



Basildon HELAA Viability Update 2015

Final Report

On behalf of **Basildon Borough Council**

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1 Introduction

1.1 Background

- 1.1.1 In 2013, Peter Brett Associates (PBA) carried out a viability assessment update of suitable and available residential sites identified in Basildon Borough's Strategic Housing Land Availability Assessment (SHLAA) on behalf of Basildon Borough Council.
- 1.1.2 The Council are now undertaking a Housing and Economic Land Availability Assessment (HELAA). This report provides a viability assessment of the 165 sites, which are undergoing a full assessment of Suitability, Availability and Achievability in the HELAA. The purpose of the viability assessment is to provide evidence on the achievability of the 165 sites as potential housing land supply to underpin the emerging Local Plan. This is in accordance with the National Planning Policy Framework (NPPF), National Planning Policy Guidance and Basildon HELAA Methodology. For employment uses, a different process, not covered by this report is used to assess their planning deliverability, which is discussed further in the next chapter.

1.2 Aims and objectives

- 1.2.1 The Government's established aim through planning is to ensure that enough land is identified and brought forward for development. In doing so, government policy recognises that residual land values must be high enough to encourage landowners to sell land. It therefore requires local authorities, whilst legitimately seeking community gain from development, to not impose a burden of planning gain and affordable housing that is so great as to depress the land value below that which is sufficient to bring land forward. The HELAA is a critical part of the Council's evidence base in demonstrating the deliverability of its housing land supply.
- 1.2.2 The Viability Assessment will be used by the Council to confirm the available housing potential in order 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, both 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 NPPF and NPPG in assessing the achievability of sites, by considering market conditions, costs and delivery factors.

1.3 Context

- 1.3.1 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. In order 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 (2015). 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.
- 1.3.2 PBA's role is to assess the suitable and available 165 suitable and available sites, identified in the HELAA, in terms of viability and achievability. This has been approached by using a set of criteria to assess all the potential sites based upon the principles set out in the Basildon HELAA methodology, as set out in **Section 2**. 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.

- 1.3.3 At the end of this report we review the viability results from testing the 165 sites which 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.
- 1.3.4 The method used for testing viability of the 165 sites in this study complies with Basildon HELAA methodology and the Harman Report (June 2012)¹ on viability testing local plans. This work also follows RICS guidance on local plan viability, which supports the use of Residual Value models for assessing the viability of sites allocated within local plans².
- 1.3.5 All 165 sites have been assessed using the PBA Viability Toolkit. Since the previous SHLAA Viability Assessment (in 2013), the development assumptions may differ to reflect the latest information on values and costs. This update report is presented as a 'snapshot in time', reflecting the market conditions found to be operating in Quarter 4 of 2014 to provide the most robust evidence available.
- 1.3.6 **However, 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 for the purpose, for instance, of negotiating the level of affordable housing where viability is in question. Therefore general assumptions have been made and these have been detailed in this report.**

¹ Local Housing Delivery Group Chaired by Sir John Harman (2012) Viability Testing Local Plans

² RICS (2012), Financial Viability in Planning, RICS First Edition Guidance Note

2 National Policy Context

2.1 National policy framework

2.1.1 The National Planning Policy Framework (NPPF) recognises that the 'developer funding pot' or residual value is finite and decisions on how this funding is distributed between affordable housing, infrastructure, and other policy requirements have to be considered as a whole, they cannot be separated out.

2.1.2 The NPPF advises that cumulative effects of policy should not combine to render plans unviable:

*'Pursuing sustainable development requires careful attention to viability and costs in plan-making and decision-taking. Plans should be deliverable. Therefore, the sites and the scale of development identified in the plan should not be subject to such a scale of obligations and policy burdens that their ability to be developed viably is threatened. To ensure viability, the costs of any requirements likely to be applied to development, such as requirements for affordable housing, standards, infrastructure contributions or other requirements should, when taking account of the normal cost of development and mitigation, provide competitive returns to a willing land owner and willing developer to enable the development to be deliverable.'*³

2.1.3 The NPPF does not state that all sites must be viable now in order to appear in the plan. Instead, the NPPF is concerned to ensure that the bulk of the development is not rendered unviable by unrealistic policy costs. 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 needs of sustainable development. It is not within the local planning authority's control to ensure delivery actually 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, we have taken account of the local context to help shape our viability assumptions.

Deliverability and developability considerations in the NPPF

2.1.4 The NPPF creates the two concepts of 'deliverability' (which applies to residential sites which are expected in years 0-5 of the plan) and 'developability' (which applies to year 6 of the plan onwards). The NPPF defines these two terms as follows:

To be deliverable, sites should be available now, offer a suitable location for development now, and be achievable, with a realistic prospect that housing will be delivered on the site within five years and in particular that development of the site is viable.'⁴

To be developable, sites expected from year 6 onwards should be able to demonstrate a 'reasonable prospect that the site is available and could be viably developed at the point envisaged'.⁵

2.1.5 This study deals with the viability element of identified sites only, tested against variable affordable housing and S106 amounts. The assessment of availability, suitability, and achievability, including the timely delivery of infrastructure is dealt with by the Council as part of its site allocations and infrastructure planning.

³ DCLG (2012) National Planning Policy Framework (41, para 173)

⁴ Ibid (para 47, footnote 11 – note this study deals with the viability element only, the assessment of availability, suitability, and achievability is dealt with by the client team as part of the site selection process for the SHLAA and other site work.

⁵ Ibid (para 47, footnote 12)

- 2.1.6 The NPPF advises 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 future use values become attractive). This recognises the impact of economic cycles and variations in values and policy changes over time.

2.2 National policy on Local Plan housing target

- 2.2.1 The National Planning Policy Framework (NPPF) is the key document which determines what Authorities are required to do to deliver a wide choice of high quality homes. The Framework is clear at paragraph 47 that local authorities should significantly boost the supply of homes and *'ensure that their Local Plan meets the full, objectively assessed needs for market and affordable housing in the housing market area, as far as is consistent with the policies set out in this Framework'*.
- 2.2.2 The Practice Guidance (see later) then takes this further and provides useful guidance on how to do it, by setting out how to identify the future quantity of housing needed using an objective assessment based on facts and unbiased evidence⁶ and working with the other local authorities in the relevant housing market area and using projections to provide the starting point⁷.
- 2.2.3 NPPF paragraph 14 makes very clear that there is a presumption in favour of sustainable development. This is set out in paragraph 49 which clearly says that the relevant policies for the supply of housing should not be considered up to date if the local planning authority cannot demonstrate a five year supply of deliverable housing sites. The Practice Guidance is clear that authorities should have an identified five year housing supply at all points during the plan period, and that housing requirement figures in up-to-date adopted local plans should be used as the starting point for calculating the five year land supply, however where evidence has become outdated, the latest information provided in the assessment of housing needs should be considered or the latest household projections used as a starting point; but it is important to recognise that neither of these will have been tested. (3-030-20140306).
- 2.2.4 It will be important for the Council to ensure that all the sites identified in the housing target for the plan period and the 5 year land requirement is viable as much as possible, to ensure that the plan is deliverable.

2.3 National policy on affordable housing

- 2.3.1 In informing future policy on affordable housing, it is important to understand national policy on affordable housing. The NPPF states:

*'To deliver a wide choice of high quality homes, widen opportunities for home ownership and create sustainable, inclusive and mixed communities, local planning authorities should.'*⁸

- *plan for a mix of housing based on current and future demographic trends, market trends and the needs of different groups in the community (such as, but not limited to, families with children, older people, people with disabilities, service families and people wishing to build their own homes);*
- *identify the size, type, tenure and range of housing that is required in particular locations, reflecting local demand; and*

⁶ NPPG - 2a-004-020140306

⁷ NPPG - 2a-015-20140306

⁸ Ibid (para 50 and bullets).

- *where they have identified that affordable housing is needed, set policies for meeting this need on site, unless off-site provision or a financial contribution of broadly equivalent value can be robustly justified (for example, to improve or make more effective use of the existing housing stock) and the agreed approach contributes to the objective of creating mixed and balanced communities. Such policies should be sufficiently flexible to take account of changing market conditions over time’⁹*

- 2.3.2 The NPPF accepts that in some instances, off site provision or a financial contribution of a broadly equivalent value may contribute towards creating mixed and balanced communities.
- 2.3.3 Finally, the NPPF recognises that market conditions change over time, and so when setting long term policy on affordable housing, incorporating a degree of flexibility is sensible to reflect changing market circumstances.
- 2.3.4 The government has not amended the definition of affordable housing in the NPPF to take account of the variety of first time buyer mortgage support schemes offered by the government and developers. It is unclear how long such products will be on the market but they are not classified as an ‘affordable product’, although they may in some areas impact on the delivery of affordable products.
- 2.3.5 When informing future policy on affordable housing, it is important to be clear of the national policy parameters that apply to affordable housing. The NPPF now affords local planning authorities a greater flexibility to determine their housing delivery strategy based on their understanding of local housing needs and housing market.

2.4 National policy on employment land

- 2.4.1 With regard to non-residential development, the NPPF states that local planning authorities *‘should have a clear understanding of business needs within the economic markets operating in and across their area. To achieve this, they should... understand their changing needs and identify and address barriers to investment, including a lack of housing, infrastructure or viability’¹⁰*
- 2.4.2 Viability is referred to within this paragraph, but this is linked to understanding potential barriers to viable delivery of employment. Also, the NPPF does not state that all sites must be viable now in order to appear in the plan, but it is concerned to ensure that the bulk of the development is not rendered unviable by unrealistic policy costs.
- 2.4.3 Also, it is important to recognise that economic viability will be subject to economic and market variations over the Local Plan timescale. The reality is that outside London, local market indicators for the development of employment land is often not good because the cost of the land and construction plus associated fees on developments is often in excess of resultant market value of the building. However, some occupiers will seek out employment land because it is ‘worth’ more to them than the market, e.g. to gain market share or generate additional turnover/profits to specific business cases, or because they have low borrowing costs, etc. The problem is that these are individual business cases/ circumstances and it is not feasible to test for this in most cases. So the viability picture is materially different and development of employment uses may well take place where the market may not necessarily show viability.
- 2.4.4 So rather than viability which is often a short term consideration employment land in the HEELA may be allocated and justified by future demand. This differs to housing site

⁹ Ibid (p13, para 50)

¹⁰ NPPF para 160

allocations discussed above, whereby the first five years' worth of sites must be shown to be deliverable, i.e. viable supply¹¹.

- 2.4.5 However, the NPPF states that 'planning policies should avoid the long term protection of sites allocated for employment use where there is no reasonable prospect of a site being used for that purpose'¹², so therefore planning authorities should not allocate sites for employment unless they are expected to be viable; not necessarily this minute but in the long term.¹³ Therefore the requirement and suitability of land for employment uses is often picked up by an employment land study to support a developable supply normally based on employment forecasts as a proxy measure of future viable demand to match planned supply (if the forecasts are right, the demand they forecast should be viable demand). For these reasons, ignoring the current viability of employment land based on market indicators may be justified. That is, a site will not be used for employment purposes unless it is viable to develop (or, if already built up, maintain) for that purpose.

2.5 National policy on infrastructure

- 2.5.1 The NPPF requires local planning authorities to demonstrate that infrastructure will be available to support development:

*'It is equally important to ensure that there is a reasonable prospect that planned infrastructure is deliverable in a timely fashion. To facilitate this, it is important that local planning authorities understand district-wide development costs at the time Local Plans are drawn up.'*¹⁴

- 2.5.2 It is not necessary for local planning authorities to identify all future funding of infrastructure when preparing planning policy. The NPPF states that standards and policies in Local Plans should '*facilitate development across the economic cycle*,'¹⁵ suggesting that in some circumstances it may be reasonable for a local planning authority to argue that viability is likely to improve over time, that policy costs may be revised, that some infrastructure is not required immediately, and that mainstream funding levels may recover.

2.6 National planning guidance

- 2.6.1 National Planning Practice Guidance (NPPG) provides guidance on the methodology for undertaking a HELAA. Within Stage 2 of the method, this includes assessing the viability of sites.

- 2.6.2 NPPG identifies economic viability as a key aspect of identifying the achievability of sites, as set out in the following paragraphs:

*'assessing the suitability, availability and achievability of sites, including whether the site is economically viable will provide the information on which the judgement can be made in the plan-making context as to whether a site can be considered deliverable over the plan period.'*¹⁶

¹¹ See NPPF para 47

¹² NPPF para 22.

¹³ See para 173 notes that plans should be deliverable, but importantly this goes onto state that the plans should not be subject to such a scale of obligation and policy burdens that their ability to be developed viably is threatened. This is clearly about ensuring that policy burden does not threaten viability and not necessarily that the development has to be viable even if there is not a high policy burden. For example, infrastructure requirements are understood and will not impede delivery (see NPPF para 160).

¹⁴ Ibid (p42, para 177)

¹⁵ Ibid (p42, para 174)

¹⁶ NPPG – 3-018-20140306

'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.'

2.7 Defining viability: the Harman Report

2.7.1 The cross industry and CLG supported Harman Report¹⁷ provides detailed guidance regarding viability testing and in particular provides practical advice for planning practitioners on developing viable Local Plans which limits delivery risk. Along with the Planning Policy Guidance, the Harman Report forms the basis to our approach in this report.

2.7.2 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 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.'

¹⁷ Local Housing Delivery Group Chaired by Sir John Harman (2012) Viability Testing Local Plans

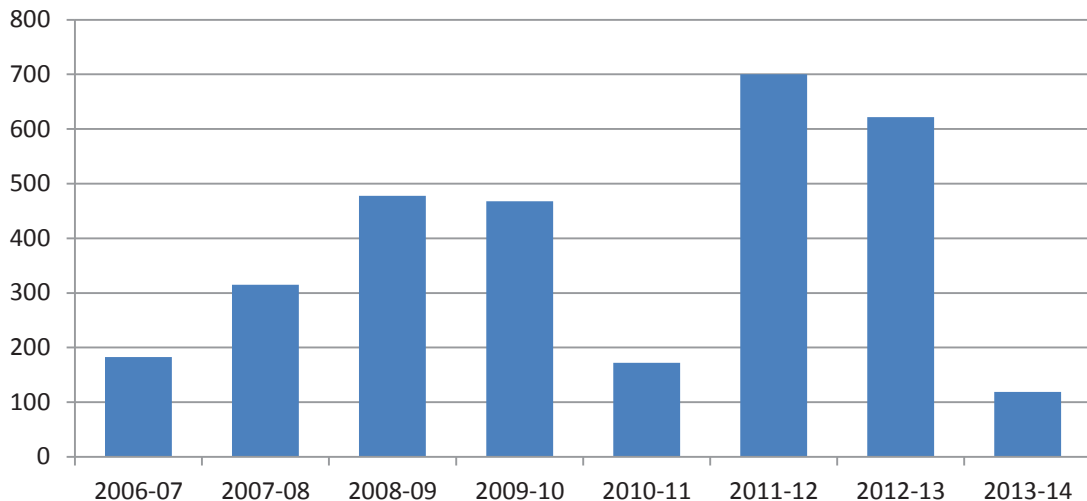
3 Local Development Context

3.1.1 This chapter briefly outlines the local development context in Basildon reviewing past development that has taken place. This development context is important because it helps inform the viability assessment assumptions.

3.2 Past development patterns

3.2.1 Patterns of past development can often provide a guide to the likely patterns of future development. **Figure 3.1** shows the net delivery of dwellings in Basildon according to Basildon Council's Annual Monitoring Report, which has varied considerably over the period 2006 to 2014. According to the Basildon Borough Housing Growth Topic Paper 2015¹⁸ there is a requirement of between 755 - 829 units per annum. In comparison to this, **Figure 3.1** shows that a significant step change is required to meet this, as this figure has not been met in any of the previous eight years.

Figure 3.1 Annual net housing completions, 2006-2014



Source: Basildon Borough Council Annual Monitoring Report

3.3 Likely future development patterns

3.3.1 The Draft Local Plan indicates that the council will seek that almost two thirds of the 16,000 units to be developed within Basildon Borough in the plan period will be within the Basildon Settlement area (which includes Laindon and Pitsea). Aside from this development the council identifies Billericay and Wickford as comprising the majority of the remainder (16% and 18% respectively).

¹⁸ Turley Associates, November 2015

Table 3.1 Number of units allocated to settlements in draft Local Plan

Settlement Name	Dwelling Provision	as a % of Total
Basildon (includes Laindon and Pitsea)	10,125	63%
Billericay	2,500	16%
Wickford	2,800	18%
Crays Hills, Ramsden Bellhouse, Bowers Gifford	200	1%
13 Plotland Settlements	375	2%
Sum	16,000	100%

3.3.2 In terms of what types of development is likely to be welcomed in the borough, the Local Plan sets out their expectations in 'Core Policy 4: Housing types and sizes mix' as advised by Edge Analytics/Turley Associates¹⁹ and replicated below in **Table 3.2**. The policy states that developments of 10 or more units should provide an appropriate mix of housing types, tenure and size with regards to the table below, and other relevant documents such as the SHMA and the Council's housing strategy.

Table 3.2 Housing types and sizes in Basildon

Housing Type	Housing Size (sqm)	All Housing %
Studio / 1 bed flat	<50	17%
2 bed flat or small mews house	50-62	29%
2 or 3 bed family house - semi-detached / mews	70-89	28%
3 or 4 bed family semi-detached house or small 4 bed detached house	90-109	12%
Larger 4+ family detached house	110+	14%

3.4 Affordable homes

3.4.1 Policies regarding the level of affordable housing to be sought are a key component in viability studies. The Council will need to be mindful of overloading development costs and potentially stymieing development. The viability analysis contained within this report tests a range of affordable housing scenarios and makes recommendations of an appropriate level that will contribute to meeting the identified need but not put at risk delivery of development and associated infrastructure requirements.

3.4.2 Basildon's Local Plan seeks the provision of 36% of dwellings in Basildon Borough Council to be affordable between 2011 and 2031. **Table 3.3** below shows that this provision has been patchy in the previous three years, with a greater proportion developed in locations out of the town centre compared to the town centres. Although previously, Basildon Local Plan policy on required 10% affordable housing in town centre. It is important to understand that the figures in the below table may not necessarily give an indication as to a viable proportion of affordable housing sought from development. This is because some affordable housing is brought forward via the use of planning obligations or subsidies as opposed to being directly funded by development.

¹⁹ Edge Analytics & Turley Associates, October 2013

Table 3.3 Delivery of affordable housing

Year	Affordable housing developed <i>outside</i> the town centres			Affordable housing developed <i>within</i> the town centres		
	Gross	Loss	Net	Gross	Loss	Net
2011-12	158	124	34	97	41	56
2012-13	90	0	90	0	0	0
2013-14	2	86	-84	0	0	0

Source: Basildon Borough Council Annual Monitoring Report

4 Viability Testing Method

4.1 Approach to viability testing

- 4.1.1 To assess the housing supply viability across the Basildon Borough, PBA have undertaken a traditional residual value assessment. This approach is widely recognised as the preferred method to test viability²⁰.

The Residual Value method

- 4.1.2 In simple terms, the residual value method works on the basis that a developer knows the end value of the scheme and knows the development costs (construction, interest and developer's profit). Through deducting the total costs from the end value the developer knows what it can bid for the land. If the resulting land value is at a level attractive to the landowner, the owner will be more likely to sell. In simple terms the formula is expressed as:

$$\text{Land Value} = \text{Net Development Value} - \text{Development Costs (construction, interest and developer's profit)}$$

- 4.1.3 Since a large number of sites have been tested for this study, across a number of differing scenarios, the PBA toolkit uses Microsoft Excel to run the development assessments. This approach provides sufficient flexibility to test various scenarios and immediately ascertain the impact it has on every site. The arithmetic of residual appraisal is straightforward when using spreadsheet models for the assessments, however, the inputs to the calculation are hard to determine for a specific site (as demonstrated by the complexity of many S106 negotiations). Therefore our viability assessments are necessarily broad approximations, subject to a margin of uncertainty.
- 4.1.4 A number of generic assumptions are required in the viability assessment process in order to identify residual site values. A site can be developed in a myriad of different ways, and the variables are so numerous that the valuation permutations are infinite.
- 4.1.5 Each site viability assessment considers the variables that affect the site value, to enable a site's market and physical characteristics, and costs, to be inputted into each assessment to reach viability conclusions. This includes the site area, and the total number of dwellings with details of mix and tenure, to derive floorspace assumptions. This will include a merged mix of affordable and open market housing, based on a range of affordable housing proportions of residential floorspace scenarios. Average sales values and build costs are then applied.
- 4.1.6 For clarity, an example of a residential site assessment is provided in **Appendix A**.

Benchmark land values

- 4.1.7 Having estimated the residual value, we compare this value with the 'benchmark land value' or 'land cost', which is taken to be the threshold land value the landowner will accept to release their land for residential uses. A site is deemed viable if the residual value is at least 10% above the average residential land value in the Basildon Borough. We also deem a scheme to be marginally viable should the residual land value fall within a 10% range above or below

²⁰ Harman (June 2012), Viability Testing Local Plans – Advice for planning practitioners

the benchmark. Therefore a marginal site has a possibility of coming forward depending on the landowner's need to sell. This process of comparison takes place in what we call the 'viability summary' tables, which can be found in **Section 6**.

- 4.1.8 Benchmark values will vary to reflect the landowner's judgements, which might include the contextual nature of development, the site density achievable, the approach to the delivery of affordable housing (in the context of residential development) and so on. There are a wide range of permutations here. In order to make progress, we have to assume general values based on existing uses, even though there could be a margin of error in practice.

Analysis of cost and values

- 4.1.9 To ensure the development assessment for each site is sufficiently robust, we have used market data to inform the costs and value inputs.
- 4.1.10 Build costs have been derived from Build Cost Information Service (BCIS) with a base date of Q4 2014. This is an industry recognised source for average costs. In addition to the unit build costs, allowances have been made for existing land type, external works, professional fees, flood risk, marketing, contingency, finance and developer's profit.
- 4.1.11 Our assessment of recent values is based upon market analysis of a range of industry recognised published sources like the Land Registry and Rightmove. The sale value analysis has been supplemented with telephone consultation with local estate agents to provide a 'live' update of local sale prices.

Creating value zones

- 4.1.12 The Basildon housing market is not homogeneous. As a result it has been possible to group the sites tested for viability into four value zones across the borough, which are Basildon Town, West Basildon²¹, Billericay and Wickford. Sites which fall within the same value zones typically have similar end sale values.
- 4.1.13 The value zones have been driven by the brief, but also reflect the average new build sale values achieved throughout the Basildon borough established through the market analysis and consultation with estate agents.

Site typology

- 4.1.14 Details about the 166 sites have been provided by Basildon Council. These have been identified through the HELAA process. Using a selection of the criteria used within the analysis of the HELAA sites, it has been possible to establish key characteristics of these sites for testing in terms of their potential to be viable based on market conditions and policy requirements such as affordable housing, and planning obligations through Section 106 (S106).
- 4.1.15 The categories used to establish the key characteristics for viability testing include:
- Location;
 - Yield, which is the number of potential new dwellings which would come to the market;
 - Density;
 - Existing land use;

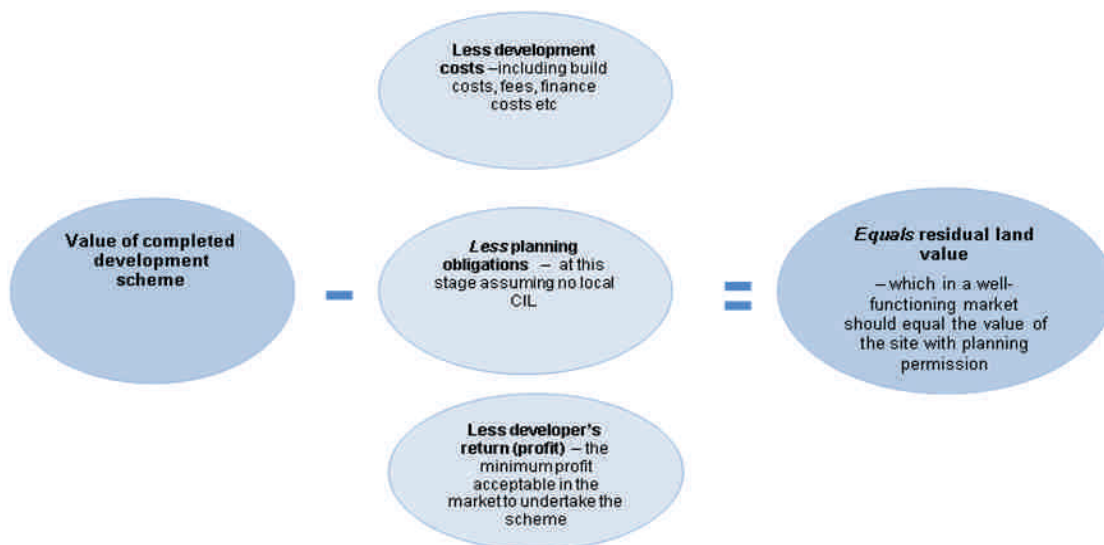
²¹ West Basildon is an area on the edge of, but within, Basildon Town, which is singled out from the rest of Basildon Town because of higher achieved values of the homes in this location compared to the rest of town.

- Category (i.e. suitable, available);
- Gross site area; and
- Flood risk, contamination and other potential obstacles.

4.2 Testing policy scenarios

4.2.1 The policy implications are tested as part of the above RV process, as set out in **Figure 4.1**.

Figure 4.1 Method diagram: value of completed development scheme



4.2.2 Given the emerging status of Basildon Borough's Local Plan, a number of viability scenarios have been used to test potential affordable housing policy and potential S106 contributions. A key question the study addresses is whether the level of affordable housing and planning obligations will inhibit development generally, and what level of planning obligation can be delivered whilst maintaining economic viability.

Affordable Housing scenarios

4.2.3 This includes, as a baseline test, the Saved Local Plan policy BAS S5, which seeks an 'appropriate provision' of affordable housing on suitable sites. This Policy was superseded by a Council Cabinet Committee Resolution (February 2008), that required 30% affordable housing on all sites of more than 10 dwellings, except within Basildon and Wickford town centres where only 10% affordable housing should be on the site with the balance of the 30% being either provided off-site or in the form of a commuted sum. This policy is the saved Local Policy for Basildon Borough Council. A tenure mix of 70% social and affordable rented and 30% intermediate rented tenures have also been prescribed.

4.2.4 The baseline viability appraisals have been carried out on the basis of the previous Council policy requiring 30% affordable housing provision on all sites with potential for 10 or more dwellings. This assumes that the impact of a commuted sum for off-site affordable housing is equivalent to on-site provision (including the cost of building and the opportunity loss from reduced market sales). This is in line with draft affordable housing policies within the Preferred Options Local Plan (December 2013).

4.2.5 The Council is in the process of considering a revised affordable housing policy for the Local Plan. To provide useful benchmarks, we test affordable housing provision at 36% in line with

the up to date Basildon SHMA (2013) findings, and 70% social and 30% intermediate tenure mix.

4.2.6 The new Planning Obligations Strategy was formally adopted in August of this year requiring an affordable housing percentage of 36% across the board and no longer has a reduced rate for town centres.

4.2.7 Therefore, the viability assessment is tested at the following levels of affordable housing provision:

- **Base Scenario** current affordable housing policy: 30% affordable housing;
- **Consultation Policy Scenario** - 36% affordable housing; and
- **High Level Scenario**: 40% affordable housing.

Planning Obligation SPD Sensitivity

4.2.8 In August of this year, Basildon Borough Council adopted the Planning Obligations Strategy Supplementary Planning Document (SPD) to support the emerging Local Plan policies on delivering infrastructure and sustainable growth. The SPD has been prepared in accordance with the Planning & Compulsory Purchase Act 2004 (as amended), with regard to the NPPF (paragraph 153) and the accompanying Planning Practice Guidance, and will be a material consideration in the determination of relevant planning applications.

4.2.9 As Basildon Council did not have an adopted Development Plan in place by the 5th April 2015, and has therefore also not got a CIL in place, the approach taken is for the Council to consider each application on an individual basis using the legal tests set out in national guidance.

4.2.10 Progress on the Council's Community Infrastructure Levy (CIL) is to be twin tracked with the Local Plan, and once adopted, the Planning Obligations Strategy SPD will be updated so that the requirements for infrastructure provision that are contained in the Council's Schedule 123 list will no longer be subject to S106 contributions, in accordance with national planning policy guidance.

4.2.11 In relation to the Planning Obligations SPD, it should be assumed that further to the Affordable Housing requirements above, contributions will be sought on a site-by-site basis from sites of 10 or more dwellings. The previous SHLAA site testing identified an average S106 contribution at £2,230 per dwelling on sites with 10 or more dwellings. The information on agreed residual S106 (i.e. excluding AH contributions), included a sample of 21 sites shown in **Table 4.1**. This shows that in agreements, the Council and developers have agreed an average of nearly £2,230 per unit per scheme where contributions have been defined as residual S106 (excluding S106 affordable housing contributions). The scheme with the maximum agreed contribution is £8,000 per unit.

4.2.12 Based upon the Council's policy requirements and its implementation, we have tested viability across the affordable housing scenarios listed above with a residual S106 payments at £2,230 per dwelling on sites with 10 or more dwellings.²² We treat this as the base case for testing viability.

²² We acknowledge S106 Obligations are site specific and in some circumstances the sums could be more or less, but for the purpose of testing the deliverability of sites as part of the SHLAA process, we use these recently agreed average figures across all 166 sites with 10 or more dwellings to ensure a consistent and strategic approach.

Table 4.1 Agreed by outstanding residual S106 contributions at May 2013 *

Site	No of Net New Units	Agreed S106 (£,000s)	S106 per unit
1	73	£30	£411
2	425	£0*	£0*
3	84	£300	£3,571
4	24	£33	£1,375
5	10	£80	£8,000
6	184	£190	£1,033
7	750	£2,160	£2,880
8	28	£83	£2,964
9	59	£290	£4,915
10	359	£0*	£0*
11	68	£137	£2,015
12	24	£50	£2,083
13	99	£0*	£0*
14	73	£100	£1,370
15	145	£20	£138
16	164	£256	£1,561
17	70	£10	£143
18	9	£20	£2,222
19	10	£5	£500
20	50	£141	£2,820
21	87	£181	£2,080
Average per scheme			£1,909
Average per scheme with S106 payments			£2,227

*It is important to note that sites with £0 contributions towards S106 may have met their planning contribution obligations through alternative means; for example by providing for education provision within the development, which is usual on large schemes.

Source: Basildon Council Update in Respect of S106 Procedures and Contributions (5 June 2013); PBA

4.3 Consultation

4.3.1 In our experience, local agents and developers are always happy to explain where the market is at, what is going on, and why. The consultation with the development industry has helped to make our assumptions more robust and these discussions also help us see where potential concerns may arise, so that the Council can be better prepared to address concerns.

4.3.2 The key variables discussed with consultees include:

- The density and mix of development;
- Estimated market values of completed development;
- Existing use and open market land values;
- Basic build cost;

- External works (% of build cost);
 - Professional fees (% of build cost);
 - Marketing & sales costs (% of development value);
 - Typical S106 costs;
 - Finance costs (typical prevailing rates);and
 - Developer's profit (% of revenue).
- 4.3.3 We worked with the Council to set up a Stakeholder meeting for the development industry active in the borough. This took place on 7 July 2015, and in addition to the consultants, and Council officers, was attended by landowners, developers and agents.
- 4.3.4 We also consulted separately with local estate agents (located across the three main towns) and the Council's Housing team to gather more detailed information about revenue and costs for affordable housing to assist in the analysis.
- 4.3.5 All comments have been taken into account and reflected in **Section 5** where appropriate.

5 Development Assumptions

5.1 The modelled assumptions

5.1.1 An example of the site viability assessment is provided in **Appendix A**. These set out the development assumptions that underpin each site viability assessment. The principal variable factors are explored below.

Coverage and mix

5.1.2 As shown in the example in **Appendix A**, each site assessment starts with a summary detailing the assumptions made about the total number of dwellings, the mix of types and the resultant floor areas, based on reasoned assumptions about the type of dwellings and density that would be appropriate for the location and size of the site.

Net (developable) area and housing density

5.1.3 For establishing housing land values, assumptions about the likely number of units and saleable floorspace of the dwellings are required for generating a sales turnover. Total turnover is dramatically increased by greater coverage. But housing needs to be serviced by roads for instance, and for larger developments, land is required for public open space, strategic landscaping, community buildings, employment and possibly schools.

5.1.4 The gross area of the site allows for the provision of non-residential land uses normally associated with larger sites which generally support no direct revenue to the development. Also residential land values are normally traded and reported on a per net hectare basis, since it is only this area which delivers a saleable return and is therefore valued. Consequently, the viability assessments identify the likely net developable area to identify its value and to compare this with net developable land values benchmark.

5.1.5 The Basildon HELAA provides the gross site, so the next step is to convert the gross areas into net developable areas. For the residential typologies, the net developable areas have been derived using a formula²³ based on discussions with the Council and the wider development industry, and examples from elsewhere, including the Basildon Urban Capacity Study (2004).

5.1.6 The Council's estimate of the number of dwellings per net hectare for each site is then used to estimate the number of units that would come forward. The Council estimate is taken from the findings in the Urban Capacity Study 2004, as reported in the previous SHLAA Economic Viability Assessment (2013). This specifically identifies the different types of housing present within the borough and the dwellings per net developable hectare for each type. The Council has then compared the sites contained within the HELAA with the closest housing type from the Urban Capacity Study to apply an appropriate number of dwellings per net hectare. When a HELAA site is not located in close proximity to a specific housing type mentioned in the Urban Capacity Study, the dwellings per net hectare of the closest adjacent settlement area is used.

5.1.7 The density does vary widely between sites, which is what would be expected across the different locations and site characteristics. Higher density sites are traditionally more likely to accommodate flats, although demand is currently at a low level in many locations. Whilst low density sites will have a much higher proportion of family dwellings. Across all 165 sites, the density is 34 units per hectare based on the sum of the yield divided by the sum of the net

²³ Uses a non-linear formula to estimate the net area from the gross area, so that the greater the number of units that there are the greater the amount of gross to net land area.

developable areas. This density is similar to what was suggested to be typical for Basildon Borough at the Stakeholder Workshop.

Development mix

- 5.1.8 With the varying site densities listed within the HELAA, variable mixes of unit types have been assumed. The housing mix is summarised in **Table 5.1**. This is based on the number of dwellings and locations of the HELAA sites, and the feedback from the Stakeholder Workshop. It is important to note here, as with any assumption in this report, that the dwelling mix in **Table 5.1** are used for the purpose of this report, which is to check the potential viability and achievability of HELAA sites. They do not reflect any policy or requirement that the Council may wish to apply on specific sites.

Table 5.1 Housing mix

Units per ha >	1-34	35-69	70-99	100+
Open Market Units				
1-2 bed flats	0%	20%	30%	100%
2 bed house	20%	30%	50%	0%
3 bed house	40%	25%	20%	0%
4+ bed house	40%	25%	0%	0%
Affordable Housing				
1-2 bed flats	20%	20%	40%	100%
2 bed house	40%	60%	50%	0%
3 bed house	40%	20%	10%	0%
4+ bed house	0%	0%	0%	0%

Floorspace

- 5.1.9 To establish housing land values, assumptions about the likely saleable floorspace of the dwellings are used to generate an overall sales turnover. We have looked at recent new build schemes in Basildon Borough, using Rightmove web searches and developer brochures, to identify average floorspace sizes per unit type. The floorspace assumptions are presented in **Tables 5.2** below.

Table 5.2 Average saleable floorspace by unit type and location

Area	Type	Size (sqm)
Basildon Town	Apartments	58
	2 bed house	85
	3 bed house	100
	4+ bed house	120
Billericay	Apartments	58
	2 bed house	85
	3 bed house	100
	4+ bed house	120
Wickford	Apartments	58
	2 bed house	85
	3 bed house	100
	4+ bed house	120

5.2 Viability assumptions

5.2.1 The modelling uses local values and costs to test what level of contributions can be achieved without risking viability, as well as testing variable affordable housing requirements.

Sales values

Open market housing sales values

5.2.2 New homes on the market in Basildon have been reviewed to identify typical values by area and type of property. Where there is no evidence of brand new home sales, the second hand market has been used. These have been sourced from an assessment of the housing market based on discussions with local developers and agents about their current experience, and a search of relevant websites such as the Rightmove.

5.2.3 We have also undertaken telephone consultations with five local estate agents who are active in Basildon Borough and its three towns. They agreed that the summary points from the previous SHLAA viability work remain pertinent, which were as follows:

- Higher priced properties are found in Billericay rather than in Basildon Town or Wickford, with Basildon Town generally being the cheapest;
- Highest values in Billericay are in the vicinity of the high street and rail station due to its role as a commuter town;
- Highest values in Basildon Town are in the Langdon Hills area (West Basildon) in which properties are generally newer;
- In general, prices across the borough have been rising in recent months with an increasing proportion of properties achieving their asking price and properties moving from the market more quickly; and
- Owing to the shortage in housing supply many sellers have been successful in increasing their prices and achieving a sale.

- 5.2.4 The consultation with local estate agents did identify that quoting values in Basildon have increased, and their estimates of specific typical value of new build properties are listed for the three main areas in Basildon in **Table 5.3**.

Table 5.3 Estate Agent values for new build properties

Dwelling type	Basildon Town	Billericay	Wickford
Apartments	£180,000 - £200,000	£275,000 - £300,000	£195,000 - £205,000
Average semi-detached houses	£290,000 - £310,000	£375,000 - £400,000	£290,000 - £310,000
Average detached houses	£320,000 - £380,000	£450,000 - £475,000	£330,000 - £350,000

- 5.2.5 Reviews of Rightmove website and developer brochures provide new build values for 27 dwellings currently being marketed across the borough. The full list of recent new builds is included in **Appendix B** and summarised in **Table 5.4**. Since these sources provide asking values, then the likely achievable values required to inform the viability is expected to be about 5% to 10% lower than these prices to reflect likely negotiations and deals/incentives between buyers and sellers in the current market.

Table 5.4 Rightmove new development asking values at May 2015

Dwelling type	Basildon Town	Billericay	Wickford
Apartment	£182,995	-	£187,328
Terraced	£256,000	-	-
Semi-detached	£311,996	£339,998	£325,000
Detached	£327,500	£792,475	-

Source: Rightmove

- 5.2.6 In addition to analysing property on the market we have also looked at past sales values, using Land Registry data. This provides a full record of all individual transactions from 2013 to September 2014, which is summarised in **Table 5.5**.

Table 5.5 Land Registry recently sold values, 2013-2014

Dwelling type	Basildon Town	Billericay	Wickford
Apartment	£120,029	£174,833	£134,742
Terraced	£165,646	£235,452	£197,839
Semi-detached	£216,709	£293,493	£224,830
Detached	£305,665	£532,540	£316,166

Source: Land Registry

- 5.2.7 Marketing brochures for new build properties in Basildon have been used to inform the average saleable unit sizes of new build dwellings, as shown earlier in **Table 5.2**. These sizes are fairly typical by industry standards, and there are no differences between the different locations.
- 5.2.8 We combine the average unit sizes in **Table 5.2** with the unit values identified from the sources of data and the earlier discussions with local stakeholders to establish a range of sales prices that are expected in each part of the Borough. The average revenues per square

metre of floorspace by location are shown in **Table 5.6**, and have been used in the assessment model for current open market sales.

Table 5.6 Modelled average Open Market floorspace sales value by housing type and location

Area	Type	Value per sqm
Basildon Town	Apartments	£2,700
	House	£2,650
Billericay	Apartments	£3,300
	House	£3,950
Wickford	Apartments	£2,800
	House	£2,700
West Basildon	Apartments	£2,700
	House	£2,800

- 5.2.9 The helpful discussions with the development industry at the Stakeholder Workshop in July 2015 also provided invaluable information about the various elements of the Basildon housing market including likely sales values per square metre, which were in line with the information presented in **Table 5.6**.

Sales value for Affordable Housing

- 5.2.10 The site viability assessments tests affordable housing to be provided under the following potential policy scenarios: 30%, 36% and 40% of the total dwellings, with 70% being for social rent and 30% shared ownership. This excludes small sites of fewer than 10 dwellings, where policy requires no affordable units to be provided. However, achieving this level of affordable housing may impact on the viability for certain sites because typically affordable housing generates less revenue than open market housing.
- 5.2.11 The viability assessment assumes that affordable housing will command a transfer value to a Registered Provider at lower than market rates. The gap between the full cost and the price paid to a developer represents the level of private subsidy (i.e. developer or landowner subsidy).
- 5.2.12 In the current economic climate, it is increasingly important to ensure that the most effective use is made of public funds. HCA guidelines have recently changed and now RPs should only pay the capitalised net rental stream for affordable housing through their delivery by S106 agreements from the private housing developers to housing associations, with no social housing grant available to support this transfer. There are many possible ways to provide affordable accommodation but for the purposes of the HELAA Viability Assessment work, the viability assessment uses revenues that are typically achieved by RPs based on capitalised rental for different affordable housing tenures with no subsidy.
- 5.2.13 In the site viability assessments, the affordable revenue is expressed as a proportion of open market value sales revenues. Each site is different, but based on recent deals and discussion with the Council's housing team, a range of between about 45% and 65% is usually achieved across a range of tenure mixes. For example, the neighbouring Local Planning Authority of Chelmsford has recently tested its assumption about affordable housing revenues in the context of testing a level of Community Infrastructure Levy (CIL). The different Capital Values produced for each house type for social rent, affordable rent and shared ownership, calculated as an average, and compared with the market value, produced an average of 65% of Open Market Value (OMV).

5.2.14 Information gleaned from the Stakeholder workshop suggested that the market would want to deliver intermediate/shared ownership products. With this in mind, and based on the above sources of information and policy, we have assumed that social/affordable rented housing will achieve 55% of the open market sales values per unit and the intermediate affordable housing revenues will achieve 65%. These represent the assumed average rates that RPs can purchase from developers without the use of grant subsidy.

Development costs

Unit build costs

5.2.15 Unit build costs have been determined by average price per square metre data published by BCIS. This is an industry recognised source of build cost data. The BCIS build cost data is taken from Quarter 4 of 2014 and re-based (adjusted) for Basildon, which were the latest available at the time of this study, and therefore aligns closely with the current values data in **Table 5.6**.

5.2.16 The average build costs are summarised in the **Table 5.7**. The size of units applied to the build costs are the same as the saleable sizes in **Table 5.2**, except for apartments which typically have a larger build area (GIA) than sales area (NIA) because of circulation space, which is typically about 15% on top of the saleable space.

Table 5.7 Unit build cost private units

Private Build Costs	Cost per sqm
Apartments	£1,174
Houses (small house builder <4)	£1,226
Houses (medium house builder 4-14)	£1,134
Houses (large house builder 15+)	£1,041

Other standard development cost items

5.2.17 For costs such as external works, fees, finance and developer margins, we used high-level approximations representing industry standards based on the average from a range of scheme types. These assumptions are identified in **Table 5.8**. They were also presented to the developer workshops and were met with general agreement.

Table 5.8 Other development costs

Externals as percentage of build costs	
Flats and houses	10%
Professional Fees as percentage of build cost	
Professional fees	8%
Contingency	
On development costs	4%
Marketing	
Percentage of sales value	3%
Profit percentage of GDV	
Private	20%
Affordable	6%
Finance cost	
Per year on negative cashflow balance	6.5%
Land Purchase Fees	
Surveyor's fees	1.00%
Legal fees	0.75%

External costs

5.2.18 In addition to the cost of constructing the units, there are additional costs for external works relating to, but not limited to, services, landscaping, drive ways and site access. These additional costs have been reflected in our analysis by increasing the build cost per square metre for different dwelling types by the percentages specified in **Table 5.8** above. These percentages are in line with industry standards.

Professional fees

5.2.19 Professional fees relate to the cost of surveyors, planning, building regulations, architects' fees and other similar costs that are involved in bringing sites forward. The industry standard when assessing viability is between 8% and 10% of build cost, normally relating to the complexity of the site and/or scale.

Contingency

5.2.20 Developers include an allowance for contingency to reflect any unknown costs. The industry standard is between 3% and 5% of build costs.

Section 106 (S106)

5.2.21 The base position is for schemes with 10 or more dwellings to contribute £2,230 per dwelling for S106 in line with recent agreements and nothing on schemes with less than 10 dwellings.

Marketing costs

5.2.22 Marketing costs are associated with the developer's cost for selling the completed units. These costs can vary significantly depending on factors such as the size of the scheme and the end value of units, but they typically fall within 2 to 4% of sale values.

5.2.23 To reflect marketing costs we have assumed the mid position of 3% of sale values.

Developer profit

5.2.24 To reflect the developer's risk and overheads, we have used 20% on gross development value. This is becoming an accepted standard in assessments to fund development in the current market. It should be stressed that some schemes by their very nature (i.e. more risky) may require a higher return, but some will need less, depending on the nature of the site and characteristics of the developer's risk profile. The developer return is a Gross Margin and therefore includes overheads.

5.2.25 For affordable homes, a lower 6% profit margin is assumed for the private house builders. This is applied to the GDV of the AH residential dwelling development.

Finance costs

5.2.26 Values are also affected by the size of the site, reflecting return on capital employed across a period of time and the cost of financing a purchase compared with the time taken to receive all site sales value. The sites assessments allow for these time factors through a cashflow model approach. The purpose is to identify the likely borrowing cost on the development in testing viability of a scheme; it is not to determine the likely phasing of development over the Plan period.

5.2.27 It is common practice when assessing viability to assume that the scheme will be 100% debt funded. The assumption of 6.5% on negative cashflow is assumed. This is informed by consultation with Natwest about how the bank lends, which raised the issue that a careful approach is taken to lending because interest rates are low, so the bank's returns are low. Banks are ensuring their clients (developers) don't spread themselves too thinly. So, if the developer has a good track record, e.g. they made it through the recession and can make 15% to 20% profit on GDV, then they will lend. Although the lending will vary, it would normally be at 3-3.5% above base rate (0.5%), with a one off arrangement fee of around 1.25% and exit fee of 1.25%. Possibly first time developers or developers spreading themselves thinly would end up with higher banks costs.

5.2.28 Construction costs have a time allowance of three months in the cashflow to reflect enabling time prior to building out the units and a six month lag period between the first units constructed to the first unit sold at which point payments towards the capital borrowing debt is able to start.

Site variables and opening up costs

5.2.29 The HELAA provides analysis of site characteristics which can affect development costs. Within our assessments we have reflected the site variables for land type and flood risk.

5.2.30 Developing greenfield, brownfield and mixed sites represent different risk and costs. These costs can vary significantly depending on the site's specific characteristics. To reflect additional costs associated with site development for residential purposes (i.e. demolition and opening costs), we have increased the build costs as in **Tables 5.9** and **5.10**.

Table 5.9 Site abnormal costs

Site abnormal costs	Per hectare
Brownfield (industrial/retail/car park/ storage uses)	£150,000
Mixed	£75,000
Greenfield (POS/agric uses)	£0

- 5.2.31 Similar to site contamination, there is a need to allow for additional build costs associated in developing a site that requires works to negate the impact of flooding and other site clearance obstructions. These costs are determined by the site specific requirements and will vary but could include works such as: swales, attenuation, balancing ponds, undergrounding cables, service diversions, etc.

Table 5.10 Opening up costs

No. of units per scheme	Cost per unit
< 36	£1,000
< 200	£5,000
< 500	£10,000
>= 500	£15,000

- 5.2.32 The HELAA provides a Flood Risk Assessment (FLA) score for each site assessed, and identifies on site pipelines and OH Cables. In **Table 5.11** we have graded the extra over costs according to the FLA score and cost impacts of diverting or avoiding main services, based on a risk score (from zero to five) according to an assumed gravity of constraints to development.

Table 5.11 Risk assessment score and costs related to mitigating potential constraints

Risk Score	Extra-over build costs allowances
5	15%
4	8%
3	4%
2	2%
1	1%
None	0%

Benchmark land values

- 5.2.33 To assess viability, the residual value generated by a scheme is compared with a benchmark value. This benchmark should reflect a competitive return for a landowner to sell their land. To establish benchmark residential land values, analysis has been undertaken of the previous SHLAA viability findings (2013) along with UK Land Directory website on auctioned land, published data on clean residential land values from the Valuation Office Agency (VOA) and discussions at the Stakeholder Workshop.
- 5.2.34 Based on the information gathered, clean residential land value in Basildon is expected to achieve about £2m per hectare.²⁴ But this is likely to vary according to the location of the site and by the existing use of the site. In addition, where sites have non-residential existing uses, then the benchmark land values are expected to be sufficiently below the market rate for clean residential land in order to allow for possible on-costs, like opening up costs discussed earlier. These on-costs would normally be expected to come off the clean land value price.

²⁴ This is partly based on available VOA data identifying the value of residential land in 2011 to be £1.4m in the Medway Towns on the other side of the Thames estuary and £2.9m in Cambridge. No figures were available for Basildon Borough and there were few reported places which are closely comparable. However, from a high level comparison based on other land use value data using auction websites, and based on the characteristics of both locations, Basildon would be somewhere between the two but closer to the Medway Towns rate.

- 5.2.35 Based on the above sources and factors, in testing for high level viability in Basildon we use the benchmark land values for sites at a pre planning and preparation for residential development stage, that was identified in the previous SHLAA EVA (2013) study, and apply a value uplift based on the same percentage increase achieved in housing sales values in Basildon Borough, which was 9.25% over the past two years. The revised land values are reflected in **Table 5.12**.

Table 5.12 Land value based on existing use plus uplift

Site Typology	Basildon Town*	Billericay	Wickford
Brownfield (industrial/retail/car park/storage uses)	£1,090,000	£1,526,000	£1,308,000
Semi brownfield (Education/community uses)	£708,500	£991,900	£850,200
Greenfield (POS/agricultural uses)	£654,000	£915,600	£784,800

*incl: West Basildon

Phasing of development

- 5.2.36 The viability model assumes that all sites would come forward at the current time, with build out rates for residential units being based on an inbuilt formula. This has been informed by feedback from the development industries and stakeholder workshop, based on the build rate patterns identified in **Table 5.13**.

Table 5.13 Assumed residential unit build out rates

No. of units	Build out rate		No. of units per year
	Months	Years	
1	13	1	1
10	16	1	7
100	32	3	38
500	69	6	87
2,000	152	13	158
5,000	266	22	226

- 5.2.37 Ultimately it will be up to the Local Planning Authority to determine the likely phasing of development over the Plan period and therefore the viability results shown in **Section 6** only provide an indication for the achievable housing yield based on five year periods (from 0 to 5, 5 to 10 and 10 to 15 year periods) based on all sites coming forward from the current period.

6 Findings from the Viability Assessments

6.1 Overview of the viability assessments

- 6.1.1 The potentially suitable HELAA sites have been subjected to a high level assessment, complete with cashflow analysis using the approach and data inputs outlined earlier in this report. This includes assessments for the 165 sites based on the baseline condition of 30% affordable housing content on sites with a potential yield of 10 or more dwellings, with a 70% social/affordable rented and 30% intermediate tenure, and S106 set at the recently achieved rate of £2,230 per dwelling for yields of 10 or more dwellings.
- 6.1.2 We also assessed each site in relation to two higher levels of affordable housing content (i.e. 36% and 40%). This is to test the likely impact on housing land viability from potential changes in future Plan policies, which are provided in **Appendix C**. We consider the results in this chapter by referring to the three charts below, which summarise the quantum of viable sites, yields and yield delivery timelines.
- 6.1.3 It should be noted that although sites may be identified to be unviable from the viability assessment, whereby the residual value is shown to be below the assumed benchmark market land value, this report does not confirm these sites to be unviable. This is because most sites have come through the call for sites process and therefore it might be assumed that the landowner will be aware of the policy requirements on their site should it be brought forward for housing and the price at which they would be willing to sell the land. They therefore are considered to be 'willing' to deliver a site, which meets the test set out in NPPF for viability assessment requiring a 'willing landowner'.

Figure 6.1 Overview of the sites viability assessments results

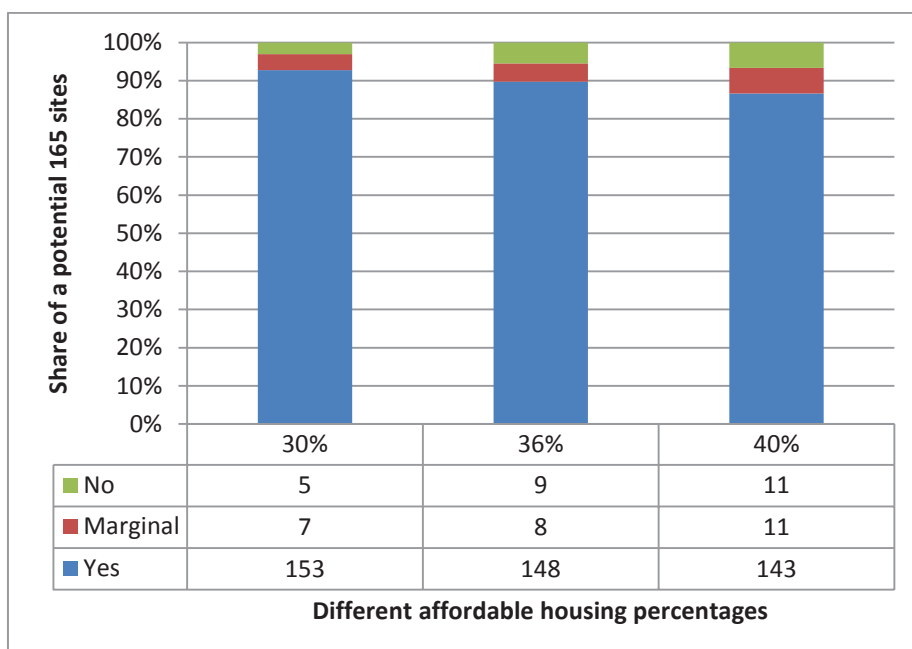


Figure 6.2 Overview of the potential yield viability assessments results

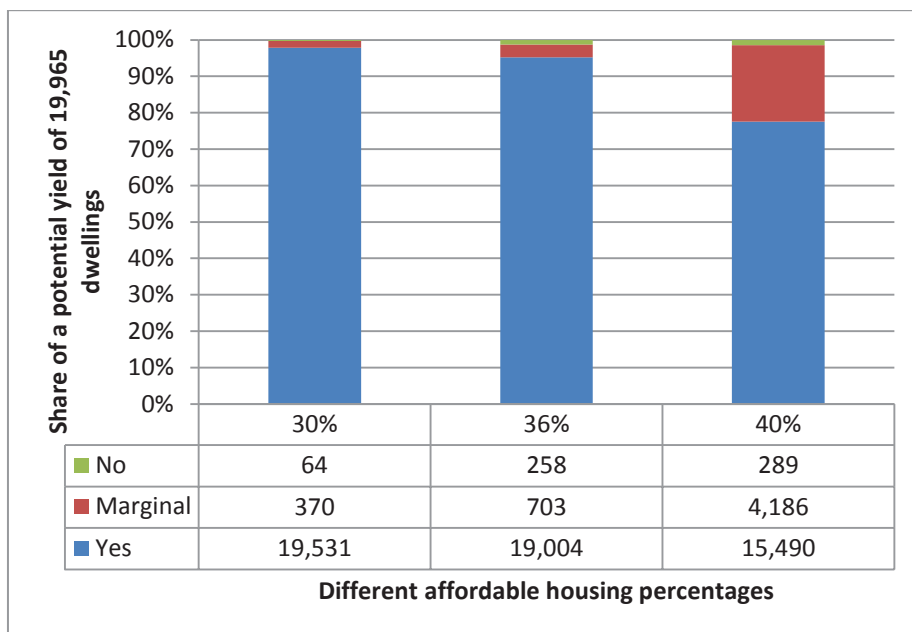
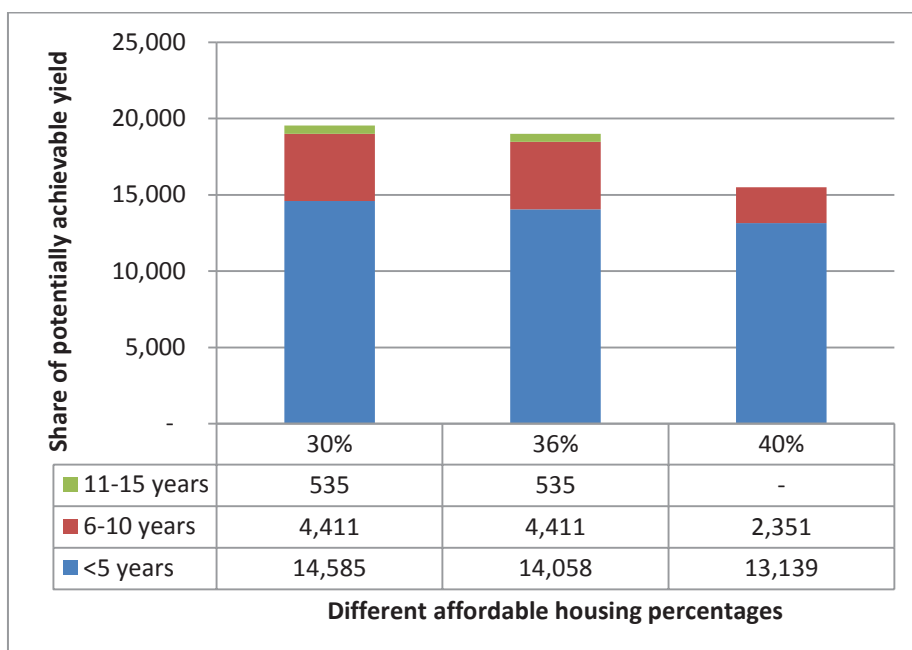


Figure 6.3 Overview of potential deliverability of the viable and marginal dwellings by delivery time



6.2 Results from different Affordable Housing scenarios

Base Scenario: 30% affordable housing

- 6.2.1 The base scenario indicates that the current affordable housing policy is broadly working across the borough. Under this scenario the number of viable sites is 153 out of 165, with a potential to yield some 19,531 out of a possible 19,965 dwellings. A further 7 sites are within the marginal viability buffer, in that they fall within a 20% range (i.e. 10% above or below) around the benchmark land value. The inclusion of these marginal sites increases the potential available supply yield to 19,901 dwellings.

- 6.2.2 Based on the typical build out rates, all potential dwellings are able to come forward over 15 years. Of these dwellings, 14,585 might be achievable within five years, while an additional 4,411 and 535 might be achievable over 10 and 15 years respectively.

Draft Local Plan Scenario: 36% affordable housing

- 6.2.3 Testing viability in line with this higher affordable housing policy, as identified in the Preferred Options Local Plan, indicates that five additional sites would no longer be viable, with the potential loss of just under 500 possible dwellings from the base position. The potential yield from those sites considered to be viable is 19,004. The potential yield increases to 19,707 with the inclusion of a further eight marginally viable sites.

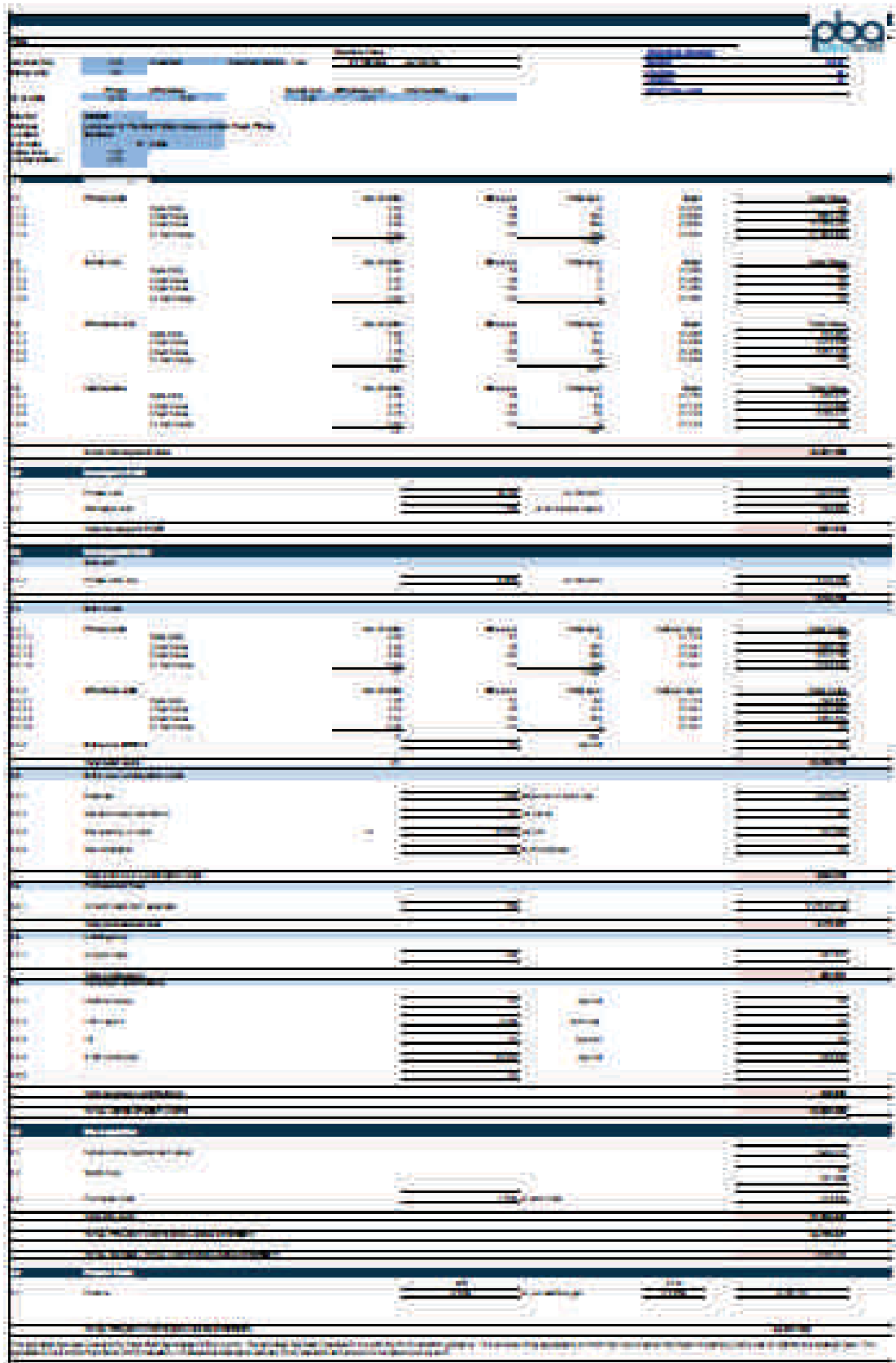
- 6.2.4 Of these, some 14,058 dwellings might be achievable for coming forward over five years, while some 4,411 and 535 might be achievable over the following two 5-year periods.

SHMA 2013 Scenario: 40%, affordable housing

- 6.2.5 Scenario 3 indicates that 143 viable and 11 marginally viable sites would still be achievable out of the 165 sites under the higher affordable housing rate of 40%, as recommended by the previous Basildon SHMA (2013). These sites have potential to yield approximately 15,490 viable dwellings and 4,186 dwellings with the inclusion of the marginally viable sites.

- 6.2.6 Of these, some 13,139 dwellings might be achievable over five years, and some 2,351 might be achievable over the following 5-year period.

Appendix A Example Site Assessment



Appendix B New Development Values at May 2015

Broad location	Asking price	Dwelling type	No. of beds
Laindon	£330,000	Detached	4
Laindon	£315,000	Detached	4
Laindon	£265,000	Terraced	3
Laindon	£265,000	Terraced	3
Laindon	£260,000	Terraced	3
Laindon	£260,000	Terraced	3
Laindon	£230,000	Terraced	2
Laindon	£330,000	Detached	4
Basildon	£335,000	Detached	5
Basildon	£285,000	Semi-detached	4
Basildon	£325,995	Semi-detached	4
Basildon	£324,995	Semi-detached	4
Basildon	£183,995	Flat	2
Basildon	£181,995	Flat	2
Basildon	£265,000	Semi-detached	3
Basildon	£265,000	Semi-detached	3
Basildon	£265,000	Semi-detached	3
Billericay	£325,000	Semi-detached	3
Billericay	£335,000	Semi-detached	3
Billericay	£359,995	Semi-detached	3
Billericay	£799,950	Detached	4
Billericay	£785,000	Detached	4
Wickford	£191,995	Flat	2
Wickford	£189,995	Flat	2
Wickford	£179,995	Flat	3
Wickford	£325,000	Semi-detached	4
Wickford	£325,000	Semi-detached	4

Appendix C Summary of Site Viability by Affordable Housing Scenarios

Site ID	Name	Total Yield	Social/affordable rented Intermediate			Affordable Housing Rate Affordable Housing Trigger Affordable Tenure Mix		
			< 5 years	6-10 years	11-15 years	30% 10 70%	36% 10 70%	40% 10 70%
						Viability?	Viability?	Viability?
SS0005	Land North of Mayflower House, Heath Close, Billericay	6	6	0	0	Yes	Yes	Yes
SS0015	11 Church Street and land rear of 11 Church Street	10	10	0	0	Yes	Yes	Yes
SS0020	Land adjacent to 26 The Mount	15	15	0	0	Yes	Yes	Yes
SS0034	Wickford Car Park, rear of High Street and Ladygate Centre	90	90	0	0	Yes	Yes	Yes
SS0035	Wickford market between Market Road and Woodlands Road, Wickford	35	35	0	0	Marginal	No	No
SS0036	Land at Market Avenue and Market Road, Wickford, including the swimming pool and 70-108 Market Avenue.	14	14	0	0	No	No	No
SS0012	Land East of Greens Farm Lane, West of Outwood Common Road, North of Outwood Farm Road	650	390	260	0	Yes	Yes	Yes
SS0046	Land at Shot Farm, Southend Road, Wickford	159	159	0	0	Yes	Yes	Yes
SS0053	Land south and north of Barn Hall (Area of Special Reserve BAS S3) + Allocation S3 + R3	337	337	0	0	Yes	Yes	Yes
SS0054	Land north and east of Station Avenue, Barn Hall, Wickford	90	90	0	0	Yes	Yes	Yes
SS0056	Land east and west of Lower Dunton Road, Dunton, Basildon	580	390	190	0	Yes	Yes	Yes



Affordable Housing Rate						30%	36%	40%
SS0057	Land at Hereford House, Lower Dunton Road, Dunton, Basildon	80	80	0	0	Yes	Yes	Yes
SS0059	Land at Ford Dunton Technical Centre, and Former Laindon School Playing field, Laindon, Basildon	356	356	0	0	Yes	Yes	Yes
SS0064	Land east of Pound Lane, Laindon	20	20	0	0	Yes	Yes	Yes
SS0067	Land at Laindon Link, South West of Roundacre	30	30	0	0	Yes	Yes	Yes
SS0069	Open Space and garages at rear of 1-53 Paprills, 318-334 Great Gregorie and 156-184 The Knares, Lee Chapel South	16	16	0	0	Yes	Yes	Yes
SS0070	Land south of Basildon College, north of Basildon Hospital	284	284	0	0	Yes	Yes	Yes
SS0071	Land north of Dry Street (Area of Special Reserve – Saved Policy BAS S3)	302	302	0	0	Yes	Yes	Yes
SS0072	Thurrock and Basildon College Nethermayne Campus	250	250	0	0	Yes	Yes	Yes
SS0076	Land North of Nethermayne, South of 35 Toucan Way, including car park and outbuildings at Basildon Golf Course	13	13	0	0	No	No	No
SS0078	Cherrydown West / Ashdon Way Car Park	80	80	0	0	Marginal	No	No
SS0082	Land opposite 54-84 Audley Way	9	9	0	0	Yes	Yes	Yes



Affordable Housing Rate						30%	36%	40%
SS0087	Open Space and garages at rear of 2-12 Priors Close, 94-114 Pinmill and 442-510 Long Riding, Barstable	8	8	0	0	Yes	Yes	Yes
SS0088	Open Space rear of 8-34 Codenham Straight and rear of 40-66 Codenham Green, Kingswood	7	7	0	0	Yes	Yes	Yes
SS0089	Open Space rear of 2-28 Wynthers and rear of 1-17 Codenham Straight, Kingswood	6	6	0	0	Yes	Yes	Yes
SS0090	Basildon Integrated Support Service (Lincewood County Infants School Annexe) High Road, Landon Hills	16	16	0	0	Yes	Yes	Yes
SS0092	Land west of High Road and South of The Grove, Langdon Hills	33	33	0	0	Yes	Yes	Yes
SS0093	Land adjacent to 6 Lee Chapel Lane, Langdon Hills	9	9	0	0	Yes	Yes	Yes
SS0096	Land at corner of Mandeville Way and West Mayne/North of 75-92 Menzies Avenue, Landon	12	12	0	0	Yes	Yes	Yes
SS0349	Land West of Kennel Lane, opposite Coopers Drive and Passingham Avenue	225	225	0	0	Yes	Yes	Yes
SS0101	Land north of Church Hill, Landon	266	266	0	0	Yes	Yes	Yes
SS0105	Ashleigh Centre & Fryerns Library, Whitmore Way	35	35	0	0	Yes	Yes	Yes
SS0107	Land at Long Riding, north of Napier Close, Barstable	85	85	0	0	Yes	Yes	Yes



Affordable Housing Rate						30%	36%	40%
SS0108	Open Space opposite 113-151 Church Road and South of Fairhouse County Primary School, Vange	45	45	0	0	Yes	Yes	Yes
SS0111	Vange Hill Drive Open Space, Vange.	60	60	0	0	Yes	Yes	Yes
SS0113	Open Space rear of 1-47 Goldings Crescent and between 8 and 10 Moss Drive, Vange	13	13	0	0	No	No	No
SS0114	Open Space North West of Ryedene CP School, Ryedene, Vange, Basildon	13	13	0	0	Yes	Yes	Marginal
SS0115	Open Space between Ryedene CP School and Springfields, Freshwater Drive and Driftway, Vange, Basildon	37	37	0	0	Yes	Yes	Yes
SS0118	Open Space, North of 59-67 Bardfield and adjacent to 37-45 Bardfield, Vange, Basildon	12	12	0	0	Yes	Yes	Yes
SS0120	Open Space at rear of 26-54 Dencourt Crescent and rear of 34-54 The Greensted, Barstable, Basildon	15	15	0	0	Yes	Yes	Yes
SS0122	Open Space between 5-25 and 83 Meredene and 37-59 Stagden Cross, Barstable, Basildon	15	15	0	0	Yes	Yes	Yes
SS0332	Buttsbury Lodge and Land adjacent to Buttsbury Lodge, Stock Road, Stock	39	39	0	0	Yes	Yes	Yes
SS0124	Gardiners Lane South, Cranes Farm Road, Basildon	385	385	0	0	Yes	Yes	Yes
SS0130	Land South of Wash Road, West of Pipp's Hill Road North and East of Eastfield Road, Basildon	530	390	140	0	Yes	Yes	Yes
SS0137	1-31 Runwell Road, Wickford	84	84	0	0	Yes	Yes	Yes



Affordable Housing Rate						30%	36%	40%
SS0139	Open Space to the rear of 22-30 The Fold and opposite 24-30 Honeypot Lane, Fryerns	5	5	0	0	Yes	Yes	Yes
SS0140	Open Space, East of Abbots Court and Chaplin Close, West of South Wash Road, Noak Bridge	32	32	0	0	Yes	Yes	Yes
SS0147	Land at Parklands, rear of 5-29 Parkside, Northlands	10	10	0	0	Yes	Yes	Yes
SS0148	Open Space at junction of Ashlyns and Cheshunts, adjacent to/to the rear of 1-5 Cheshunts and 133 Cheshunts, Felmores	75	75	0	0	Yes	Yes	Yes
SS0149	Open space adjacent to Great Chalvedon Hall opposite 31-57 Tyefields	40	40	0	0	Yes	Yes	Yes
SS0150	Land at North of 36 Popes Crescent, Pitsea	12	12	0	0	Marginal	No	No
SS0151	Land west of Youth and Community Centre, Church Park Road, Pitsea	5	5	0	0	Yes	Yes	Yes
SS0153	Northlands pavement site	67	67	0	0	Marginal	No	No
SS0154	1-12 Broadway North, Pitsea, Basildon	18	18	0	0	Marginal	Marginal	No
SS0161	Land west of Mountnessing Road, North of London Road and South of the railway line, Billericay	396	390	6	0	Yes	Yes	Yes
SS0163	Land North of London Road, East of Ilfracombe Avenue and West of Pound Lane, Bowers Gifford	740	390	350	0	Yes	Yes	Yes
SS0164	The Wickford Education Centre, Alderney Gardens, Wickford	44	44	0	0	Yes	Yes	Yes

Affordable Housing Rate						30%	36%	40%
SS0165	Playing Field at Runwell Youth Centre, Rear of 18 Hawkins Close, Shotgate	50	50	0	0	Yes	Yes	Yes
SS0166	Land adjacent to Nevendon Rd (A132), east of Sutcliffe Close, to north of Champion Close	20	20	0	0	Yes	Yes	Yes
SS0168	Open Space, Community Hall and garages, r/o 3-83 Langham Crescent, Great Burstead	15	15	0	0	Yes	Yes	Yes
SS0171	Open Space opposite 40-68 Wickhay, Lee Chapel North	8	8	0	0	Yes	Yes	Yes
SS0177	Land at 157-167 Nevendon Road, Wickford	13	13	0	0	No	No	No
SS0187	Land north of Southend Road and east of the railway, Wickford	220	220	0	0	Yes	Yes	Yes
SS0189	Maitland Lodge, Southend Road	28	28	0	0	Yes	Yes	Yes
SS0190	Roseview, Burnt Mills Road, and land to rear of Rose View, Basildon	19	19	0	0	Yes	Yes	Yes
SS0191	Land north of Vange Primary School and Basildon zoo	330	330	0	0	Yes	Yes	Yes
SS0192	Land rear of, and including, Ravenscroft and Saremma, Gardiners Lane North, Crays Hill	15	15	0	0	Yes	Yes	Yes
SS0195	Downham View Farm, 47 Castledon Road, to rear of Studland Avenue and Southbourne Grove, Wickford	100	100	0	0	Yes	Yes	Yes
SS0196	Land at The Briars, Church Road, Ramsden Bellhouse	23	23	0	0	Yes	Yes	Yes
SS0197	Alpha Garden Centre, London Road	44	44	0	0	Yes	Yes	Marginal



Affordable Housing Rate						30%	36%	40%
SS0198	Thatched Cottage and Land to the rear of Thatched Cottage, Southend Road	65	65	0	0	Yes	Yes	Yes
SS0202	No 53 Castledon Road and Land from rear of No 53 to rear of No 81, Castledon Road, Wickford	44	44	0	0	Yes	Yes	Yes
SS0206	Wickford Memorial Park Community Hall and Car Park, Rettendon View	11	11	0	0	Yes	Yes	Yes
SS0207	Farm land east of Pound Lane, North Benfleet	2,275	390	1350	535	Yes	Yes	Marginal
SS0208	Hovefields on Southern Arterial Road, North Benfleet	180	180	0	0	Yes	Yes	Yes
SS0210	Land east of Tyefields, south of Burnt Mills Road, Basildon	1,000	390	610	0	Yes	Yes	Yes
SS0213	Land east of Tyefields, south of Burnt Mills Road, Basildon	41	41	0	0	Yes	Yes	Yes
SS0219	Land east of Eric Road and east of Alpha Close	32	32	0	0	Yes	Yes	Yes
SS0220	Police Houses and Land adjacent, Church Road, Ramsden Bellhouse	19	19	0	0	Yes	Yes	Yes
SS0221	Land adjacent to Copper Beeches, Orchard Avenue, Ramsden BellHouse	8	8	0	0	Yes	Yes	Yes
SS0223	Land south of Ramsden Park Road, Ramsden Bellhouse	27	27	0	0	Yes	Yes	Yes
SS0230	The Paddock, South of Salcott Crescent, East of Cranfield Park Road Wickford	26	26	0	0	Yes	Yes	Yes

Affordable Housing Rate						30%	36%	40%
SS0235	Land at Tompkins Farm, London Road, Vange	250	250	0	0	Yes	Marginal	Marginal
SS0236	Basildon zoo site, London road, Vange.	40	40	0	0	Yes	Yes	Yes
SS0238	Land between Outwood Farm Road and Sunnymede, Billericay	430	390	40	0	Yes	Yes	Yes
SS0243	Land between St Germain and Barstable House, Cranfield Park Road, Wickford	22	22	0	0	Yes	Yes	Yes
SS0249	Land west of Mandeville Way, Laindon, Basildon	145	145	0	0	Marginal	Marginal	Marginal
SS0251	Land East of New House Avenue, (Opposite The Gables)	9	9	0	0	Yes	Yes	Yes
SS0285	Land at the junction of London Road and Ramsden View Road, Wickford.	64	64	0	0	Yes	Yes	Yes
SS0286	Land South of London Road, from West of Tudor Way to East of Ramsden View Road, Wickford.	220	220	0	0	Yes	Marginal	Marginal
SS0287	Land West and East of and incorporating Brick House Farm, 229 London Road, Wickford.	13	13	0	0	Marginal	Marginal	No
SS0288	Open Space and Garages, adjacent 31 and 36 Woolshots Road	10	10	0	0	Yes	Yes	Yes
SS0298	St Mary's and Sirocoby Kennels, Newhouse Avenue	24	24	0	0	Yes	Yes	Yes
SS0302	Crown View, Crays Hill Road, Billericay	22	22	0	0	Yes	Yes	Yes
SS0304	Land adjacent Bluebell Lodge, 403 Mountnessing Road, Billericay	16	16	0	0	Yes	Yes	Yes
SS0307	Southend Farm, Southend Road, South Green, Billericay	110	110	0	0	Yes	Yes	Yes



Affordable Housing Rate						30%	36%	40%
SS0319	Land between London Road and Corner Road, Crays Hill	11	11	0	0	Yes	Yes	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	47	47	0	0	Yes	Yes	Yes
SS0331	Great Blunts Farmhouse and Land South East of Great Blunts Farmhouse, Stock Road	49	49	0	0	Yes	Yes	Yes
SS0333	Land north of Kennel Lane, east of the A176, Billericay (inclusive of Langhams, Kennel Lane)	200	200	0	0	Yes	Yes	Yes
SS0334	Buttsbury Lodge Farm and adjacent land	36	36	0	0	Yes	Yes	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	125	125	0	0	Yes	Yes	Yes
SS0338	Highfield, Potash Road, Billericay	7	7	0	0	Yes	Yes	Yes
SS0341	Land south of Whites Farm, Basildon	425	390	35	0	Yes	Yes	Yes
SS0350	Land between Brays and Mawney, Laindon Road	31	31	0	0	Yes	Yes	Yes
SS0367	Land North of Linda Gardens and Cherry Gardens, Billericay	38	38	0	0	Yes	Yes	Yes
SS0368	Land adjacent Empire House, Brickfield Road, Vange, Basildon	9	9	0	0	Yes	Yes	Yes
SS0369	Empire House, Brickfield Road, Vange, Basildon	5	5	0	0	Yes	Yes	Yes
SS0370	Land at junction of London Road and Brickfield Road, Vange, Basildon	39	39	0	0	Yes	Yes	Yes



Affordable Housing Rate						30%	36%	40%
SS0371	Land West of Noak Hill Road and North of Wash & Dunton Road.	82	82	0	0	Yes	Yes	Marginal
SS0372	Land at Watch House Farm, Wash Road	75	75	0	0	Yes	Yes	Yes
SS0373	Land at Bensons Farm, North of Wash Road	433	390	43	0	Yes	Yes	Yes
SS0374	Land South of London Road, and Old School, Basildon	38	38	0	0	Yes	Yes	Yes
SS0386	Land east of Frithwood Lane	603	390	213	0	Yes	Yes	Yes
SS0387	Land south of 115 Laindon Road, Billericay	20	20	0	0	Yes	Yes	Yes
SS0388	Land south of London Road, Billericay	30	30	0	0	Yes	Yes	Yes
SS0389	Land west of Heath Close, Billericay.	65	65	0	0	Yes	Yes	Yes
SS0390	Land at Sellers farm, Dunton Road, Laindon	270	270	0	0	Yes	Yes	Yes
SS0417	Land at Basildon Rose Gardens Ltd, Burnt Mills Road, Basildon	85	85	0	0	Yes	Yes	Yes
SS0439	Land West of Hannikins Farm, Billericay	37	37	0	0	Yes	Yes	Yes
SS0445	Land at junction of Pound Land and Clarence Road, Basildon	15	15	0	0	Yes	Yes	Yes
SS0455	Land to the south of Basildon zoo, London Road, Basildon	55	55	0	0	Yes	Yes	Yes



Affordable Housing Rate						30%	36%	40%
SS0477	The Oaks, land between Magdalen House and Keeper's Cottages, Potash Road	15	15	0	0	Yes	Yes	Yes
SS0481	Adjacent Cassetta, Land East of Orchard Avenue, Ramsden BellHouse	6	6	0	0	Yes	Yes	Yes
SS0487	Land at Daniels Farm, Basildon	27	27	0	0	Yes	Yes	Yes
SS0471	Hillview, Potash Road, Billericay	13	13	0	0	Yes	Yes	Yes
SS0499	Land at North East of Magdalen House and East of Greenwood, Potash Road	30	30	0	0	Yes	Yes	Yes
SS0504	Land at Bradfields Farm, Burnt Mills Road, North Benfleet	570	390	180	0	Yes	Yes	Yes
SS0505	Rear of Barnsfield, Crays Hill, Billericay	24	24	0	0	Yes	Yes	Yes
SS0513	Land West of Gardiners Lane South, Basildon	31	31	0	0	Yes	Yes	Yes
SS0514	Land South of Gardiners Close, Basildon	150	150	0	0	Yes	Yes	Yes
SS0519	The Bull, London Road, Pitsea	34	34	0	0	Yes	Yes	Yes
SS0522	Car Park, Station Way, Basildon	13	13	0	0	Yes	Yes	Yes
SS0528	Land North of Gardiners Way, Basildon	84	84	0	0	Yes	Yes	Yes



Affordable Housing Rate						30%	36%	40%
SS0529	Land west of Gardiners Lane South, Basildon	14	14	0	0	Yes	Yes	Yes
SS0531	Land east of Church Road, Ramsden Bellhouse	163	163	0	0	Yes	Yes	Yes
SS0532	Land at Kingsmans Farm, Billericay	359	359	0	0	Yes	Yes	Yes
SS0533	Larks Wood Park, Tresco Way Wickford	1,100	390	710	0	Yes	Yes	Marginal
SS0535	Niklausen, Potash Road, Billericay	32	32	0	0	Yes	Yes	Yes
SS0549	Chase Side, Potash Road, Billericay	12	12	0	0	Yes	Yes	Yes
SS0550	Land r/o 200 London Road, Wickford	79	79	0	0	Yes	Yes	Yes
SS0569	Land at Homestead Drive, Langdon Hills, Basildon	32	32	0	0	Yes	Yes	Yes
SS0577	Dunroamin / The Bungalow, Gardiners Close, Basildon	15	15	0	0	Yes	Marginal	Marginal
SS0578	81 Castledon Road, Wickford	9	9	0	0	Yes	Yes	Yes
SS0579	Basildon Lodge, Gardiners Close, Basildon	16	16	0	0	Yes	Marginal	Marginal
SS0580	65 Potash Road, Billericay	47	47	0	0	Yes	Yes	Yes
SS0581	Land at Buttsbury Lodge, Stock Road, Billericay	36	36	0	0	Yes	Yes	Yes



Affordable Housing Rate						30%	36%	40%
SS0582	Mount Lodge, Gardiners Close, Basildon	6	6	0	0	Yes	Yes	Yes
SS0591	Land at 286 London Road, Wickford	11	11	0	0	No	No	No
SS0592	Land at The Elms, Cranfield Park Road, Wickford	68	68	0	0	Yes	Yes	Yes
SS0598	Land rear of The Bull Public House, London Road, Pitsea	21	21	0	0	Yes	Yes	Yes
SS0599	Land at Ramsden Park Farm, Ramsden Bellhouse, Billericay	4	4	0	0	Yes	Yes	Yes
SS0604	Land north of London Road (east of Woolshots Farm), Billericay	33	33	0	0	Yes	Yes	Yes
SS0606	Land north of London Road (west of Beam End Cottage), Billericay	14	14	0	0	Yes	Yes	Yes
SS0608	Land north of London Road (east of Hughendon), Billericay	5	5	0	0	Yes	Yes	Yes
SS0328	Billericay Cricket Club, Blunts Wall Road	100	100	0	0	Yes	Yes	Yes
SS0524	Snails Hall, Greens Farm Lane, Billericay	18	18	0	0	Yes	Yes	Yes
SS0456	Land at South Lodge, Southlands Road, Crays Hill, Basildon	28	28	0	0	Yes	Yes	Yes
SS0470	Greenwood, Potash Road, Billericay	24	24	0	0	Yes	Yes	Yes
SS0474	Land between Highfield and Nicklausen, Potash Road, Billericay	11	11	0	0	Yes	Yes	Yes
SS0536	Land off Gardiners Lane South, Basildon	674	390	284	0	Yes	Yes	Yes



Affordable Housing Rate						30%	36%	40%
SS0548	Land West of Lower Dunton Road	341	341	0	0	Yes	Yes	Yes
SS0551	Hamilton House, Pound Lane, North Benfleet	26	26	0	0	Yes	Marginal	Marginal
SS0560	Land West of Upper Park Road, Wickford	17	17	0	0	Yes	Yes	Yes
SS0561	Land West of Upper Park Road, Wickford	15	15	0	0	Yes	Yes	Yes