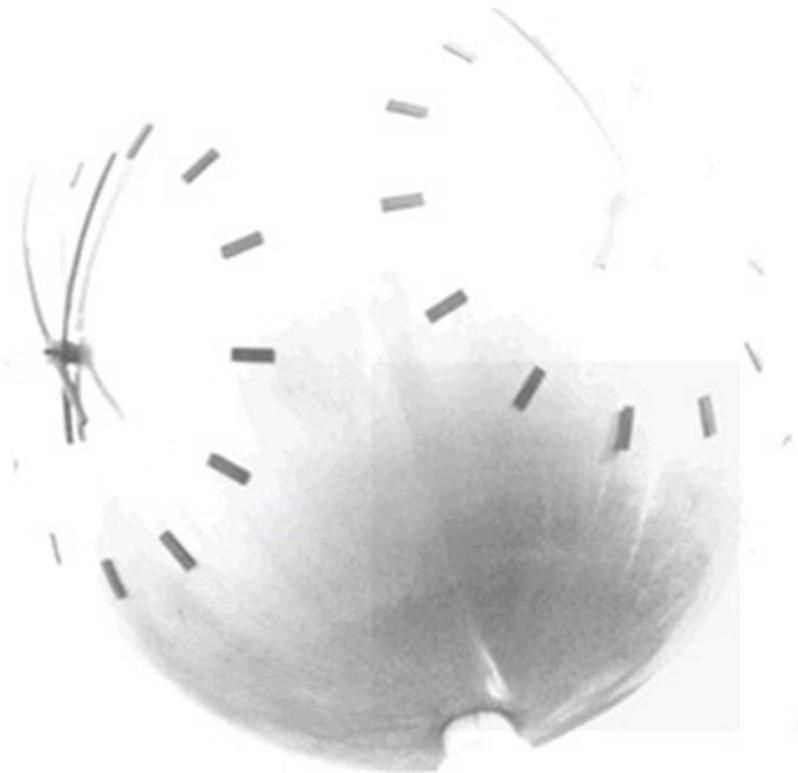


Housing and Economic Land Availability Assessment (HELAA) Review 2016-2017

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Volume 4 – Viability Report by PBA

June 2017



Appendix H: Basildon HELAA Viability Update 2016-2017



Basildon HELAA Viability Update 2017

Update Report

On behalf of **Basildon Borough Council**

Project Ref: 38709 | Rev: 0 | Date: June 2017

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Document Control Sheet

Project Name: Basildon Viability

Project Ref: 38709

Report Title: Basildon HELAA Viability Update 2017 Update Report

Doc Ref:

Date: June 2017

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Revision	Date	Description	Prepared	Reviewed	Approved
A	May 2017	Draft	TM	RP	JB
B	June 2017	Final	TM	RP	JB

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1 Introduction

1.1 Background and Study Scope

- 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 (HELAA) on behalf of Basildon Borough Council.
- 1.1.2 This study was updated in December 2015 and January 2017 following the Council undertaking further Housing and Economic Land Availability Assessments (HELAA) following their annual call for sites programme. These update reports provided high level viability assessments of each suitable and available site to identify those sites that would be achievable, and the contributions they could make towards the future housing supply.
- 1.1.3 In 2017, the Council undertook a further update of the HELAA, capturing new sites identified to the Council in the period to 31 March 2017, on which they carried out an assessment of their suitability and availability. Subsequently, the Council have requested that PBA provide an assessment of achievability for the updated list of HELAA sites. The purpose of this report, is to conduct a high-level viability assessment to provide evidence on the achievability of the 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 (NPPG) and the Basildon HELAA Methodology (2015).

Basildon Local Plan and CIL Viability Update 2017

- 1.1.4 Alongside this report, PBA are currently preparing an updated viability assessment of the Draft Basildon Local Plan report. This will consider, and set out in detail, the assumptions relating to borough-wide development costs and values to assess the cumulative costs of emerging local plan policies. This will provide evidence of their impact on delivery of residential and non-residential housing sites to underpin the emerging Local Plan, along with providing recommendations for a Community Infrastructure Levy (CIL).
- 1.1.5 The Local Plan viability work and its soon to be published report is referenced throughout this report as the 'PBA Local Plan Viability Report (2017)', and as such, when the PBA Local Plan Viability Report is published, it should be read in conjunction with this HELAA Viability Update Report.

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. 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 to meet future housing supply. To achieve this, the assessment has aimed to:
- Confirm the economic viability of all sites identified by the Council as being, in principle, suitable and available for residential or mixed-use development in the HELAA, taking into consideration the current economic climate and costs that will be associated with residential development;
 - Meet the criteria contained in the NPPF and NPPG in assessing the achievability of sites, by considering market conditions, costs and delivery factors.
- 1.2.3 This report relates to residential sites only. For employment land uses, the kind of viability assessment provided in this report is not relevant, for reasons explained in the next chapter. The Council is using other methods to assess whether employment sites have realistic prospects of coming forward.

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. 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 (2016-2017). 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 suitability and availability of 230 suitable and available sites, identified in the 2016-2017 HELAA, in terms of achievability based on viability. This has been approached by using a set of criteria to assess all the potential sites based on the principles set out in the Basildon HELAA Methodology (2015), as set out in **Chapter 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 230 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 HELAA sites in this study complies with Basildon HELAA Methodology (2015) and the Harman Report (June 2012)¹ on viability testing local plans. This work also follows RICS guidance² on Local Plan viability, which supports the use of Residual Value models for assessing the viability of sites allocated in Local Plans.
- 1.3.5 All 230 sites have been assessed using the PBA Viability Toolkit. Since the previous HELAA Viability Assessment (in January 2017), 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 current market conditions to provide the most robust evidence available.
- 1.3.6 Whilst high level viability assessments have been carried out for identified sites, it would be inappropriate to use these for any commercial valuation purpose, since the viability models are for strategic purposes, and have been designed as a tool to test policy as opposed to being formal valuations of planning application sites, normally carried out by the Valuation Office, Chartered Surveyors and Valuers. Therefore, general assumptions have been made and these have been detailed in this report.
- 1.3.7 It should therefore be noted that as per **Professional Standards 1 of the RICS Valuation Standards – Global and UK Edition**³, the advice expressly given in the preparation for, or during the course of 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 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

³ RICS (January 2015) Valuation – Professional Standards, PS1 Compliance with standards and practice statements where a written valuation is provided

2 National Policy Context

2.1 National Framework

- 2.1.1 The National Planning Policy Framework (NPPF) does not state that all sites must be viable now in order to appear in Local Plans. Rather, the NPPF is concerned to ensure that the bulk of the development is not rendered unviable by unrealistic policy costs⁴. Such policy costs have been tested in the Basildon Local Plan and CIL Viability Study Draft Update Report (2017).
- 2.1.2 It is important to recognise that economic viability will be subject to economic and market variations over the Local Plan timescale. In a free market, where development is largely undertaken by the private sector, the Local Planning Authority can seek to provide suitable sites to meet the demand for sustainable development. It is not within the Authority's control to ensure delivery 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, the assumptions underpinning our viability assessment should be informed by a review of local market conditions.
- 2.1.3 Within these general principles, which apply to all development, the NPPF sets out more detailed policies relating to deliverability and viability, which vary between housing and employment uses. We discuss these two land uses in turn below.

Housing

- 2.1.4 In relation to housing development, 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.'⁵

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'.⁶

- 2.1.5 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 property values improve). This recognises the impact of economic cycles and variations in values and policy changes over time. 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 later period of the Plan.
- 2.1.6 NPPF paragraph 14 makes very clear that there is a presumption in favour of sustainable development. This is set out in paragraph 49 which also says that the relevant policies for the

⁴ See para 173, which notes that plans should be deliverable, but importantly this goes on to 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).

⁵ 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 HELAA and other site work.

⁶ Ibid (para 47, footnote 12)

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 the evidence supporting that housing requirement 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.⁷

- 2.1.7 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 are viable as much as possible, to ensure that the plan is deliverable.

Employment land

- 2.1.8 With regard to employment land 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.'*⁸

- 2.1.9 This is quite different to housing. In relation to non-residential development local authorities are expected to have a general understanding of possible obstacles to delivery, including viability. But 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,
- 2.1.10 In relation to employment uses specifically, the NPPF also advises 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', Again 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; there is no requirement that sites be viable now or in the next five years.
- 2.1.11 It is also important to note that the commercial property market works differently to the residential one. Viability assessments often suggest that speculative development for employment uses is not viable, because the open market value of the completed development would be below the cost of delivering it. The implication is that the development would not be worthwhile for an institutional investor. But for an owner-occupied or pre-let development the same scheme may well be worthwhile. This may be because the property is worth more to the business than its open market price, for example because its location or other features are an especially good match to the requirements of a particular business. They cannot be captured in a standard viability appraisal, because they are specific to individual occupier businesses and individual sites.
- 2.1.12 The upshot is that many sites may successfully developed for employment when a standard viability assessment would suggest that they are not viable for such development. Therefore, to predict which sites will be successfully delivered in the future standard viability assessment is not necessarily a helpful tool. To assess the prospects of individual sites, authorities use different evidence, comprising both market indicators and qualitative criteria.
- 2.1.13 In summary, non-residential development, including for employment uses, does not lend itself to standard viability assessment that is used for housing. There are two reasons for this.

⁷ NPPG – 3-030-20140306

⁸ NPPF para 160

Firstly, the NPPF sets out specific requirements in relation to housing land supply that do not apply to other land uses. Secondly, non-residential property markets, including employment, work differently to housing markets. This is why the present report only relates to housing and does not consider employment sites.

2.2 National Planning Guidance

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

2.2.2 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.'*⁹

'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.'

2.3 Defining Viability: the Harman Report

2.3.1 The cross industry and CLG supported Harman Report¹⁰ 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.

2.3.2 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.'

⁹ NPPG – 3-018-20140306

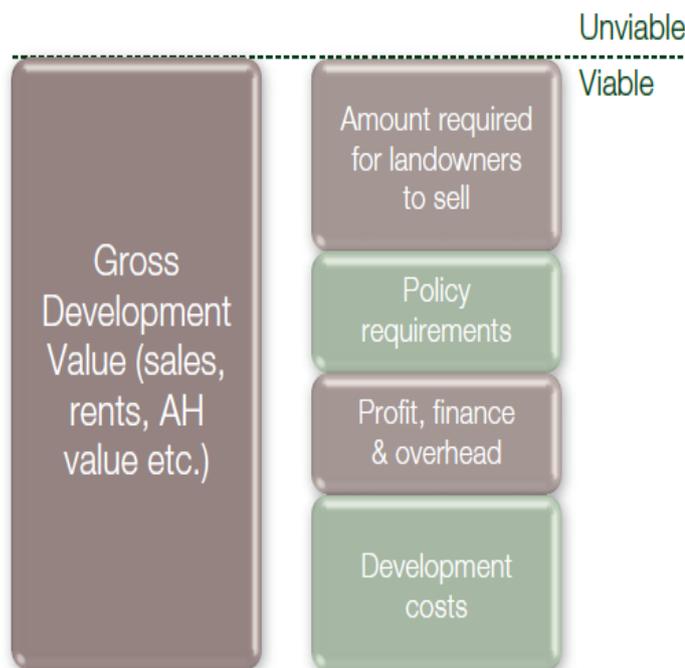
¹⁰ Local Housing Delivery Group Chaired by Sir John Harman (2012) Viability Testing Local Plans

3 Viability Method and Assumptions

3.1 Viability Assessment Method

- 3.1.1 The PBA development viability model was used to test HELAA sites regarding their achievability. This involved 'high level' testing of each site based on their location and the characteristics of each site based on the information provided to us by the Council.
- 3.1.2 The viability testing and study results are based on establishing a residual land value. This approach takes the difference between development values and costs, including any policy costs, and compares the 'residual value' (i.e. what is left over after the cost of building the site is deducted from the potential sales value of the completed site/buildings) with a benchmark/threshold land value.
- 3.1.3 This is a standard approach, which is advocated by the Harman Report¹¹, as illustrated in the **Figure 3.1**. An example of the PBA SHELAA site development viability assessment is provided in **Appendix A**.

Figure 3.1 Approach to residual land value assessment



- 3.1.4 The arithmetic of residual land value assessment is straightforward (PBA use a bespoke spreadsheet model 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 in this report are necessarily broad approximations, subject to a margin of uncertainty.
- 3.1.5 Since it would be beyond the scope to itemise the characteristics of every site for assessing viability for the purposes of Local Plan testing, a 'high level' approach is used, in line with national guidance. This approach is based on general assumptions (which have been detailed in this report), and it takes account of those characteristics of each site that were

¹¹ Local Housing Delivery Group Chaired by Sir John Harman (2012) Viability Testing Local Plans

collected by the Council through the HELAA process, along with the value area the site is located in.

3.1.6 The viability methodology applied is appropriate for whole plan and HELAA analysis purposes. But it should not be used to appraise individual development proposals, because it does not take account of site-specific characteristics that in practice will impact on costs and values at each site. Therefore, our viability assessments in this report are necessarily broad approximations, subject to a margin of uncertainty.

3.1.7 An example of the PBA HELAA site assessment is provided in **Appendix A**.

3.2 HELAA Site Characteristics

3.2.1 Information provided by the Council relating to each of the suitable and available sites, include the following information which has informed the viability assessment:

- Location, which informs which value area the site is situated;
- Gross and net developable site area;
- Yield, which is the number of potential new dwellings which would come to the market, split into four time periods (5 years and under, between 6 and 10 years, between 11 and 15 years and over 15 years);
- Type of site, in terms of being a greenfield, brownfield or mixed (part developed) site; and
- Level of flood risk, contamination and other potential obstacles (where known).

3.3 Viability Assumptions

3.3.1 Aside from these known characteristics, PBA has used a range of other assumptions. Many of these have been explained in the emerging PBA Local Plan Viability Report (2017). A summary of the relevant assumptions are provided in this report, and where any assumptions differ then further explanation is provided.

Site Mix

3.3.2 The housing mix within each HELAA site is assumed to apply to the expectations in Policy H33 ‘The Size and Type of Homes’, and are taken from Figure 8.12 in the SHMA 2015. For both open market units and affordable units, PBA have based the site mix as set out in **Table 3.1**.

Table 3.1 Tested mix of units

	Detached	Semi	Terraced	Flats
1 bed				11%
2 bed		10%	11%	6%
3 bed	11%	14%	21%	0%
4 bed	9%	4%		
5+ bed	2%			

Source: SHMA 2016 Figure 8.12

3.3.3 In practice it would be unrealistic to assume that all sites will reflect this mix precisely. Using the gross and net site areas and housing density as a guide, a variable mix of unit types have been assumed. For instance, for sites that have a density of greater than 85 dwellings per hectare, PBA assume that these sites are more than likely to be flatted developments. Conversely, for smaller development of 50 sites and under, PBA have assumed that these are likely to be comprised of solely housing development and that this split is shared around 2, 3 and 4+ bed units. PBA assume that these apply to both open market and affordable units.

Sales values

- 3.3.4 PBA identify in the emerging PBA Local Plan Viability Report (2017), four distinct residential value areas within the Borough, which are summarised in **Table 3.2**. The open market values were informed by a variety of sources including Land Registry new build sales data between 2014 and 2016, desktop research of property websites, and direct consultation with developers and agents working in the area.

Table 3.2 Tested average Open Market residential sales value, per sqm

Value area	Houses	Flats
Basildon Town	£2,950	£2,900
West Basildon Town	£2,900	£3,050
Billericay	£3,600	£3,800
Wickford	£3,200	£3,000

Build costs

- 3.3.5 Residential build costs are based on actual tender prices for new builds in the market place over a 15-year period from the Build Cost Information Service (BCIS), which is published by the Royal Institution of Chartered Surveyors (RICS). The data is derived from the median third quarter 2015 prices. This is the most recent data (at the time of the report) that reflects actual construction data as opposed to later figures that are based on forecasts, and matches the period for values data. The estimate at Q3 2015 also better aligns with the sales average, which would be equivalent to the average sales achieved sometime in mid-2015 or slightly earlier.
- 3.3.6 The tender price data reflects are adjusted to represent Basildon values (using BCIS tender price adjustments), and is therefore rebased to show costs relevant to the local area.
- 3.3.7 Since volume builders are likely to achieve significant economies of scale in the purchase of materials and the use of labour in comparison to smaller builders, PBA have used differential rates to show small, medium and large housebuilders. The build costs used in the appraisal are shown in **Table 3.3**.

Table 3.3 Tested median build costs at Q3 2015 tender prices

Build cost type	Cost per sqm
Flats / Apartments	£1,244
Houses (small house builder 3 and under)	£1,113
Houses (medium house builder 4 to 14)	£1,075
Houses (large house builder 15 and above)	£1,037

Source: PBA derived from BCIS

Other development costs

- 3.3.8 The BCIS build costs are exclusive of external works, fees, contingencies, VAT and finance charges, plus other revenue costs. Many of these follow similar assumptions to the Local Plan and CIL viability assessment. These are summarised below.

- **Externals:** 10% of build costs

- **Professional fees:** 8% of build cost plus externals
- **Contingency:** 4% of build cost plus externals
- **Opening up costs:** Is based on the following scale:
 - Sites less than 200 units: £5,000 per unit
 - Sites between 200 and 499 units: £10,000 per unit
 - Sites of 500 units and over: £17,000 per unit
- **Sales fees** (including legal, agents and marketing fees): at the rate of 3% of the open market unit GDV
- **Developer profit:** 20% of open market residential sales value for open market housing and 6% of affordable housing GDV for affordable housing.
- **Finance:** each site calculates the interaction of costs and values subject to a monthly cashflow using a finance cost 6.5% per annum.

Abnormal site costs

3.3.9 The HELAA sites characteristics information provided by the council includes some information relating to abnormal conditions. For each site this includes a Flood Risk Assessment (FLA) level and identifies on-site or nearby obstacles to construction like pipelines and overhead cables. To allow for these abnormal costs, **Table 3.4** grade these potential extra-over costs according to each sites FLA and cost impacts of diverting or avoiding main services, based on a risk score (from zero to five) on the constraints to development.

Table 3.4 Site risk 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%

3.3.10 Since this information is only available for the HELAA sites and not the Local Plan and CIL viability assessment, the latter applies a general cost relating to the different risk of developing brownfield and mixed site typologies. The same approach is also applied to the HELAA sites but at only half the cost rates to avoid double counting with the risk profiles identified in **Table 3.4**. The additional costs that are applied to the HELAA sites according to their identified sites characteristics are therefore:

- Brownfield (industrial/retail/car park/storage uses, etc): £150,000 per net hectare
- Mixed: £75,000 per net hectare
- Greenfield (Public Open Space/agricultural uses): £0 per net hectare (although this is being investigated further for some of the more complex strategic sites)

Benchmark land value assumptions

- 3.3.11 PBA assume a benchmark land value to assess viability that would be sufficiently below the market rate for clean residential land to allow for the risks of obtaining planning permission for residential use and possible site on-costs, like remediation and opening up costs discussed previously. These on-costs would normally be expected to come off the clean land value price.
- 3.3.12 The benchmark land values used in the testing are shown in **Table 3.5**.

Table 3.5 Benchmark land value per net developable hectare

Site type	Basildon Town & West Basildon	Billericay	Wickford
Brownfield (industrial/retail/car park/storage uses)	£1,200,000	£1,800,000	£1,500,000
Semi brownfield / Mixed (Education/community uses)	£800,000	£1,200,000	£1,000,000
Greenfield (POS/agricultural uses)	£700,000	£1,000,000	£800,000

Proposed policy costs

- 3.3.13 PBA have reviewed the policy requirements within the Draft Basildon Local Plan (Jan 2016) to identify those that may have a cost implication and hence an impact on viability. The key policies that are considered likely to have an impact on viability are summarised below.

Policy H34 housing standards

- 3.3.14 Basildon Council are seeking to achieve the minimum National Space Standards for property size. Since the space standards cover a wide range of sizes according to differing numbers of bedrooms, numbers of storeys, and numbers of residing persons, PBA have derived an average based on the sizes set out in Table 1 of the National Space Standards Guide. To identify the impact on viability there is a need to identify the extra costs that might burden future sites in Basildon in meeting the plan's requirements for larger accessible homes, i.e. Category M2 (Accessible and adaptable buildings) and/or Category M3 (wheelchair user dwellings).
- 3.3.15 The tested average sizes are presented in **Table 3.6**. For flatted developments, the net area for estimating values is assumed to be 15% less than the GIA area which includes additional building costs related to circulation space such as stairwells, etc.

Table 3.6 Tested average saleable floorspace per sqm by unit type

	Average min NSS Size incl: CAT M2 & M3
1-2 bed flats (NIA)	55.5
1-2 bed flats (GIA)	63.8
2 beds houses	75.3
3 beds houses	94.2
4+ beds houses	118.4

- 3.3.16 To allow for further costs in delivery Cat M2 and M3 housing to meet building standards, PBA apply the DCLG Housing Standards Review Cost Impacts (Sept 2014) summarised in **Table 3.7**.

Table 3.7 Cost for meeting Building Regulation Access Standards

Category type	Cost	Unit
Cat 2	£521	per house
Cat 2	£924	per flat
Cat 3	£22,694	per house
Cat 3	£7,906	per flat

Policy H34 Affordable housing policy

- 3.3.17 Affordable housing level of 25% on sites with 11 units or more, as set out in the Draft Basildon Local Plan (Jan 2016), which have been tested against the following affordable housing tenure as inferred in the SHMA¹²:

- 70% affordable rent
- 30% shared ownership

- 3.3.18 The model assumes that affordable housing will command a transfer value to a Registered Provider at lower than market rates. This is assumed as:

- Affordable rent: 50% of open market values
- Shared ownership: 65% of open market values

CC1-7 Sustainable construction policy costs

- 3.3.19 SuDS (as part of Local Plan policy CC4) are likely to already be allowed for within the opening cost assumptions discussed above. Therefore, PBA focus specifically on the issue of reducing CO2 emissions by 20% through sustainable construction, which is assumed to cost 2.5% on top of the build costs.

Policy H3 Gypsy & Traveller (G&T) sites scenario costs

- 3.3.20 PBA understand that this is currently under review by the Council. Therefore, until a preferred option is identified, this has not been included within the appraisals.

Other S106 requirements

- 3.3.21 The PBA model has tested various policy cost scenarios for all residential typologies, all of which include the assumption of £2,230 per unit for S106. This is based on discussions with the Council regarding previously achieved rates as discusses in the emerging PBA Local Plan Viability Report (2017).

¹² Turley 2016) Further Review of the Strategic Housing Market Assessment TGSE – Full Report

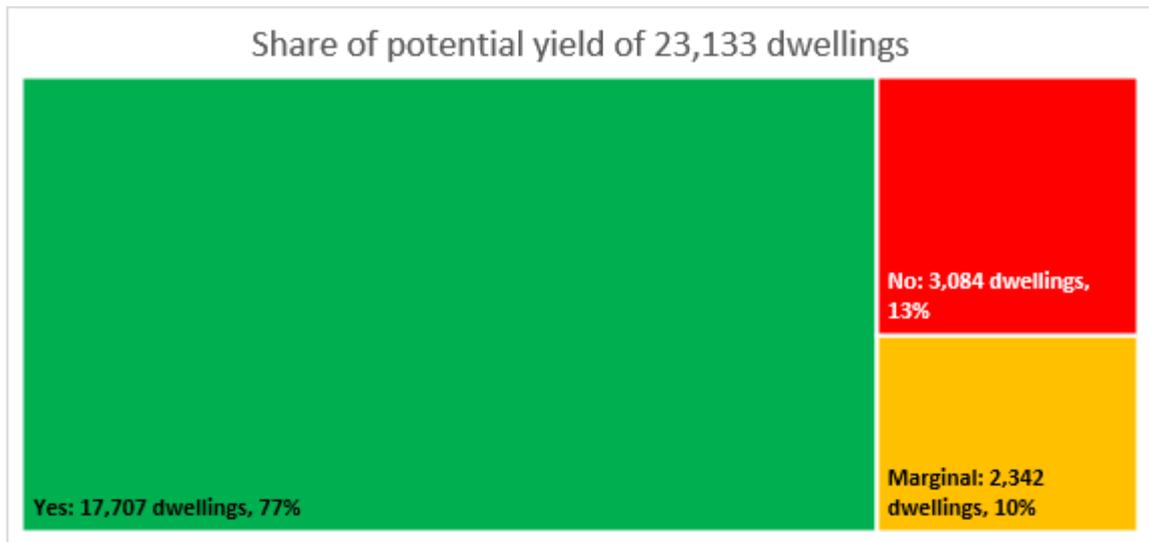
4 Viability Results

- 4.1.1 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 2** of this report.
- 4.1.2 We have assessed 230 sites based on the baseline condition of 25% affordable housing content on sites with a potential yield of 11 or more dwellings, with a 70% social/affordable rented and 30% intermediate tenure, a S106 contribution at the recently achieved rate of £2,230 per dwelling. Where sites qualify for meeting CC1-7 Sustainable construction policy costs and also Policy H34 housing standards costs, costs have been added.
- 4.1.3 **Figure 4.1** and **Figure 4.2** summarises the viability results of the 230 HELAA sites tested at the full policy requirements. The results for each site is shown in **Appendix B**. In summary, the study suggests that the vast majority of sites (81%), accounting for around three-quarters of the dwellings, would be viable in today’s market conditions with full policy requirements. A further 9% of sites, accounting for 10% of dwellings, are marginally viable – which means they could potentially become viable if there are small changes in market conditions or policy requirements are slightly relaxed.
- 4.1.4 In total, therefore, 91% of sites, accounting for 87% of dwellings, have the potential to help meet demand in the immediate future or, more precisely, you can count them towards five-year land supply in line with current national guidance.
- 4.1.5 Where sites are identified to be unviable from the viability assessment, 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 land owner 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’.

Figure 4.1 Overview of the sites viability assessments results

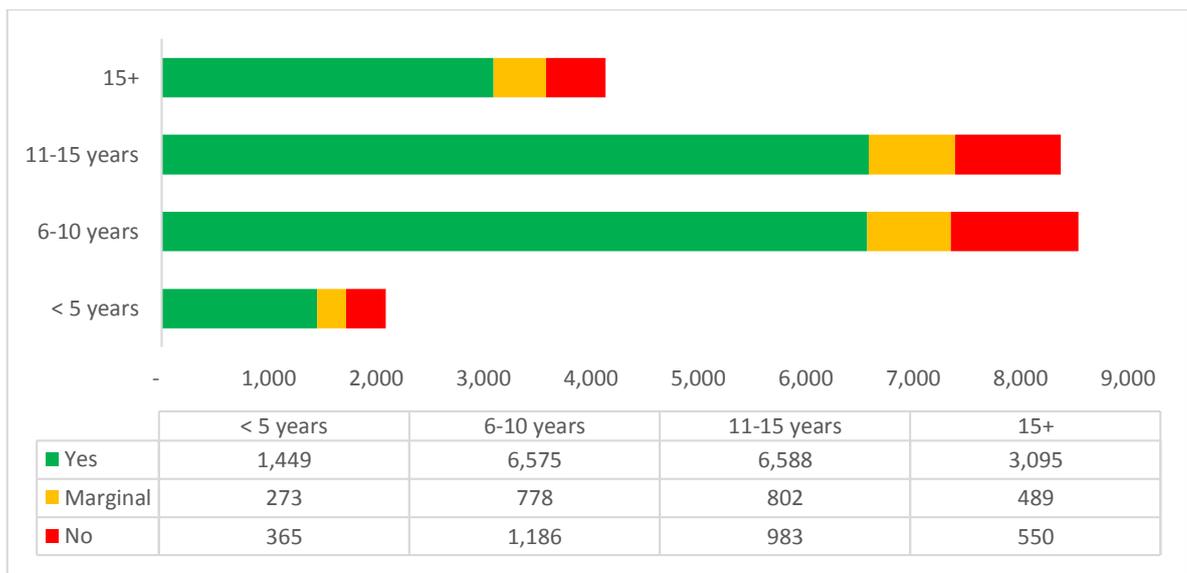


Figure 4.2 Overview of the potential yield viability assessments results



4.1.6 Finally, **Figure 4.3** provides a breakdown of the results by delivery of dwellings within three time bands provided by the Council. The figure indicates that in the first 5 years a significant proportion (almost 70%) of the delivery is categorised as viable and a further 13% considered as marginal. The testing indicates that some 1,722 dwellings could be achievable within 5 years, 9,075 within the next 10 years and 16,465 within the next 15 years. 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 a changes in viability.

Figure 4.3 Overview of potential deliverability of the viable and marginal dwellings by delivery time



4.1.7 It is important to note that this document is a theoretical exercise and is for informing and not for setting policy or land allocation. Other evidence needs to be carefully considered before policy is set and land allocations are made.

Appendix A Example Site Assessment

SS0067 Land at LWest Basildon		30 Units					pba peterbrett				
ITEM											
Net area (ha)		0.51	Greenfield	Greenfield West	Basildon	Residual Value		£2,491,150 per net ha	Technical Checks:		
Stamp Duty		0.00						Sam/ha	5.451		
Contamination		Private	Affordable	Starter Homes	Social rent	Affordable re/Intermediate	Dwgs/ha	59			
Nr of units		22.50	7.50	0.00	0.00	5.25	Units/ha	17			
							GDV=Total costs	-			
1.0 Development Value											
1.1 Private units				No. of units	Size sq.m	Total sq.m	£psm	Total Value			
1.1.1	Flats (NIA)			0.00	55	0	£3,050	£0			
1.1.2	2 bed house			5.76	75	429	£2,900	£1,244,922			
1.1.3	3 bed house			12.62	93	1,174	£2,900	£3,404,140			
1.1.4	4+ bed house			4.12	117	482	£2,900	£1,397,835			
				22.5		2,085					
1.5 Starter Homes				No. of units	Size sq.m	Total sq.m	£psm	Total Value			
1.5.1	Flats (NIA)			0.00	55	0	£2,440	£0			
1.5.2	2 bed house			0.00	75	0	£2,320	£0			
1.5.3	3 bed house			0.00	93	0	£2,320	£0			
1.5.4	4+ bed house			0.00	117	0	£2,320	£0			
1.2 Social rent				No. of units	Size sq.m	Total sq.m	£psm	Total Value			
1.2.1	Flats (NIA)			0.00	55	0	£1,220	£0			
1.2.2	2 bed house			0.00	75	0	£1,160	£0			
1.2.3	3 bed house			0.00	93	0	£1,160	£0			
1.2.4	4+ bed house			0.00	117	0	£1,160	£0			
1.3 Affordable rent				No. of units	Size sq.m	Total sq.m	£psm	Total Value			
1.3.1	Flats (NIA)			0.00	55	0	£1,525	£0			
1.3.2	2 bed house			1.34	75	100	£1,450	£145,241			
1.3.3	3 bed house			2.95	93	274	£1,450	£397,150			
1.3.4	4+ bed house			0.96	117	112	£1,450	£163,081			
				5.3		487					
1.4 Intermediate				No. of units	Size sq.m	Total sq.m	£psm	Total Value			
1.4.1	Flats (NIA)			0.00	55	0	£1,983	£0			
1.4.2	2 bed house			0.58	75	43	£1,885	£80,920			
1.4.3	3 bed house			1.26	93	117	£1,885	£221,269			
1.4.4	4+ bed house			0.41	117	48	£1,885	£90,859			
				2.3		209					
Gross Development value								£7,145,418			
2.0 Developer's Profit											
2.1	Private units			20.0%	on OM GDV			£1,209,380			
2.1	Starter Home			10.0%	on Starter Home value			£0			
2.2	Affordable units			6%	on AH transfer values			£65,911			
Total Developer's Profit								£1,275,291			
3.0 Development Costs											
3.1 Sale cost											
3.1.1	Private units only			3.00%	on OM GDV			£181,407			
Total Sale cost								£181,407			
3.2 Build Costs											
3.2.1 Private units				No. of units	Size sq.m	Total sq.m	Cost per sq.m	Total Costs			
3.2.1.1	Flats (GIA)			0.00	64	0	£1,244	£0			
3.2.1.2	2 bed house			5.76	75	434	£1,063	£461,228.57			
3.2.1.3	3 bed house			12.62	94	1,189	£1,063	£1,263,894.04			
3.2.1.4	4+ bed house			4.12	118	487	£1,063	£517,872.21			
				23		2,110					
3.2.2 Affordable units				No. of units	Size sq.m	Total sq.m	Cost per sq.m	Total Costs			
3.2.2.1	Flats (GIA)			0.00	64	0	£1,244	£0.00			
3.2.2.2	2 bed house			1.92	75	145	£1,063	£153,742.86			
3.2.2.3	3 bed house			4.21	94	396	£1,063	£421,298.01			
3.2.2.4	4+ bed house			1.37	118	162	£1,063	£172,624.07			
				8		703					
3.2.3	Cat 3			1.00			£125,434	£125,434			
Total build costs								£3,116,094			

Cont'd

3.3	Extra over construction costs			
3.3.1	Externals	10%	extra-over on build cost	£311,609.38
3.3.2	Site abnormalities (demolition)	£0	per net ha	£0
3.3.3	Site opening up costs	£5,000	per unit	£150,000
3.3.3	Site constraints / Contamination	0%	of build costs	£0
Total extra over construction costs				£461,609
3.4	Professional Fees			
3.4.1	on build costs (incl: externals)	8%		£274,216
Total professional fees				£274,216
3.5	Contingency			
3.5.1	on build costs (incl: externals)	4%		£137,108
Total contingency				£137,108
3.6	Developer contributions			
3.6.1	Cat 2	£521	per house	£1,563
3.6.2	Cat 2	£924	per flat	£0
3.6.3	Cat 3	£22,694	per house	£22,694
3.6.4	Cat 3	£7,906	per flat	£0
3.6.1	Lifetime homes	£0	per unit	£0
3.6.2	CSH Level 4	2.5%	build cost	£77,902
3.6.3	CIL	£0	per sqm	£0
3.6.4	S106/S278/AH contribution	£2,230	per unit	£66,900
3.6.5	-	£0	-	
Total developer contributions				£169,059
TOTAL DEVELOPMENT COSTS				£4,339,494
4.0	Site Acquisition			
4.1	Net site value (residual land value)			£1,270,486
4.2	Stamp Duty			£70,799 FALSE
4.3	Purchaser costs	1.75%	on land costs	£22,234
Total site costs				£1,363,519
TOTAL PROJECT COSTS [EXCLUDING INTEREST]				£6,978,303
TOTAL INCOME - TOTAL COSTS [EXCLUDING INTEREST]				£167,115
5.0	Finance Costs			
5.1	Finance	APR 6.50%	on net costs	PCM 0.526% -£167,115
TOTAL PROJECT COSTS [INCLUDING INTEREST]				£7,145,418
This appraisal has been prepared by Peter Brett Associates for the Council. The appraisal has been prepared in line with the RICS valuation guidance. The purpose of the appraisal is to inform the Council about the impact of planning policy has on viability at a strategic level. This appraisal is not a formal "Red Book" (RICS Valuation – Professional Standards January 2014) valuation and should not be relied upon as such.				

Appendix B Summary of Site Viability

Affordable Housing Rate	25%
Affordable Housing Trigger	11 or more
Affordable Tenure Mix	70%
Social/affordable rented	30%
Intermediate	

Site ID	Name	Total Yield	< 5 years	6-10 years	11-15 years	15+ years	Viable?
SS0005	Land North of Mayflower House, Heath Close, Billericay	6	6	0	0	0	Yes
SS0012	Land East of Greens Farm Lane, West of Outwood Common Road, North of Outwood Farm Road	650	0	110	375	165	Yes
SS0015	11 Church Street and land rear of 11 Church Street	10	10	0	0	0	Yes
SS0020	Land adjacent to 26 The Mount	15	0	15	0	0	Yes
SS0034	Wickford Car Park, rear of High Street and Ladygate Centre	90	60	30	0	0	No
SS0035	Wickford market between Market Road and Woodlands Road, Wickford	35	35	0	0	0	No
SS0036	Land at Market Avenue and Market Road, Wickford, including the swimming pool and 70-108 Market Avenue.	13	13	0	0	0	No
SS0053	Land south and north of Barn Hall (Area of Special Reserve BAS S3) + Allocation S3 + R3	337	0	125	212	0	Yes
SS0054	Land north and east of Station Avenue, Barn Hall, Wickford	88	60	28	0	0	Marginal
SS0056	Land east and west of Lower Dunton Road, Dunton, Basildon	409	0	75	250	84	Marginal
SS0057	Land at Hereford House, Lower Dunton Road, Dunton, Basildon	80	0	60	20	0	Yes
SS0063	Land on corner of Pound Lane and Arterial Road, Laindon	9	9	0	0	0	Yes
SS0064	Land east of Pound Lane, Laindon	20	20	0	0	0	Yes

Site ID	Name	Total Yield	< 5 years	6-10 years	11-15 years	15+ years	Viable?
SS0067	Land at Laindon Link, South West of Roundacre	30	30	0	0	0	Yes
SS0068	Car park 14, Laindon Link, South West of Roundacre SS15 5UN	65	60	5	0	0	Yes
SS0069	Open Space and garages at rear of 1-53 Paprills, 318-334 Great Gregorie and 156-184 The Knares, Lee Chapel South	20	20	0	0	0	Yes
SS0070	Land south of Basildon College, north of Basildon Hospital	736	110	375	251	0	No
SS0071	Land north of Dry Street (Area of Special Reserve – Saved Policy BAS S3)	274	75	199	0	0	No
SS0072	Thurrock and Basildon College Nethermayne Campus	250	75	175	0	0	Yes
SS0073	Rear of 6-38 Eastley, Basildon	23	23	0	0	0	Yes
SS0076	Land North of Nethermayne, South of 35 Toucan Way, including car park and outbuildings at Basildon Golf Course	13	13	0	0	0	No
SS0082	Land opposite 54-84 Audley Way	9	9	0	0	0	Yes
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	0	Yes
SS0088	Open Space rear of 8-34 Codenham Straight and rear of 40-66 Codenham Green, Kingswood	6	6	0	0	0	Yes
SS0089	Open Space rear of 2-28 Wynters and rear of 1-17 Codenham Straight, Kingswood	6	6	0	0	0	Yes
SS0090	Basildon Integrated Support Service (Lincewood County Infants School Annexe) High Road, Langdon Hills	16	16	0	0	0	Yes
SS0092	Land west of High Road and South of The Grove, Langdon Hills	33	0	0	33	0	Marginal
SS0093	Land adjacent to 6 Lee Chapel Lane, Langdon Hills	9	0	0	9	0	Yes
SS0096	Land at corner of Mandeville Way and West Mayne/North of 75-92 Menzies Avenue, Laindon	15	15	0	0	0	Marginal
SS0101	Land north of Church Hill, Laindon	266	75	191	0	0	Yes
SS0105	Ashleigh Centre & Fryerns Library, Whitmore Way	35	35	0	0	0	Yes
SS0107	Land at Long Riding, north of Napier Close, Barstable	89	60	29	0	0	Yes
SS0108	Open Space opposite 113-151 Church Road and South of Fairhouse County Primary School, Vange	55	55	0	0	0	Yes

Site ID	Name	Total Yield	< 5 years	6-10 years	11-15 years	15+ years	Viable?
SS0111	Vange Hill Drive Open Space, Vange	60	0	60	0	0	Yes
SS0113	Open Space rear of 1-47 Goldings Crescent and between 8 and 10 Moss Drive, Vange	13	13	0	0	0	Yes
SS0114	Open Space North West of Ryedene CP School, Ryedene, Vange, Basildon	13	13	0	0	0	Yes
SS0115	Open Space between Ryedene CP School and Springfields, Freshwater Drive and Driftway, Vange, Basildon	37	0	37	0	0	Yes
SS0118	Open Space, North of 59-67 Bardfield and adjacent to 37-45 Bardfield, Vange, Basildon	12	0	12	0	0	Yes
SS0120	Open Space at rear of 26-54 Dencourt Crescent and rear of 34-54 The Greensted, Barstable, Basildon	16	16	0	0	0	Yes
SS0122	Open Space between 5-25 and 83 Meredene and 37-59 Stagden Cross, Barstable, Basildon	16	16	0	0	0	Yes
SS0123	Former Fryerns School and Social Services Offices, Broadmayne, Craylands	93	60	33	0	0	Yes
SS0124	Gardiners Lane South, Cranes Farm Road, Basildon	388	75	250	63	0	Yes
SS0130	Land South of Wash Road, West of Pipp's Hill Road North and East of Eastfield Road, Basildon	530	0	110	375	45	Yes
SS0139	Open Space to the rear of 22-30 The Fold and opposite 24-30 Honeygot Lane, Fryerns	5	5	0	0	0	Yes
SS0140	Open Space, East of Abbots Court and Chaplin Close, West of South Wash Road, Noak Bridge	32	0	20	12	0	Yes
SS0147	Land at Parklands, rear of 5-29 Parkside, Northlands	10	0	10	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	75	0	75	0	0	Yes
SS0149	Open space adjacent to Great Chalvedon Hall opposite 31-57 Tyefields	40	0	40	0	0	Yes
SS0150	Land at North of 36 Popes Crescent, Pitsea	12	12	0	0	0	Marginal
SS0153	Northlands pavement site	67	60	7	0	0	Marginal
SS0161	Land west of Mountnessing Road, North of London Road and South of the railway line, Billericay	396	0	125	250	21	Yes
SS0163	Land North of London Road, East of Ilfracombe Avenue and West of Pound Lane, Bowers Gifford	740	0	0	335	405	Marginal
SS0164	The Wickford Education Centre, Alderney Gardens, Wickford	44	44	0	0	0	Yes

Site ID	Name	Total Yield	< 5 years	6-10 years	11-15 years	15+ years	Viable?
SS0166	Land adjacent to Nevendon Rd (A132), east of Sutcliffe Close, to north of Champion Close	20	20	0	0	0	Yes
SS0168	Open Space, Community Hall and garages, r/o 3-83 Langham Crescent, Great Burstead	15	15	0	0	0	Yes
SS0169	Open space at Passingham Close, to the rear of 40-58 Passingham Avenue and r/o 20-24 Froden Brook	13	13	0	0	0	Yes
SS0171	Open Space opposite 40-68 Wickhay, Lee Chapel North	8	8	0	0	0	Yes
SS0177	Land at 157-167 Nevendon Road, Wickford	19	19	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	39	39	0	0	0	Yes
SS0187	Land north of Southend Road and east of the railway, Wickford	400	0	125	250	25	Yes
SS0189	Maitland Lodge, Southend Road	28	0	28	0	0	Yes
SS0190	Roseview, Burnt Mills Road, and land to rear of Rose View, Basildon	19	0	0	19	0	Yes
SS0191	Land north of Vange Primary School and Basildon zoo	330	0	125	205	0	Yes
SS0192	Land rear of, and including, Ravenscroft and Saremma, Gardiners Lane North, Crays Hill	15	0	15	0	0	Marginal
SS0195	Downham View Farm, 47 Castledon Road, to rear of Studland Avenue and Southbourne Grove, Wickford	45	0	45	0	0	Yes
SS0196	Land at The Briars, Church Road, Ramsden Bellhouse	15	0	15	0	0	Yes
SS0197	Alpha Garden Centre, London Road	44	0	44	0	0	Marginal
SS0198	Thatched Cottage and Land to the rear of Thatched Cottage, Southend Road	64	0	64	0	0	Yes
SS0202	No 53 Castledon Road and Land from rear of No 53 to rear of No 81, Castledon Road, Wickford	44	0	44	0	0	Yes
SS0206	Wickford Memorial Park Community Hall and Car Park, Rettendon View	11	0	11	0	0	Yes
SS0207	Farm land east of Pound Lane, North Benfleet	2,275	0	150	750	1375	Yes
SS0208	Hovefields on Southern Arterial Road, North Benfleet	180	0	120	60	0	Yes
SS0210	Land east of Tyefields, south of Burnt Mills Road, Basildon	1,000	0	0	450	550	No

Site ID	Name	Total Yield	< 5 years	6-10 years	11-15 years	15+ years	Viable?
SS0213	Land east of Tyefields, south of Burnt Mills Road, Basildon	41	0	0	41	0	Yes
SS0219	Land east of Eric Road and east of Alpha Close	32	0	32	0	0	Yes
SS0220	Police Houses and Land adjacent, Church Road, Ramsden Bellhouse	19	0	19	0	0	Yes
SS0223	Land south of Ramsden Park Road, Ramsden Bellhouse	86	0	86	0	0	No
SS0230	The Paddock, South of Salcott Crescent, East of Cranfield Park Road Wickford	26	0	26	0	0	Yes
SS0231	Land east of Tye Common Road and west of Wiggins Lane, Little Burstead (Salmons Farm/Richdan Farm)	576	0	35	375	166	Yes
SS0232	Land north of Clockhouse Road/Tye Common Road, east of Wiggins Lane, west of Little Burstead Common	742	0	35	375	332	Yes
SS0235	Land at Tompkins Farm, London Road, Vange	250	0	125	125	0	Yes
SS0236	Basildon zoo site, London road, Vange.	40	0	40	0	0	Marginal
SS0238	Land between Outwood Farm Road and Sunnymede, Billericay	430	0	125	250	55	Yes
SS0241	Land North of Tuscarona, Outwood Farm Road, Billericay	62	0	0	62	0	Yes
SS0243	Land between St Germain and Barstable House, Cranfield Park Road, Wickford	22	0	0	22	0	Yes
SS0249	Land west of Mandeville Way, Laindon, Basildon	145	0	60	85	0	No
SS0251	Land East of New House Avenue, (Opposite The Gables)	9	0	9	0	0	Yes
SS0285	Land at the junction of London Road and Ramsden View Road, Wickford.	64	0	64	0	0	Yes
SS0286	Land South of London Road, from West of Tudor Way to East of Ramsden View Road, Wickford.	220	0	125	95	0	Yes
SS0287	Land West and East of and incorporating Brick House Farm, 229 London Road, Wickford.	13	0	13	0	0	No
SS0288	Open Space and Garages, adjacent 31 and 36 Woolshots Road	10	0	10	0	0	Yes
SS0298	St Mary's and Sirocoby Kennels, Newhouse Avenue	24	0	24	0	0	Yes
SS0302	Crown View, Crays Hill Road	22	0	22	0	0	Yes

Site ID	Name	Total Yield	< 5 years	6-10 years	11-15 years	15+ years	Viable?
SS0304	Land adjacent Bluebell Lodge, 403 Mountnessing Road, Billericay	16	0	16	0	0	Yes
SS0307	Southend Farm, Southend Road, South Green, Billericay	110	0	90	20	0	Yes
SS0311	Land at junction of Break Egg Hill and Brackendale	5	0	5	0	0	Yes
SS0319	Land between London Road and Corner Road, Crays Hill	11	0	11	0	0	Yes
SS0323	Land at Huntsman House, Kennel Lane	130	0	120	10	0	Yes
SS0324	Land East of The Hayloft and The Fox Cottage, Kennel Lane	17	0	17	0	0	Yes
SS0325	Land opposite No 5 to 27 Kennel Lane, Kennel Lane, Billericay	18	0	18	0	0	Yes
SS0326	Land including Stables and Groom Cottage, Kennel Lane, Billericay	84	0	84	0	0	Yes
SS0328	Billericay Cricket Club, Blunts Wall Road	117	0	117	0	0	Yes
SS0329	Land at Curds Farm, Tye Common Road, Billericay	25	0	25	0	0	Yes
SS0330	Land at Stock Brook Manor Golf Course, Queens Park Avenue, opposite No 4 to No 7 Lampern Mews; No 3 and No 4 Lampern Close; No 1 to No 5 Lampern Crescent; No	47	0	47	0	0	Yes
SS0331	Great Blunts Farmhouse and Land South East of Great Blunts Farmhouse, Stock Road	49	0	49	0	0	Yes
SS0332	Buttsbury Lodge and Land adjacent to Buttsbury Lodge, Stock Road, Stock	39	0	39	0	0	Yes
SS0333	Land north of Kennel Lane, east of the A176, Billericay (inclusive of Langhams, Kennel Lane)	187	0	120	67	0	Yes
SS0334	Buttsbury Lodge Farm and adjacent land	36	0	36	0	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	125	0	120	5	0	Yes
SS0338	Highfield, Potash Road, Billericay	7	0	7	0	0	Yes
SS0347	Land opposite 193-203 Church Street, Great Burstead	7	0	7	0	0	Yes
SS0348	Land adjacent A129, forming south east corner of Gatwick House, Southend Road	22	0	22	0	0	Yes
SS0349	Land West of Kennel Lane, opposite Coopers Drive and Passingham Avenue	253	0	125	128	0	Yes

Site ID	Name	Total Yield	< 5 years	6-10 years	11-15 years	15+ years	Viable?
SS0350	Land between Brays and Mawney, Laindon Road	31	0	31	0	0	Yes
SS0367	Land North of Linda Gardens and Cherry Gardens, Billericay	38	0	38	0	0	Yes
SS0368	Land adjacent Empire House, Brickfield Road, Vange, Basildon	9	0	9	0	0	Yes
SS0369	Empire House, Brickfield Road, Vange, Basildon	5	0	5	0	0	Yes
SS0370	Land at junction of London Road and Brickfield Road, Vange, Basildon	39	0	39	0	0	Yes
SS0371	Land West of Noak Hill Road and North of Wash & Dunton Road.	82	0	82	0	0	Yes
SS0372	Land at Watch House Farm, Wash Road	75	0	75	0	0	Yes
SS0373	Land at Bensons Farm, North of Wash Road	433	0	125	250	58	Yes
SS0374	Land South of London Road, and Old School, Basildon	38	0	38	0	0	Yes
SS0375	Land South of London Road, east of Old Church Road, Basildon	47	0	47	0	0	Yes
SS0386	Land east of Frithwood Lane	603	0	110	375	118	Yes
SS0387	Land south of 115 Laindon Road, Billericay	20	0	20	0	0	Yes
SS0388	Land south of London Road, Billericay	30	0	30	0	0	Yes
SS0389	Land west of Heath Close, Billericay.	65	0	65	0	0	Yes
SS0390	Land west of Steeple View, Dunton Road, Basildon	270	0	125	145	0	Yes
SS0417	Land at Basildon Rose Gardens Ltd, Burnt Mills Road, Basildon	85	0	0	85	0	Yes
SS0439	Land West of Hannikins Farm, Billericay	37	0	37	0	0	Yes
SS0445	Land at junction of Pound Land and Clarence Road, Basildon	15	0	15	0	0	Yes
SS0456	Land at South Lodge, Southlands Road, Crays Hill	33	0	33	0	0	No
SS0470	Greenwood, Potash Road, Billericay	24	0	24	0	0	Marginal

Site ID	Name	Total Yield	< 5 years	6-10 years	11-15 years	15+ years	Viability?
SS0471	Hillview, Potash Road, Billericay	8	0	8	0	0	Yes
SS0473	Land adjacent Wayside Cottage and North East of Potash Road, Billericay	16	0	16	0	0	Yes
SS0474	Land between Highfield and Nicklausen, Potash Road, Billericay	27	0	27	0	0	Yes
SS0477	The Oaks, land between Magdalen House and Keeper's Cottages, Potash Road	15	0	15	0	0	Yes
SS0499	Land at North East of Magdalen House and East of Greenwood, Potash Road	30	0	30	0	0	No
SS0504	Land at Bradfields Farm, Burnt Mills Road, North Benfleet SS12 9JX	570	0	110	375	85	Yes
SS0505	Rear of Barnsfield, Crays Hill CM11 2XP	24	0	24	0	0	Yes
SS0513	Land West of Gardiners Lane South, Basildon	31	31	0	0	0	Yes
SS0514	Land South of Gardiners Close, Basildon	150	60	90	0	0	Yes
SS0522	Car Park, Station Way, Basildon	13	13	0	0	0	Yes
SS0524	Snails Hall, Greens Farm Lane, Billericay	18	0	18	0	0	Yes
SS0526	Land south of Clarence Road, Bowers Gifford, Basildon	11	0	11	0	0	No
SS0528	Land North of Gardiners Way, Basildon	84	60	24	0	0	Yes
SS0529	Land west of Gardiners Lane South, Basildon	14	14	0	0	0	No
SS0530	Land between 11 & 15 Church Street, Great Burstead, Billericay CM11 2SY	19	0	19	0	0	Yes
SS0531	Land east of Church Road, Ramsden Bellhouse CM11 1RH	163	0	120	43	0	No
SS0532	Land at Kingsmans Farm, Billericay CM12 9PZ	341	0	125	216	0	Yes
SS0533	Larks Wood Park, Tresco Way Wickford SS12 9JF	1,100	0	0	450	650	Yes
SS0535	Niklausen, Potash Road, Billericay CM11 1HH	32	0	32	0	0	Yes
SS0536	Land off Gardiners Lane South, Basildon	669	110	375	184	0	Marginal

Site ID	Name	Total Yield	< 5 years	6-10 years	11-15 years	15+ years	Viable?
SS0546	Land South of Outwood Farm Road CM11 2TZ	276	0	125	151	0	Yes
SS0548	Land West of Lower Dunton Road CM13 3SL	163	0	120	43	0	Yes
SS0549	Chase Side, Potash Road, Billericay	12	0	12	0	0	Yes
SS0550	Land r/o 200 London Road, Wickford SS12 0ET	107	0	90	17	0	Yes
SS0551	Hamilton House, Pound Lane, North Benfleet SS12 9JZ	33	0	33	0	0	Yes
SS0555	Greenleas Nursery, Land South of London Road, Billericay	287	0	125	162	0	Yes
SS0560	Land West of Upper Park Road, Wickford SS12 9EN	30	0	30	0	0	Yes
SS0569	Land at Homestead Drive, Langdon Hills, Basildon SS16 5PE	32	0	32	0	0	Yes
SS0577	Dunroamin / The Bungalow, Gardiners Close, Basildon SS14 3AW	15	15	0	0	0	Yes
SS0578	81 Castledon Road, Wickford SS12 0EF	12	0	12	0	0	Marginal
SS0579	Basildon Lodge, Gardiners Close, Basildon SS14 3AN	16	16	0	0	0	Marginal
SS0580	65 Potash Road, Billericay CM11 1DL	47	0	47	0	0	Marginal
SS0582	Mount Lodge, Gardiners Close, Basildon SS14 3AW	6	6	0	0	0	Yes
SS0591	Land at 286 London Road, Wickford SS12 0JZ	34	0	34	0	0	Yes
SS0592	Land at The Elms, Cranfield Park Road, Wickford SS12 9EP	68	0	68	0	0	Marginal
SS0598	Land rear of The Bull Public House, London Road, Pitsea SS13 2DD	21	0	0	21	0	Yes
SS0599	Land at Ramsden Park Farm, Ramsden Bellhouse, Billericay CM11 1NR	5	0	5	0	0	Marginal
SS0602	Land West of Cassel, Church Road, Ramsden Bellhouse CM11 1RH	17	0	17	0	0	No
SS0604	Land north of London Road (east of Woolshots Farm), Billericay	33	0	33	0	0	Yes
SS0606	Land north of London Road (west of Beam End Cottage), Billericay	14	0	14	0	0	Yes

Site ID	Name	Total Yield	< 5 years	6-10 years	11-15 years	15+ years	Viable?
SS0608	Land north of London Road (east of Hughendon), Billericay	6	0	6	0	0	Yes
SS0618	Pelham Lodge and land to rear of Pelham Lodge, Church Road, Ramsden Bellhouse, Billericay CM11 1RH	17	0	17	0	0	No
SS0624	Gifford House, London Road, Basildon SS13 2EY	44	0	44	0	0	Yes
SS0627	19 Castledon Road and adjoining land to the rear, Wickford SS12 0EF	12	0	12	0	0	Marginal
SS0633	Louisa Cottage, Eversley Road, Basildon SS13 2DQ	78	0	78	0	0	Yes
SS0634	Land at Church Road, south of Lorna Doone, Ramsden Bellhouse, Billericay	9	0	9	0	0	Yes
SS0635	Avon, Cranfield Park Road, Wickford SS12 9EP	12	0	12	0	0	Marginal
SS0638	Land to the west of Station Road and Berne Hall, Wickford SS11 7NE	11	0	11	0	0	Yes
SS0640	Land to the rear of Highfields, Potash Road, Billericay CM11 1HH	33	0	33	0	0	Yes
SS0642	Land adjoining Rosemere, Crays Hill Road, Billericay CM11 2YR	5	0	5	0	0	Yes
SS0654	Land south of Green Loanings, Goatsmoor Lane, Billericay	14	0	14	0	0	Marginal
SS0655	Land north of Dry Street, Basildon	29	29	0	0	0	Yes
SS0656	Land at Foot Farm, Billericay	242	0	125	117	0	Yes
SS0657	Land at Eversley, Pitsea	175	0	90	85	0	No
SS0658	Land at Eversley, Pitsea	159	0	90	69	0	No
SS0659	Land North of London Road, East of Ilfracombe Avenue and West of Pound Lane, Bowers Gifford	35	0	35	0	0	Yes
SS0662	Land north of Southend Road, Crays Hill	28	0	28	0	0	Yes
SS0663	Land adjoining Ramsden Park, Ramsden Park Road, Ramsden Bellhouse CM11 1NR	15	0	15	0	0	No
SS0664	Land east and west of Lower Dunton Road, Dunton, Basildon	126	0	120	6	0	Yes
SS0665	Land east and west of Lower Dunton Road, Dunton, Basildon	9	0	9	0	0	Yes

Site ID	Name	Total Yield	< 5 years	6-10 years	11-15 years	15+ years	Viable?
SS0666	Land east and west of Lower Dunton Road, Dunton, Basildon	37	0	37	0	0	Yes
SS0667	The Brays Field, The Brays, 122 Laindon Road, Billericay CM12 9LE	14	0	14	0	0	Yes
SS0669	Langhams, Kennel Lane, east of the A176, Billericay	8	0	8	0	0	Yes
SS0671	Britannia Cottages, London Road, Pitsea SS13 2DA	8	0	8	0	0	Yes
SS0672	Land adjoining Old School House, London Road, Pitsea SS13 2BZ	5	0	5	0	0	Yes
SS0673	Land adjoining Crofters, London Road, Pitsea SS13 2BZ	6	6	0	0	0	Yes
SS0674	1 Elm Cottages, Coxes Farm Road, Billericay CM11 2UB	18	0	18	0	0	Yes
SS0675	Land at Long Lynderswood, Basildon SS15 5UN	21	21	0	0	0	Yes
SS0676	Roman Way, Billericay CM12 9LJ	30	30	0	0	0	Yes
SS0677	Cedar Avenue, Wickford	7	7	0	0	0	Yes
SS0678	Pound Lane Central, Basildon SS15 4EX	4	4	0	0	0	No
SS0679	Rayside, Basildon SS14 1NB	7	7	0	0	0	Yes
SS0680	Glenmere, Basildon SS16 4QR	7	7	0	0	0	Yes
SS0681	Littlethorpe, Basildon SS16 4LH	13	13	0	0	0	No
SS0682	Pitsea Housing Office/The Place, Northlands Pavement, Basildon SS13 3DU	26	26	0	0	0	Yes
SS0683	Land east of Paslowes, Basildon SS16 4LS	9	9	0	0	0	Yes
SS0684	Swan Mead Centre, Church Road, Basildon SS16 4AG	15	15	0	0	0	Yes
SS0685	Garages at Woolmer Green, Basildon SS15 5LL	8	8	0	0	0	Yes
SS0689	St Chad's Church, Clay Hill Road, Basildon	28	28	0	0	0	Yes
SS0690	Bower Lane, Basildon SS14 3PQ	5	5	0	0	0	Yes

Site ID	Name	Total Yield	< 5 years	6-10 years	11-15 years	15+ years	Viable?
SS0691	Land at Menzies Avenue and Fraser Close, Basildon SS15 6SX	26	26	0	0	0	Yes
SS0692	Littlebury Green, Basildon SS13 1RF	21	21	0	0	0	Yes
SS0693	Pounders Hall, Pound Lane, Basildon SS15 5SP	28	28	0	0	0	No
SS0694	Land west of Burnt Mills Road and east of East Mayne, Basildon SS13 1RF	20	20	0	0	0	Yes
SS0695	Garages located at Downey Close, Basildon SS14 2NF	6	6	0	0	0	Yes
SS0696	Garages located at Great Knightleys and Swan Close, Basildon SS15 5GE	7	7	0	0	0	Yes
SS0697	Garages located at Little Lullaway, Basildon SS15 5JH	7	7	0	0	0	Yes
SS0698	Garages to the south of 13 Falstones, Basildon SS15 5BU	6	6	0	0	0	Yes
SS0699	Garages to the north of 84 Falstones, Basildon SS15 5BX	5	5	0	0	0	Yes
SS0700	Garages to the north of 108 Falstones, Basildon SS15 5DF	10	10	0	0	0	Yes
SS0701	Garages to the north of 86 Paprills, Basildon SS16 5QX	10	10	0	0	0	Yes
SS0704	Garages north and west of 1 Cadogan Terrace, Basildon SS13 2BD	11	11	0	0	0	Yes
SS0705	Garages to the south of 11 Culverdown, Basildon SS14 2AL	7	7	0	0	0	Yes
SS0706	Garages to the north of 87 Nether Priors, Basildon SS14 1LS	7	7	0	0	0	Yes
SS0707	Garages to the west of 85 Great Mistley, Basildon SS16 4BE	10	10	0	0	0	Yes
SS0708	East of Northlands Park, Basildon	24	24	0	0	0	Yes
SS0710	Land at Fairlop Gardens, Basildon	10	10	0	0	0	Yes