



# Basildon HELAA 2020 Viability Assessments

Final Report

For:



May 2021

## Document Control Sheet

*Project Name :* Basildon LP VA  
*Project Ref :* 1 Jobs / 85  
*Report Title :* Basildon HELAA 2020 Development Viability Assessments  
*Doc Ref :* Final Report  
*Date :* May 2021

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## Contents

<b>1</b>	<b>VIABILITY ASSESSMENTS</b> .....	<b>1</b>
	Background and Study Scope.....	1
	Aims and Objectives.....	1
	Context.....	1
	Viability Testing Approach .....	2
<b>2</b>	<b>NATIONAL POLICY CONTEXT</b> .....	<b>4</b>
	Introduction .....	4
	National Framework .....	4
	Other Good Practice for Defining and Testing Plan Viability.....	9
	Summary .....	10
<b>3</b>	<b>VIABILITY METHOD AND ASSUMPTIONS</b> .....	<b>11</b>
	Viability Assessment Method .....	11
	HELAA Site Characteristics .....	11
	Assumptions.....	12
	Local Plan (Reg22) Policy Costs .....	17
<b>4</b>	<b>DEVELOPMENT APPRAISAL RESULTS</b> .....	<b>19</b>
	<b>APPENDIX A: EXAMPLE RESIDENTIAL APPRAISALS</b> .....	<b>22</b>
	<b>APPENDIX B: DVA SUMMARY RESULTS</b> .....	<b>25</b>

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# 1 Viability Assessments

## Background and Study Scope

- 1.1 Porter Planning Economics Ltd (PPE) 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) 2020.
- 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.

## Aims and Objectives

- 1.3 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.
- 1.4 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 aims to:
  - Meet the criteria contained in the National Planning Policy Framework (NPPF) and Planning Policy Guidance (PPG) that assessing the achievability of sites is based on current market conditions.
  - Show the extent of achievability of the suitable and available HELAA sites after taking into consideration the current economic climate and costs that will be associated with residential development in Basildon borough.
- 1.5 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 relying on other methods, such as employment land review, to assess whether employment sites have realistic prospects of coming forward during the whole plan period.

## Context

- 1.6 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 (Reg22). The Council has identified the HELAA sites based on them either:
  - having (or have had) planning permission/development plan allocations;
  - having been received by the Council for consideration independently or through the 'Call for Sites' and related exercises; or
  - being long-standing aspirations of urban regeneration.
- 1.7 A process of checking the suitability and availability of those sites in the revised HELAA (2020) has been carried out by the Council, which identifies 321 suitable and available sites, including 229 sites with five units and above.
- 1.8 PPE's role is now to assess the achievability of the 229 HELAA sites with five units or more through appropriately 'high level' viability assessments. At the end of this report, we review the viability results from testing each of these site.

- 1.9 Following this study's review of achievability, the findings of the Council's HELAA will inform the emerging Local Plan (Reg22) capacity for housing growth across the Basildon borough area.
- 1.10 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.

### Viability Testing Approach

- 1.11 In assessing the viability of the proposed scheme, this report brings together the potential site yields (housing number capacity) and evidence for the prevailing values and likely development costs, including the latest Local Plan (Reg22) policy costs. The latter has been specifically assessed in a separate report prepared by PPE for the Council called the 'Basildon Local Plan Viability Study Draft Report (November 2020)'<sup>1</sup>, which herein is referred to as the PPE LP(Reg22) VS.
- 1.12 It is important to note that the approach, methodology and assumptions used in the viability appraisals in this report are largely the same as those described and used in the PPE LP(Reg22) VS, and therefore the PPE LP(Reg22) VS report should be read in conjunction with this document. It should also be noted that the development assumptions in this assessment may differ from the previous HELAA Viability Assessment (in February 2020) that was carried out by PPE, because they reflect the latest information on values and costs, including updated policy costs. As such, this update HELAA viability report, like previous HELAA viability reports, is presented as a 'snapshot in time', reflecting the current market conditions to provide the most robust evidence available.
- 1.13 Whilst high level viability assessments have been carried out for identified sites using the PPE Viability Toolkit, it would be inappropriate to use these for any commercial valuation purpose. This is because the PPE Viability Toolkit is used for appropriate and proportionate 'high level' viability testing using standard assumptions for strategic purposes only and has 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.
- 1.14 It should therefore be noted that as per **Professional Standards 1 of the RICS Valuation Standards – Global and UK Edition**<sup>2</sup>, **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.**
- 1.15 The rest of this report is set out as follows:
- Chapter 2 identifies the policy context and practice for the viability assessment;

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<sup>1</sup> This was the latest version of the planning viability evidence base of the emerging Local Plan available at the time of the HELAA viability assessment 2020. It remains a draft due to potential further changes within the Plan that may need viability testing at a later stage.

<sup>2</sup> RICS (January 2015) Valuation – Professional Standards, PS1 Compliance with standards and practice statements where a written valuation is provided.

- Chapter 3 outlines the specification and assumptions for viability testing; and
- Chapter 4 reports the viability findings and conclusions.

## 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 Framework

#### *NPPF (2019)*

- 2.2 The NPPF was published in February 2019 and sets out the government's planning policies for England and how these are expected to be applied.
- 2.3 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"*
- 2.4 As such, through plan-making the NPPF states at paragraph 20 that strategic policies need to:
- "...set out an overall strategy for the pattern, scale and quality of development, and make sufficient provision<sup>3</sup> for:*
- a) housing (including affordable housing), employment, retail, leisure and other commercial development;..."*
- 2.5 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."*
- 2.6 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 PPE Basildon Local Plan (Reg22) Viability Assessment.
- 2.7 The NPPF considers more closely the issue of viability at 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,*

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<sup>3</sup> In line with the presumption in favour of sustainable development.

*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.”*

- 2.8 The statement in paragraph 57 of the NPPF suggests that 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. Regarding this 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.
- 2.9 The NPPF sets out more details relating on deliverability and viability, which vary between housing and economic uses. Therefore, these two land uses are discussed in turn below.

#### *Housing development*

- 2.10 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.”*

- 2.11 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 at 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.”<sup>4</sup>*

- 2.12 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”*

- 2.13 In line with the NPPF, the supply of specific deliverable sites should additionally include a buffer of between 5% to 20% for choice and depending on past performance.
- 2.14 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 six 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.

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<sup>4</sup> NPPF paragraph 67.



- 2.15 Consequently, some sites might be identified with marginal unviability however a small change in market conditions over the Plan may make them viable. Such sites could contribute to the Local Plan housing target in the latter period of the Plan.

***Non-residential development***

- 2.16 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...”*

- 2.17 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 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.”*

- 2.18 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.

- 2.19 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.

- 2.20 Consequently, the delivery of non-residential uses cannot be captured in a standard viability appraisal because they are specific to individual occupier businesses and individual sites. Therefore planning authorities tend to rely on different evidence comprising market indicators and qualitative criteria, normally through strategic retail studies and employment land reviews.

***Planning Practice Guidance – Housing and economic land availability assessment***

- 2.21 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.”<sup>5</sup>*

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<sup>5</sup> PPG Housing and economic land availability assessment, para: 001

- 2.22 However, the PPG also notes that the HELAA does not in itself determine whether a site should be allocated for development. As it states:
- 2.23 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 authority) requirements, but it is for the development plan itself to determine which of those sites are the most suitable to meet those requirements."<sup>6</sup>
- 2.24 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;"<sup>7</sup>*
- 2.25 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."<sup>8</sup>*
- 2.26 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)."<sup>9</sup>*
- 2.27 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."<sup>10</sup>*

### **Practice Guidance – Viability (September 2019)**

- 2.28 The PPG provides guidance on viability testing for plan making and decision making. The PPG reiterates the national framework's regard to plan viability evidence, highlighting the underlying principles of the need for viability in planning. Specifically, in relation to this, it states:
- "The role for viability assessment is primarily at the plan making stage. Viability assessment should not compromise sustainable development but should be used to ensure that policies are realistic..."<sup>11</sup>*
- 2.29 In doing so, 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*

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<sup>6</sup> Ibid para: 001

<sup>7</sup> Ibid para: 018

<sup>8</sup> Ibid para: 020

<sup>9</sup> Ibid para: 022

<sup>10</sup> Ibid para: 026

<sup>11</sup> PPG Viability Paragraph: 002 Reference ID: 10-002-20180724

*national standards, including the cost implications of the Community Infrastructure Levy (CIL) and section 106.”<sup>12</sup>*

- 2.30 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.”<sup>13</sup>*

- 2.31 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. Therefore, viability testing sites can take different approaches. As the PPG 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”.<sup>14</sup>*

- 2.32 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.

- 2.33 In relation to viability in decision taking, the PPG follows the NPPF in reiterating that based on plan making viability evidence that it would be up to the planning applicant to demonstrate whether particular circumstances justify the need for a viability assessment at the application stage,<sup>15</sup> and that the planning authority can decide if there is a case for varying their policy requirements based on:

*“...where development is proposed on unallocated sites of a wholly different type to those used in viability assessment that informed the plan; where further information on infrastructure or site costs is required; where particular types of development are proposed which may significantly vary from standard models of development for sale (for example build to rent or housing for older people); or where a recession or similar significant economic changes have occurred since the plan was brought into force.”<sup>16</sup>*

- 2.34 By deciding on viability issues at the planning application stage, the PPG notes that 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.”<sup>17</sup>*

- 2.35 It also notes that to avoid having to reconsider the viability of sites based on the factors above, then there should be:

*“...transparency of assumptions behind evidence submitted as part of the viability assessment... and that ...any viability assessment should reflect the government’s recommended approach to defining key inputs as set out in National Planning Guidance.”<sup>18</sup>*

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<sup>12</sup> Ibid para: 001

<sup>13</sup> Ibid para: 001

<sup>14</sup> Ibid para: 003

<sup>15</sup> Ibid para: 006

<sup>16</sup> Ibid para: 007

<sup>17</sup> Ibid para: 010

<sup>18</sup> Ibid para: 008

- 2.36 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 other options available, for the landowner to sell land for development while allowing a sufficient contribution to comply with policy requirements.”<sup>19</sup>*

- 2.37 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.”<sup>20</sup>*

- 2.38 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.”<sup>21</sup>*

- 2.39 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...”<sup>22</sup>*

## Other Good Practice for Defining and Testing Plan Viability

### *The Harman Report: Local Housing Delivery Group Chaired by Sir John Harman (2012) Viability Testing Local Plans*

- 2.40 The cross industry and CLG supported Harman Report provides detailed guidance regarding viability testing and provides practical advice for planning practitioners on developing viable Local Plans which limits delivery risk. Along with the relevant PPG on Viability, the Harman Report forms the basis to our approach in this report.

- 2.41 As an expansion on the PPG, the Harman Report defines viability as:

*“An individual development can be said to be viable if, after taking account of all costs, including central and local government policy and regulatory costs, and the cost and availability of development*

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<sup>19</sup> Ibid para: 013

<sup>20</sup> Ibid para: 016

<sup>21</sup> Ibid para: 017

<sup>22</sup> Ibid para: 018

*finance, the scheme provides a competitive return to the developer to ensure that development takes place, and generates a land value sufficient to persuade the land owner to sell the land for the development proposed.” (p.14)*

- 2.42 In relation to viability testing the Local Plan, the Harman Report acknowledges that this is high level to provide some assurance that the development industry will not be excessively affected by the cumulative costs of settling any planning obligations due for a scheme, therefore making projects unviable:

*“...plan-wide test will only ever provide evidence of policies being ‘broadly viable.’ The assumptions that need to be made to carry out a test at plan level mean that any specific development site may still present a range of challenges that render it unviable given the policies in the Local Plan, even if those policies have passed the viability test at the plan level. This is one reason why our advice advocates a ‘viability cushion’ to manage these risks.”*

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

- 2.43 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.”*

- 2.44 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.

- 2.45 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 sites. Residual 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.”*

- 2.46 This residual value can then be compared against a benchmark land value to determine whether and to what extent the project is viable.

- 2.47 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.”*

## **Summary**

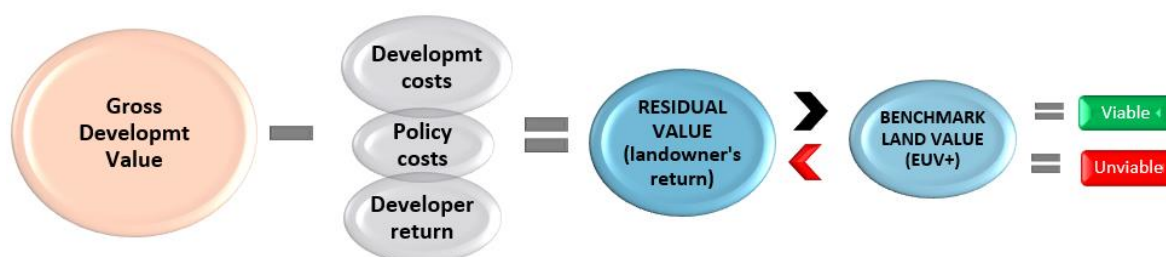
- 2.48 National policy emphasises the importance of deliverable plans and, as such, development viability impacts need to be assessed. This is particularly important for housing sites where there is a requirement for housing delivery within the next five years, but non-residential developments do not lend themselves to standard viability assessment that is used for housing. There are two reasons for this: firstly, the NPPF sets out specific requirements concerning housing land supply that do not apply to other land uses. Secondly, non-residential property markets, including employment, work differently to housing markets and are considered through alternative evidence sources like employment land reviews.
- 2.49 HEELA viability assessments should be informed by ‘appropriate available evidence’, which need not be ‘fully comprehensive or exhaustive’. Associated relevant guidance helpfully introduce a range of definitions and assumptions that should be used when expressing the viability picture.

### 3 Viability Method and Assumptions

#### Viability Assessment Method

- 3.1 The development viability model used for testing housing sites regarding their achievability involves 'high-level' testing of each HELAA 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 land value (BLV) based on existing use value plus a premium. This approach is illustrated in **Figure 3.1**.

**Figure 3.1:** Residual value appraisal approach



- 3.3 This standard approach 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 A**.
- 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 costs and values at each site. Since it would be beyond the scope to itemise the characteristics of every site for assessing viability for Local Plan testing, a 'high-level' approach is taken 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 collected by the Council through the HELAA process, along with the values for the value area where the site is located, as determined through the PPE LP(Reg22) VS report.
- 3.5 Therefore, our viability assessments in this report are necessarily broad approximations, subject to a margin of uncertainty, which is appropriate for HELAA evidence analysis purposes. It should not be used to appraise individual development proposals.

#### HELAA Site Characteristics

- 3.6 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 that will apply to the site;
  - Gross and net developable site area, which informs the benchmark land value for the site;
  - Current uses, which informs the benchmark land value for the site;

- Type of site, in terms of being a greenfield, brownfield or mixed (part developed) site, which informs the site development costs (as opposed to building costs);
  - Development constraint characteristics (where known) including potential obstacles such as flood risk or where there are gas, pylons or pipelines located across the site, which inform the site development costs (as opposed to building costs); and
  - Yield, which is the number of potential new dwellings that 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), which informs the sale revenue and build costs for the site.
- 3.7 Aside from these known characteristics, a range of other assumptions are used in testing the estimated emerging planning policy impacts on viability. Many of these assumptions and related evidence, including sales values and build costs, have been identified and explained in the PPE LP(Reg22) VS, with a summary in this report. Where any assumptions differ, then further explanation has been provided in this report.

## Assumptions

### Housing Mix & Floorspace

- 3.8 Whilst the data from the Council provides details on the likely total homes, it does not indicate the mix of units. This has been based on the requirement set out in the Local Plan (Reg 22) 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, it is assumed that this is most likely to be a fully flatted scheme. Conversely, for sites of 19 units or less it is assumed that the site is unlikely to include flatted units. The full assumptions are shown in **Table 3.1**.

**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%

- 3.9 Unit sizes are based on the policy requirement for meeting the minimum National Space Standards, as shown in **Table 3.2**.

**Table 3.2 Tested dwelling sizes psm**

Dwelling type	NIA	GIA
1-2 bed flats	55.0	63.25
2 bed house	74.5	74.5
3 bed house	93.0	93.0
4+ bed house	117.1	117.1

### Development Scheme Phasing

- 3.10 The viability appraisals calculate the interaction of costs and values for each site, subject to a monthly cashflow that is subject to a borrowing cost (discussed later). The build out rate is based on a modelled formula for local delivery that increases with the size of the scheme. All sites include a minimum 3-month lag for site preparations and the start of building the

first residential units. It is also assumed that there is a six-month lag period between the build and sale of units. But flatted only typologies sales start on completion of the last flat.

- 3.11 Examples of the tested build out rates are shown in **Table 3.3**. It is important to note that these rates are used only for the cashflow modelling mechanics to estimate borrowing over the full development lifetime, and they are not expected to be representative of actual market build rates.

**Table 3.3 Tested build out rates**

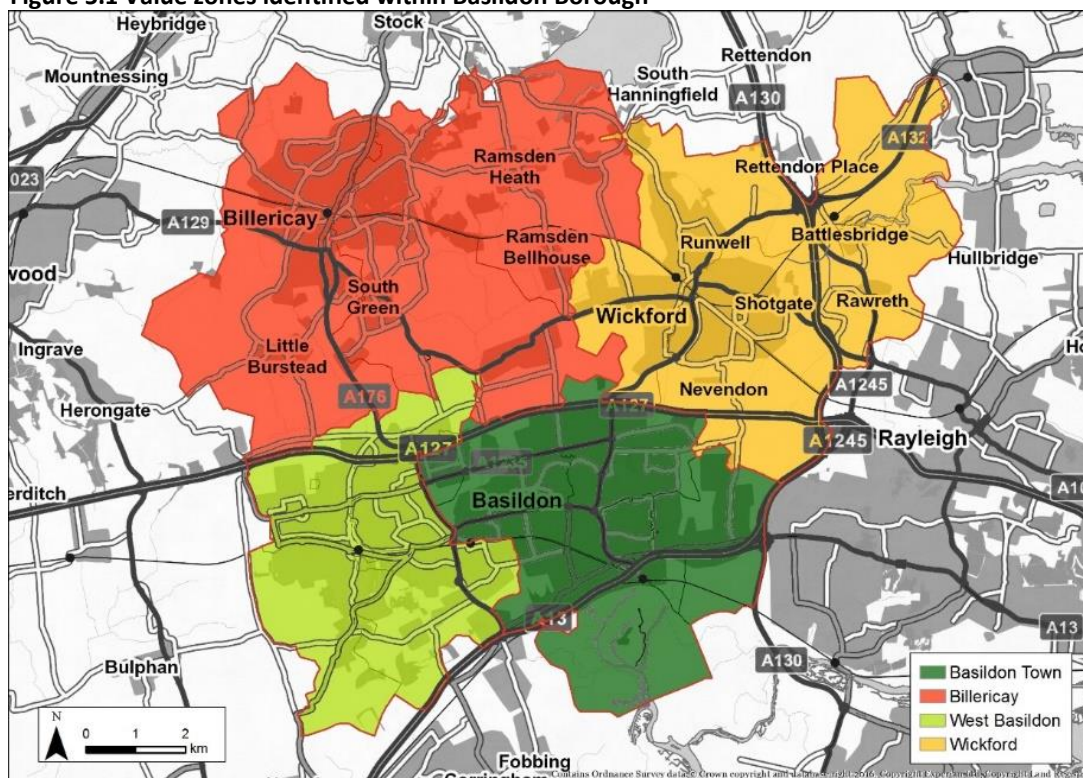
Typology	Months	or Years	No. of units per year
1 houses	13	1.1	0.9
10 houses	16	1.3	7.5
50 mixed	18	1.5	33.3
150 flats	37	3.1	48.6
400 mixed	61	5.1	78.7
1,000 mixed	101	8.4	118.8

### Sales Value

- 3.12 Based on the residential sales values evidence in **Chapter 3**, it is reasonable and simpler to test at an average value across the grouped values into four value areas based on where development is likely to take place. The value areas are therefore shown in **Figure 3.1** and are categorised as:

- Basildon Town including East Basildon;
- West Basildon;
- Wickford; and
- Billericay.

**Figure 5.1 Value zones identified within Basildon Borough**



Source: PBA using Land Registry data



- 3.13 The sales values that have informed the HELAA sites' viability are included in the PPE LP(Reg22) VS and summarised in **Table 3.4**.

**Table 3.4 Tested residential sales value psm**

Value area	House	Flat
Basildon Town/ East Basildon	£3,500	£3,000
West Basildon	£4,000	£3,700
Wickford	£4,000	£3,500
Billericay	£4,600	£5,100

### *Build costs*

- 3.14 Residential build costs are based on actual tender prices for new builds and refurbishments in the marketplace 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 3rd Quarter 2020 prices and rebased to Basildon, as shown in **Table 3.5**.

**Table 3.5 Build costs in Basildon borough at Q3 2019 tender prices**

Type	£ psm
Small housebuilder (less than 4 units)	£1,671
Medium housebuilder (4 to 49 units)	£1,298
Larger housebuilder (50+ units)	£1,148
Flats	£1,461

Source: BCIS

### *External works plus Garages*

- 3.15 This input incorporates all additional costs associated with the site curtilage of the built areas. These include garden spaces, incidental landscaping costs (including trees and hedges, and soft and hard landscaping), estate roads and connections to the site infrastructure works such as sewers and utilities.
- 3.16 The external works variable has been set at a typical industry rate of 10% of the build costs based on the development assumptions and the additional cost of a garage at £9,450 per garage for both private and affordable homes using the following proportions:
- 1-2 bed flats – 9%
  - 2 bed houses – 22%
  - 3 bed houses – 49%
  - 4+ bed houses - 86%

### *Other standard development costs*

- 3.17 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 the build cost.
  - **Garages:** at £9,450 per garage for some private and affordable homes based on the following proportions:
    - 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 £600 legal only cost for affordable units.
- **Land purchase costs** (including surveyor’s fees, legal fees): 1.75% of land value plus HMRC rate for SDLT.
- **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 constraints and costs

- 3.18 The HELAA site characteristics details 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 3.6** grades these characteristics as potential extra-over costs according to the information provided in each site’s 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 3.6**.

## Development Constraints



**Table 3.6 Site scoring of potential constraints**

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

- 3.19 The scores are then added up and matched with **Table 3.7** which applies a percentage 'extra-over' cost applied to the total build cost, to the corresponding score.

**Table 3.7 Site risk score and costs**

Score	Extra-over cost as a % of build costs
0	0%
1	1%
2	2%
3	4%
4	8%
5	15%

- 3.20 Also, a general cost relating to the different risks in 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: £12,000 per unit; and
    - Sites of 500 units and over: £18,000 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 £6,000 per unit (if between 200-499 units) or £9,000 per unit (if 500 units and above) to account for utility services and transport.

## Local Plan (Reg22) Policy Costs

### *Policies CC1-7 Sustainable construction policy costs*

- 3.21 These policies are seeking to reduce CO2 emissions by 20% through sustainable construction. Within the context of producing this report, no specific costs can be identified for this so this is applied as an extra-over cost at 2.5% on top of the build costs. The requirement for SUDS (as part of Local Plan policy CC4) are likely to already be accommodated within the opening cost assumptions discussed under infrastructure contributions below.

### *Policy H25 The Size and Types of Homes*

- 3.22 Policy H25 requires that sites delivering 600+ homes should provide 10% of these for older persons. To account for this, the residual land value of retirement housing typologies tested in the PPE LP(Reg22) VS has been used.
- 3.23 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 H26 Affordable Housing*

- 3.24 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
- 3.25 The tested affordable housing tenure is applied, also based on Policy H26, at the following rates:
- 70% affordable rent
  - 30% intermediate
- 3.26 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

### *Policy T10 electric charging points*

- 3.27 Policy T10 has been tested on the assumption of the costs of providing these at £976 per unit. These have been applied to all houses and 50% of off-site parking spaces associated with flats in each HELAA site.

**Infrastructure Development Plan policy requirements (i.e., S106 costs incl education health and open space provision; Surface Water; RAMs; and Biodiversity)**

- 3.28 The Council's current estimate for meeting the IDP site infrastructure and developer contributions to be collected via s106 is costed at £19,149 per unit, which has been tested in the updated appraisals. This includes an allowance for Policy E11 of the Local Plan(Reg22) that requires developments to provide skills and recruitment plans.
- 3.29 Also, a £50,000 per hectare figure has been assumed for surface water costs for non-strategic typologies.
- 3.30 Strategic Recreational Disturbance Avoidance and Mitigation Strategy (RAMS) costs at £125.58 per unit is applied.
- 3.31 Also, the Government is seeking 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 has 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.

**Benchmark Land Values**

- 3.32 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.
- 3.33 The benchmark land values are explained and taken from the PPE LP(Reg22) VS report. They are shown in **Table 3.8**. For HELAA sites listed as 'mixed' we assume the midpoint between greenfield and brownfield site values.

**Table 3.8 Benchmark land values for residential sites without planning**

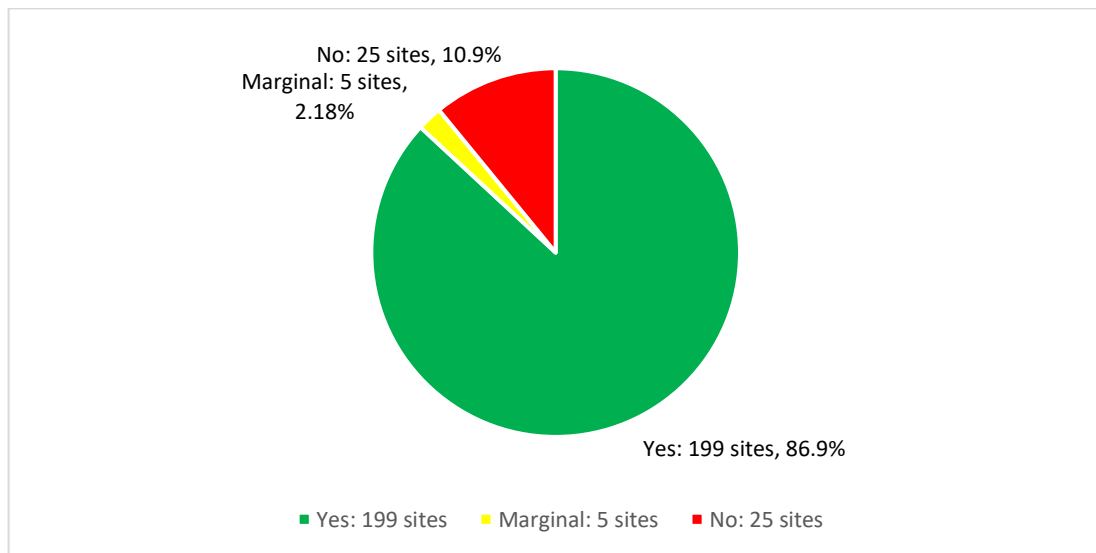
Existing land use	EUV per net ha	Premium on EUV	BLV (i.e. EUV+)	per net hectare
Greenfield / agricultural	£25,000	X 15		£375,000
Brownfield / industrial	£550,000	X 1.25		£700,000
Mixed				£537,500

\*Rounded

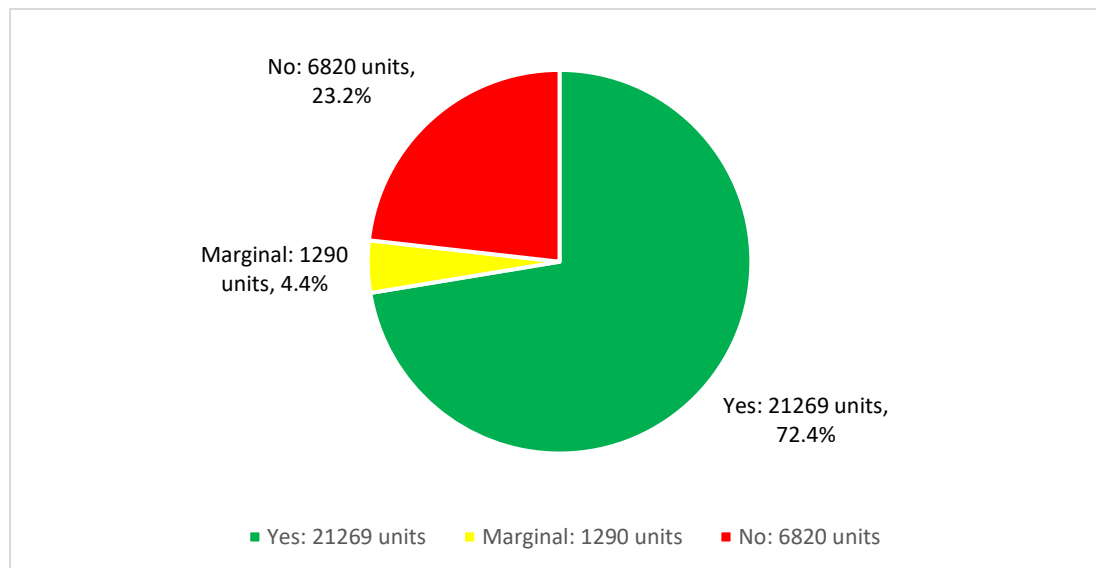
## 4 Development Appraisal Results

- 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, 229 suitable and available HELAA sites with 5 units and above are identified to have development potential for 29,379. These sites have been tested under full policy compliance. This includes the policy costs relating to s106, RAMS, biodiversity, electric charging points, CAT2 housing standards, specialist accommodation and on sites over 10 units a 31% affordable housing provision, with a 70% affordable rented and 30% intermediate tenure.
- 4.3 The result for each site is shown in **Appendix B**, and is summarised by **Figure 4.1** and **Figure 4.2**.

**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 199 HELAA sites (87% of all sites), with capacity for around 21,269 dwellings (72.4% of the total yield), would be viable under today’s market conditions and delivering full policy requirements. A further 5 sites, (2.2% of sites), accounting for 1,290 dwellings (4.4% of the total yield), are marginally viable (i.e., their RLV is within 10% higher or lower than the BLV), which means that they are or could potentially become viable with small changes in market conditions and/or slightly relaxed policy requirements. 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.
- 4.5 Therefore, 204 sites with a yield capacity of 22,599 dwellings (76.8% of the total HELAA site dwellings) 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 **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 most 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 their identified delivery time**



- 4.8 Many of the sites that are identified with viability difficulties are sites assumed to be brought forward as flatted schemes. Many of these are also located within the Basildon Town value area and located on brownfield sites. **Table 4.1** shows that all the flatted schemes with capacity for more than 100 units are identified to be unviable. But there are ways that these sites could be brought forward viably, and one way potential is for Build to Rent (BTR), which follows different market economics, and therefore viability assumptions.

4.9 As a sensitivity test, the Basildon Town Centre flatted sites have been reappraised using the Build to Rent assumptions that were established in the PPE LP(Reg22) VS report. This includes the following BTR development assumptions:

- Capitalised value of £195,360 per rental unit; and
- A developer profit assumption of 12% of Gross Development Value.

4.10 The impact of applying these BTR assumptions only identifies one site to become viable, and this is only marginally viable. But this is a very large site, i.e., site SS0832, which would support bringing forward an additional 2,749 dwellings, and this would raise the total number of 'achievable' dwellings to 25,308, which is 86% of the yield capacity in all the suitable and available HELAA sites.

**Table 4.1 Sensitivity test based on town centre flatted sites coming forward as BTR schemes**

Site ID	Name	Land Type / Value Area	Net Area	Units	Viable?
SS0068	Car park 14, Laindon Link, South West of Roundacre SS15 5UN	Brownfield / West Basildon	0.88	200	No
SS0751	Unit 1, Great Oaks, SS14 1GB	Brownfield / Basildon Town	0.35	317	No
SS0832	Eastgate Shopping Centre, Basildon	Brownfield / Basildon Town	6.38	2,749	Marginal
SS0760	Town Square/Market Square/Market Pavement, Basildon	Brownfield / Basildon Town	0.44	492	No
SS0761	Town Square North, Basildon	Brownfield / Basildon Town	0.88	558	No
SS0763	QD block inc. ex Robin's Cinema, Diner and restaurant plus offices in Great Oaks House, Basildon	Brownfield / Basildon Town	0.36	104	No
SS0765	Car Park 2, Great Oaks, Basildon	Brownfield / Basildon Town	0.61	313	No
SS0766	Royal Mail Basildon Delivery Office, East Square, Basildon	Brownfield / Basildon Town	0.40	105	No
SS0785	Car Park 12, Cherrydown West, Basildon	Brownfield / Basildon Town	0.43	202	No



**Appendix A: Example Residential Appraisals**

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SS0005 Billericay 6 Units				TECHNICAL CHECKS:		DVA SUMMARY:		TIMING				
Net area (ha)	0.19	Nr of units	Private 6 Affordable -	Spm/ha	2,855	RV per net ha	£3,950,878					
Land type:	Greenfield			Dwgs/ha	32	BLV per net ha	£375,000					
				Units/ha	12	Viabile?	Yes					
LV Description:	Greenfield Billericay			AH rate	0.0%	Headroom per net ha	£3,575,878					
				GDV>Total costs	-	Headroom psm flsp	£1,132					
				Profit/total GDV	20.0%	Headroom psm CIL liable	£1,132					
1.0	<b>Site Acquisition</b>											
1.1	Net site value (residual land value)						£750,667	Jan-21	Apr-21		3	
1.2	Stamp Duty Land Tax	Category: Commercial land					£0	Jan-21	Apr-21		3	
							£27,033	Jan-21	Apr-21		3	
1.3	Purchaser costs				1.75%	on land costs	£13,137	Jan-21	Apr-21		3	
	<b>Total Site Acquisition Costs</b>											
							<b>£790,837</b>					
2.0	<b>Developer's Profit</b>											
2.1	Private units				20.0%	on OM GDV	£499,131	Jan-23	Feb-23		1	
2.2	Affordable units				6%	on AH transfer values	£0.00	Jan-23	Feb-23		1	
	<b>Total Developer's Profit</b>											
							<b>£499,131</b>					
3.0	<b>Development Value</b>											
3.1	Private units	Nr of units	Size sqm	Total sqm		Epsm	Total Value					
3.1.1	Flats (NIA)	0.00	55.0	0.0		£5,100	£0	Jul-22	Jan-23		6	
3.1.2	2 bed house	2.40	74.5	178.8		£4,600	£822,480	Oct-21	Jan-23		15	
3.1.3	3 bed house	2.40	93.0	223.2		£4,600	£1,026,720	Oct-21	Jan-23		15	
3.1.4	4+ bed house	1.20	117.1	140.5		£4,600	£646,453	Oct-21	Jan-23		15	
3.1.5	Older persons Accommodation	0.00	60.0	0.0		£5,375	£0	Jul-22	Jan-23		6	
		6.0		543								
3.3	Affordable rent	Nr of units	Size sqm	Total sqm		Epsm	Total Value					
3.3.1	Flats (NIA)	0.00	55.0	0.0		£2,040	£0	Jul-22	Jan-23		6	
3.3.2	2 bed house	0.00	74.5	0.0		£1,840	£0	Oct-21	Jan-23		15	
3.3.3	3 bed house	0.00	93.0	0.0		£1,840	£0	Oct-21	Jan-23		15	
3.3.4	4+ bed house	0.00	117.1	0.0		£1,840	£0	Oct-21	Jan-23		15	
3.2.4	Older persons Accommodation	0.00	60.0	0.0		£2,150	£0	Jul-22	Jan-23		6	
3.4	Intermediate	Nr of units	Size sqm	Total sqm		Epsm	Total Value					
3.4.1	Flats (NIA)	0.00	55.0	0.0		£3,315	£0	Jul-22	Jan-23		6	
3.4.2	2 bed house	0.00	74.5	0.0		£2,990	£0	Oct-21	Jan-23		15	
3.4.3	3 bed house	0.00	93.0	0.0		£2,990	£0	Oct-21	Jan-23		15	
3.4.4	4+ bed house	0.00	117.1	0.0		£2,990	£0	Oct-21	Jan-23		15	
3.2.4	Older persons Accommodation	0.00	60.0	0.0		£3,494	£0	Jul-22	Jan-23		6	
	<b>Gross Development Value</b>											
							<b>£2,495,653</b>					
4.0	<b>Development Costs</b>											
4.1	<b>Sales Cost</b>											
4.1.1	Private units				3.00%	on OM GDV	£74,870	Jul-22	Jan-23		6	
4.1.2	Affordable units				£600	per affordable housing	£0	Jul-22	Jan-23		6	
	<b>Total Sales Costs</b>											
							<b>£74,870</b>					
4.2	<b>Build Costs</b>											
4.2.1	Private units	Nr of units	Size sqm	Total sqm		Epsm	Total Cost					
4.2.1.1	Flats (GIA)	0.00	62.9	0.0		£1,461	£0	Apr-21	Jul-22		15	
4.2.1.2	2 bed house	2.40	74.5	178.8		£1,298	£232,082	Apr-21	Jul-22		15	
4.2.1.3	3 bed house	2.40	93.0	223.2		£1,298	£289,714	Apr-21	Jul-22		15	
4.2.1.4	4+ bed house	1.20	117.1	140.5		£1,298	£182,412	Apr-21	Jul-22		15	
4.2.1.4	Older persons Accommodation	0.00	80.0	0.0		£1,553	£0	Apr-21	Jul-22		15	
		6		543								
4.2.2	Affordable units	Nr of units	Size sqm	Total sqm		Epsm	Total Cost					
4.2.2.1	Flats (GIA)	0.00	62.9	0.0		£1,461	£0	Apr-21	Jul-22		15	
4.2.2.2	2 bed house	0.00	74.5	0.0		£1,298	£0	Apr-21	Jul-22		15	
4.2.2.3	3 bed house	0.00	93.0	0.0		£1,298	£0	Apr-21	Jul-22		15	
4.2.2.4	4+ bed house	0.00	117.1	0.0		£1,298	£0	Apr-21	Jul-22		15	
4.2.2.4	Older persons Accommodation	0.00	80.0	0.0		£1,553	£0	Apr-21	Jul-22		15	
4.2.3	Garages	Number of units: 2.736	21	57		£450	£25,855	Apr-21	Jul-22		15	
	<b>Total Build Costs</b>											
							<b>£730,063</b>					
4.3	<b>Extra-Over Construction Costs</b>											
4.3.1.1	Externals (for houses)				10%	extra-over on build cost for houses & garages	£73,006	Apr-21	Jul-22		15	
4.3.1.2	Externals (for flats)				10%	extra-over on build cost for flats	£0	Apr-21	Jul-22		15	
4.3.2	Site constraint score				0%	extra over on Total Build Costs	£0	Jan-21	Apr-21		3	
4.3.3	Site abnormalities (remediation/demolition)				£0	per net ha	£0	Jan-21	Apr-21		3	
4.3.4	Site opening costs				£0	per unit	£0	Jan-21	Oct-21		9	
	<b>Total Extra-Over Construction Costs</b>											
							<b>£73,006</b>					
4.4	<b>Professional Fees</b>											
4.4.1	on build costs (incl: externals)				8%		£64,246	Jan-21	Jul-22		18	
	<b>Total Professional Fees</b>											
							<b>£64,246</b>					
4.5	<b>Contingency</b>											
4.4.1	on build costs (incl: externals)				4%		£32,123	Jan-21	Jul-22		18	
	<b>Total Contingency</b>											
							<b>£32,123</b>					
4.6	<b>Other Planning Obligations</b>											
4.6.1.1	Cat 2				£0	per house	£0	Apr-21	Jul-22		15	
4.6.1.2	Cat 2				£0	per flat	£0	Apr-21	Jul-22		15	
4.6.1.3	Cat 3				£0	per house	£0	Apr-21	Jul-22		15	
4.6.1.4	Cat 3				£0	per flat	£0	Apr-21	Jul-22		15	
4.6.2	S106/S278 contribution				£19,149	per unit	£114,894	Jan-21	Jul-22		18	
4.6.3	Electric charging points				£976	per unit (applied to all houses and 50% of flats)	£5,856	Apr-21	Jul-22		15	
4.6.4	CIL rates				£0.00	per CIL liable flsp	£0	Apr-21	Jul-22		15	
4.6.5	Energy Policy				2.5%	build cost	£18,252	Apr-21	Jul-22		15	
4.6.6	Surface water allowances				£50,000	per hectare	£9,500	Apr-21	Jul-22		15	
4.6.7	Rams				£126	per unit	£753	Jan-21	Jul-22		18	
4.6.8	Biodiversity Net Gain				£3,000	per unit	£18,000	Apr-21	Jul-22		15	
	<b>Total Developer Contributions</b>											
							<b>£167,255</b>					
5.0	<b>TOTAL DEVELOPMENT COSTS</b>											
							<b>£1,141,563</b>					
6.0	<b>TOTAL PROJECT COSTS [EXCLUDING INTEREST]</b>											
							<b>£2,431,530</b>					
7.0	<b>TOTAL INCOME - TOTAL COSTS [EXCLUDING INTEREST]</b>											
							<b>£64,123</b>					
8.0	<b>Finance Costs</b>											
8.1	Finance				APR 5.00%	on net costs	PCM 0.407%	£64,123				Opening Balance
												Interest
												Net Cashflow in m
												Closing Balance
9.0	<b>TOTAL PROJECT COSTS [INCLUDING INTEREST]</b>											
							<b>£2,495,653</b>					

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.



## Appendix B: DVA Summary Results

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SiteID	Name	Land type/value zone	Net site area (ha)	Total yield	< 5 years	6-10 years	11-15 years	15+	Viabile?
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	Yes
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	Yes
SS0068	Car park 14, Laindon Link, South West of Roundacre SS15 5UN	Brownfield / West Basildon	0.88	200	200	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	Yes
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	Yes
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	Yes
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	Yes
SS0101	Land north of Church Hill, Laindon	Greenfield / West Basildon	5.81	168	60	108	0	0	Yes
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

SiteID	Name	Land type/value zone	Net site area (ha)	Total yield	< 5 years	6-10 years	11-15 years	15+	Viabile?
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	Yes
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	Yes
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	Yes
SS0124	Gardiners 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	Yes
SS0137	1-31 Runwell Road, Wickford	Brownfield / Wickford	0.31	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	Yes
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	Yes
SS0150	Land at North of 36 Popes Crescent, Pitsea	Mixed / Basildon Town	0.33	17	17	0	0	0	Yes
SS0161	Land west of Mounthnessing 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
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

SiteID	Name	Land type/value zone	Net site area (ha)	Total yield	< 5 years	6-10 years	11-15 years	15+	Viabile?
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	Yes
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	Yes
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	Yes
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	Yes
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	Yes
SS0216	Land adjacent Ashburton, east of Trenham Avenue, Basildon SS13 1AB	Greenfield / Basildon Town	0.38	11	0	11	0	0	Yes
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	Yes

SiteID	Name	Land type/value zone	Net site area (ha)	Total yield	< 5 years	6-10 years	11-15 years	15+	Viabile?
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	Yes
SS0236	Basildon zoo site, London road, Vange	Mixed / Basildon Town	1.60	56	0	56	0	0	Yes
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
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;	Greenfield / Billericay	1.63	48	0	48	0	0	Yes



SiteID	Name	Land type/value zone	Net site area (ha)	Total yield	< 5 years	6-10 years	11-15 years	15+	Viabile?
	No 1 to No 5 Lampern Crescent; No 12 to No 48 Sussex Way, Billericay								
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	5.10	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	Yes
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	Yes
SS0372	Land at Watch House Farm, Wash Road, Basildon	Greenfield / West Basildon	4.97	173	0	120	53	0	Yes
SS0373	Land at Bensons Farm, North of Wash Road, Basildon	Mixed / West Basildon	10.83	379	0	125	250	4	Yes
SS0374	Land South of London Road, and Old School, Basildon	Greenfield / Basildon Town	1.55	46	0	46	0	0	Yes
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	Yes
SS0455	Land to the south of Basildon zoo, London Road, Basildon	Greenfield / Basildon Town	1.95	10	0	10	0	0	No

SiteID	Name	Land type/value zone	Net site area (ha)	Total yield	< 5 years	6-10 years	11-15 years	15+	Viabile?
SS0490	Clyde Lodge, Lower Dunton Road CM13 3SL	Mixed / West Basildon	0.59	20	0	0	20	0	Yes
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	Yes
SS0513	Land West of Gardiners Lane South, Basildon	Greenfield / Basildon Town	0.84	33	33	0	0	0	Yes
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	Marginal
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	Yes
SS0550	Land r/o 200 London Road, Wickford SS12 0ET	Mixed / Wickford	3.34	116	0	116	0	0	Yes
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	Yes
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	Yes
SS0580	65 Potash Road, Billericay CM11 1DL	Mixed / Billericay	2.18	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	Yes
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	Yes
SS0604	Land north of London Road (east of Woolshots Farm), Billericay	Greenfield / Wickford	1.39	48	0	48	0	0	Yes

SiteID	Name	Land type/value zone	Net site area (ha)	Total yield	< 5 years	6-10 years	11-15 years	15+	Viabile?
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	Yes
SS0634	Land at Church Road, south of Lorna Doone, Ramsden Bellhouse, Billericay	Greenfield / Billericay	0.68	6	0	6	0	0	Yes
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	Yes
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	Marginal
SS0658	Land at Eversley, Pitsea	Mixed / Basildon Town	7.21	216	0	125	91	0	Marginal
SS0661	The Belvedere, Hardings Elms Road, Crays Hill CM11 2UH	Mixed / Billericay	1.24	23	23	0	0	0	Yes
SS0662	Land north of Southend Road, Crays Hill, Billericay	Greenfield / Billericay	1.39	27	0	27	0	0	Yes
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	Yes
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	Marginal
SS0682	Pitsea Housing Office/The Place, Northlands Pavement, Basildon SS13 3DU	Brownfield / Basildon Town	0.57	30	30	0	0	0	Marginal
SS0684	Swan Mead Centre, Church Road, Basildon SS16 4AG	Mixed / Basildon Town	0.45	15	15	0	0	0	Yes

SiteID	Name	Land type/value zone	Net site area (ha)	Total yield	< 5 years	6-10 years	11-15 years	15+	Viabile?
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	Yes
SS0691	Land at Menzies Avenue and Fraser Close, Basildon SS15 6SX	Greenfield / West Basildon	0.48	13	13	0	0	0	Yes
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	Yes
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	Yes
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	Yes
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	Yes
SS0709	Upsons Field, Eversley Road, Pitsea SS13 2DG	Greenfield / Basildon Town	1.34	40	0	40	0	0	Yes
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	Yes
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	317	317	0	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

SiteID	Name	Land type/value zone	Net site area (ha)	Total yield	< 5 years	6-10 years	11-15 years	15+	Viabile?
SS0794	Acorn House, Great Oaks, Basildon SS14 1EH	Brownfield / Basildon Town	0.13	95	95	0	0	0	No
SS0798	Land north of Martindale Avenue, Noak Bridge, Basildon, SS15 4ER	Greenfield / West Basildon	14.97	523	300	223	0	0	Yes
SS0800	Land North of Dry Street	Greenfield / West Basildon	1.52	46	0	46	0	0	Yes
SS0801	Land on the west side of Castledon Rd, Wickford, SS12 0EF	Greenfield / Wickford	0.83	20	20	0	0	0	Yes
SS0802	Land north of Southend Road and east of the railway, Wickford	Greenfield / Wickford	10.50	367	0	125	242	0	Yes
SS0808	Land North of Tuscarona, Outwood Farm Road, Billericay	Greenfield / Billericay	3.32	100	100	0	0	0	Yes
SS0813	Land North of Wash Road , SS15 4JE	Greenfield / West Basildon	2.86	100	100	0	0	0	Yes
SS0820	Land Adjacent to 403 Mountnessing Road, Billericay, Essex, CM12 0EU	Greenfield / Billericay	0.62	21	20	1	0	0	Yes
SS0821	Billericay Health Centre, Stock Road, Billericay, CM12 0BJ	Brownfield / Billericay	0.19	6	0	6	0	0	Yes
SS0822	Wickford Health Centre, 2 Market Road, Wickford, SS12 0AG	Brownfield / Wickford	0.14	6	0	6	0	0	Yes
SS0832	Eastgate Shopping Centre, Basildon	Brownfield / Basildon Town	6.38	2,749	0	0	2749	0	No
SS0760	Town Square/Market Square/Market Pavement, Basildon	Brownfield / Basildon Town	0.44	492	492	0	0	0	No
SS0761	Town Square North, Basildon	Brownfield / Basildon Town	0.88	558	558	0	0	0	No
SS0763	QD block inc. ex Robin's Cinema, Diner and restaurant plus offices in Great Oaks House, Basildon	Brownfield / Basildon Town	0.36	104	104	0	0	0	No
SS0765	Car Park 2, Great Oaks, Basildon	Brownfield / Basildon Town	0.61	313	313	0	0	0	No
SS0766	Royal Mail Basildon Delivery Office, East Square, Basildon	Brownfield / Basildon Town	0.40	105	105	0	0	0	No
SS0785	Car Park 12, Cherrydown West, Basildon	Brownfield / Basildon Town	0.43	202	202	0	0	0	No
SS0827	Mill Road, Great Burstead, Billericay, Essex, CM11 2SD	Greenfield / Billericay	5.36	187	150	37	0	0	Yes
SS0830	Benson's Farm, Wash Road, Noak Bridge, Basildon, SS15 4BS	Greenfield / West Basildon	21.28	350	0	350	0	0	Yes

