Little Lullaway, Basildon SS15 5JH	Brownfield West Basildon	0.21	7	7	0	0	0	Yes
SS0698	Garages to the south of 13 Falstones, Basildon SS15 5BU	Brownfield West Basildon	0.18	6	6	0	0	0	Yes
SS0700	Garages to the north of 108 Falstones, Basildon SS15 5DF	Brownfield West Basildon	0.30	10	10	0	0	0	Yes
SS0701	Garages to the north of 86 Paprills, Basildon SS16 5QX	Brownfield West Basildon	0.27	9	9	0	0	0	Yes
SS0704	Garages north and west of 1 Cadogan Terrace, Basildon SS13 2BD	Brownfield Basildon Town	0.20	10	10	0	0	0	Yes
SS0705	Garages to the south of 11 Culverdown, Basildon SS14 2AL	Brownfield Basildon Town	0.20	6	6	0	0	0	Marginal

SiteID	Name	Land type/value zone	Net site area (ha)	Total yield	< 5 years	6-10 years	11-15 years	15+	Viable?
SS0706	Garages to the north of 87 Nether Priors, Basildon SS14 1LS	Brownfield Basildon Town	0.22	7	7	0	0	0	Yes
SS0707	Garages to the west of 85 Great Mistley, Basildon SS16 4BE	Brownfield Basildon Town	0.28	9	9	0	0	0	Yes
SS0708	East of Northlands Park, Basildon	Greenfield Basildon Town	0.44	23	23	0	0	0	Marginal
SS0709	Upsons Field, Eversley Road, Pitsea SS13 2DG	Greenfield Basildon Town	1.34	40	0	40	0	0	No
SS0710	Land at Fairlop Gardens, Basildon	Mixed Basildon Town	0.30	10	10	0	0	0	Yes
SS0711	Land north of Burnt Mills Road and East of Courtauld Road	Greenfield Wickford	2.52	75	0	75	0	0	Yes
SS0716	Newlands Lodge, Cranfield Park Road, Wickford SS12 9EP	Greenfield Wickford	1.13	39	0	39	0	0	Yes
SS0742	Dunton Grange, Lower Dunton Road, Brentwood, CM13 3SL	Mixed West Basildon	0.86	30	0	30	0	0	No
SS0743	Land at Friern Farm House, Lower Dunton Road, Basildon, CM13 3SL	Mixed West Basildon	1.74	60	0	60	0	0	Yes
SS0746	Land South of London Road, from West of Tudor Way to East of Ramsden View Road, Wickford	Greenfield Wickford	8.00	7	0	7	0	0	No
SS0751	Unit 1, Great Oaks, SS14 1GB	Brownfield Basildon Town	0.35	129	60	69	0	0	No
SS0754	Milk & More, Time Square, Southernhay, Basildon SS14 1DJ	Brownfield Basildon Town	0.20	53	53	0	0	0	No
SS0755	28-62 East Walk and 36-44 Southernhay, Basildon SS14 1HH	Brownfield Basildon Town	0.27	37	37	0	0	0	No
SS0756	Billericay Lawn Tennis Club, Blunts Wall Road, Billericay CM12 9SA	Brownfield Billericay	1.15	40	0	40	0	0	Yes
SS0757	Wick Green, Wickford SS12 9AL	Greenfield Wickford	0.81	23	23	0	0	0	Yes
SS0794	Acorn House, Great Oaks, Basildon SS14 1EH	Brownfield Basildon Town	0.13	95	95	0	0	0	No

