



Housing and Economic Land Availability Assessment (HELAA) Review 2018

Volume 4 – Appendix G

September 2018



Basildon HELAA 2018 Development Viability Appraisals

Report

On behalf of:



August 2018

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1 Introduction

Background and Study Scope

- 1.1 Porter Planning Economics Ltd (PorterPE) have been commissioned by Basildon Borough Council (BBC) to update the economic viability assessments of suitable and available residential sites identified in Basildon Borough's Strategic Housing and Employment Land Availability Assessment (HELAA) 2018.
- 1.2 The purpose of this report is to conduct a high-level viability assessment of each suitable and available site to identify those sites that should be viable in contributing to the future housing supply in Basildon. This is to provide evidence on the achievability of the sites as potential housing land supply to underpin the emerging Local Plan.

Basildon Local Plan and CIL Viability Update 2018

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

Aims and Objectives

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

the next chapter. The Council is using other methods to assess whether employment sites have realistic prospects of coming forward.

Context

- 1.8 A principal aim of the HELAA is to identify the potential future supply of housing for the next 15 to 20 years to inform the Council's Local Plan. To assess this, the Council has considered a variety of existing land uses from various sources, including unimplemented planning permissions, and sites received from the 'Call for Sites' exercises. A process of checking the suitability and availability of those sites is being carried out in the Council's revised HELAA (2018). The findings of the Council's HELAA will inform the emerging Local Plan by providing an indication of the capacity for housing growth in the Basildon Borough.
- 1.9 PorterPE's role is to assess the suitability and availability of 196 suitable and available sites, identified in the 2018 HELAA, in terms of achievability based on viability. This has been approached by using a set of criteria to assess all the potential sites on the principles set out in the Basildon HELAA Methodology (2017). This includes the involvement of key stakeholders from the outset, so that they can help shape the approach, as required by the NPPF and the CLG Practice Guidance. This includes the Council having undertaken a Stakeholder Workshop held in July 2015 to consider the approach to viability, and a consideration of specific site examples.
- 1.10 At the end of this report we review the viability results from testing the HELAA sites 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.
- 1.11 The method used for testing viability of the HELAA sites in this study complies with Basildon HELAA Methodology (2017) and the National Framework (as documented by the NPPF and the PPG) in testing market viability. It also considers the Harman Guidance on 'Viability Testing Local Plans' (2012) and the RICS Guidance note, Financial Viability in Planning, 1st edition (2012), to help inform the approach to the viability testing and some of the input assumptions for, yet unknown, factors, and the Basildon HELAA Methodology (2017).
- 1.12 In assessing the viability of the proposed scheme, the report brings together evidence for the prevailing values and likely costs, including policy costs, of the proposed scheme. This evidence is used to inform a set of assumptions that feed into assessing the viability of the proposed scheme using the residual value method, which subtracts the total costs of the proposed design option from the total value it will generate, to determine the residual land value to compare to a benchmark value for the landowner to bring the site forward. The approach is illustrated in **Figure 1.1**.

Figure 1.1: Residual value appraisal approach



- 1.13 All HLAAs housing sites have been assessed using the PorterPE Viability Toolkit. Since the previous HELAA Viability Assessment (in June 2017) carried out by PBA, 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.
- 1.14 Whilst high level viability assessments have been carried out for identified sites, it would be inappropriate to use these for any commercial valuation purpose, since the viability models are for strategic purposes, and have been designed as a tool to test policy as opposed to being formal valuations of planning application sites, normally carried out by the Valuation Office, Chartered Surveyors and Valuers. Therefore, general assumptions have been made and these have been detailed in this report.
- 1.15 It should therefore be noted that as per **Professional Standards 1 of the RICS Valuation Standards – Global and UK Edition¹**, the advice expressly given in the preparation for, or during negotiations or possible litigation, does not form part of a formal “Red Book” valuation and should not be relied upon as such. No responsibility whatsoever is accepted to any third party who may seek to rely on the content of the report for such purposes.
- 1.16 The rest of this report is set out as follows:
- Chapter 2 identifies the policy context and practice for the viability assessment;
 - Chapter 3 outlines the specification and assumptions for viability testing; and
 - Chapter 4 reports the viability findings and conclusions.

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

2 National Policy Context

Introduction

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

National Policy and Guidance

- 2.2 It is assumed that the emerging Basildon Local Plan will be prepared and Examined in line with the National Planning Policy Framework 2012 (NPPF), which is reviewed in this chapter. For context, we have also added the key points in relation to housing land availability in the revised NPPF 2018.
- 2.3 The NPPF 2012 does not state that all sites must be viable now in order to appear in Local Plans. Rather, it is concerned with ensuring that the bulk of the development is not rendered unviable by unrealistic policy costs.² Such policy costs have been tested in the PorterPE Basildon Local Plan and CIL Viability Study Report (2018).
- 2.4 It is important to recognise that economic viability will be subject to economic and market variations over the Local Plan timescale. In a free market, where development is largely undertaken by the private sector, the Local Planning Authority can seek to provide suitable sites to meet the demand for sustainable development. It is not within the Authority's control to ensure delivery takes place; this will depend on the willingness of a developer to invest and a landowner to release the land. So, in considering whether a site is deliverable now or developable in the future, the assumptions underpinning our viability assessment should be informed by a review of local market conditions.
- 2.5 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

- 2.6 In relation to housing development, the NPPF 2012 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:

² See para 173, which 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 must be viable even if there is not a high policy burden. For example, infrastructure requirements are understood and will not impede delivery (see NPPF 2012 para 160).

- 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.”*³
 - 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”*.⁴
- 2.7 The NPPF 2012 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.
- 2.8 NPPF 2012 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 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.
- 2.9 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

- 2.10 Regarding employment land development, the NPPF 2012 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.”*⁵
- 2.11 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,
- 2.12 In relation to employment uses specifically, the NPPF 2012 also advises that *“...planning policies should avoid the long term protection of sites allocated for*

³ 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.

⁴ Ibid (para 47, footnote 12)

⁵ Ibid (para 160)

*employment use where there is no reasonable prospect of a site being used for that purpose*⁶. 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.

- 2.13 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.
- 2.14 The upshot is that many sites may successfully be developed for employment when a standard viability assessment would suggest that they are not viable for such development. Therefore, to predict which sites will be successfully delivered in the future 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.
- 2.15 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. 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. Therefore, the present report only relates to housing and does not consider employment sites.

NPPF (July 2018)

- 2.16 The revised National Planning Policy Framework was published on 24 July 2018 and sets out the government's planning policies for England and how these are expected to be applied.
- 2.17 NPPF paragraph 8 makes very clear that sustainable development needs to be achieved in part by:
- "...ensuring that sufficient land of the right types is available in the right places and at the right time to support growth"*
- 2.18 In plan-making the NPPF is clear at paragraph 20 that strategic policies need to:

⁶ Ibid (para 22)

“...set out an overall strategy for the pattern, scale and quality of development, and make sufficient provision⁷ for:

a) housing (including affordable housing), employment, retail, leisure and other commercial development;...”

2.19 In preparing plans, paragraph 31 of the NPPF states that...

“The preparation and review of all policies should be underpinned by relevant and up-to-date evidence. This should be adequate and proportionate, focused tightly on supporting and justifying the policies concerned, and take into account relevant market signals.”

2.20 Specifically, this report is seeking to comply with the NPPF paragraph 67, which states that there needs to be (our emphasis is included):

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

2.21 In doing so the following sites need identifying:

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

b) specific, developable sites or broad locations for growth, for years 6-10 and, where possible, for years 11-15 of the plan.”⁸

2.22 The NPPF considers the issue of viability at paragraph 57, which is worth noting in full:

“Where up-to-date policies have set out the contributions expected from development, planning applications that comply with them should be assumed to be viable. It is up to the applicant to demonstrate whether particular circumstances justify the need for a viability assessment at the application stage. The weight to be given to a viability assessment is a matter for the decision maker, having regard to all the circumstances in the case, including whether the plan and the viability evidence underpinning it is up to date, and any change in site circumstances since the plan was brought into force. All viability assessments, including any undertaken at the plan-making stage, should reflect the recommended approach in national planning guidance, including standardised inputs, and should be made publicly available.”

2.23 The statement in paragraph 57 of the NPPF raises two points of specific relevance to this assessment. Firstly, it establishes a default position that policies within up to date local plans are deliverable. Secondly, if there is a case for a policy to not apply because of delivery issues, then it must be up to the applicant to demonstrate why this is the case. Regarding the latter point, the NPPF refers any viability assessment of an application site to follow the national planning guidance covering viability, which sets out some key principles of how development viability should be

⁷ In line with the presumption in favour of sustainable development.

⁸ NPF paragraph 67.

considered in planning practice and provides recommendations for standardised inputs.

- 2.24 In maintaining a deliverable supply of sites, the NPPF at paragraph 73 notes:

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

Planning Practice Guidance

- 2.25 The National Planning Practice Guidance (NPPG), as at March 2014, sets out the methodology for undertaking housing and employment land availability assessments. Within Stage 2 of the PPG method for undertaking a HELAA, this includes economic viability being 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.”

- 2.26 In due course, the PPG will be updated to reflect changes to the NPPF. But the updated PPG (July 2018) does provide detail on viability testing. This includes highlighting the underlying principles of the need for viability in planning. In relation to this,

“The role for viability assessment is primarily at the plan making stage. Viability assessment should not compromise sustainable development but should be used to ensure that policies are realistic, and that the total cumulative cost of all relevant policies will not undermine deliverability of the plan.”¹⁰

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

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

“Where up-to-date policies have set out the contributions expected from development, planning applications that comply with them should be assumed to be

⁹ PPG Housing and economic land availability assessment Paragraph: 021 Reference ID: 3-018-20140306

¹⁰ PPG Viability Paragraph: 002 Reference ID: 10-002-20180724

viable. It is up to the applicant to demonstrate whether particular circumstances justify the need for a viability assessment at the application stage.”¹¹

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

“...whether the plan and viability evidence underpinning the plan is up to date, any change in site circumstances since the plan was brought into force, and the transparency of assumptions behind evidence submitted as part of the viability assessment.”¹²

- 2.30 In doing so, the planning authority needs to

“...to strike a balance between the aspirations of developers and landowners, in terms of returns against risk, and the aims of the planning system to secure maximum benefits in the public interest through the granting of planning permission.”¹³

- 2.31 The PPG sets out the government’s recommended approach to viability assessment for planning. Importantly, in defining viability it states that a residual land value after costs are deducted from revenue, should be based on:

“...the existing use value (EUV) of the land, plus a premium for the landowner. The premium for the landowner should reflect the minimum return at which it is considered a reasonable landowner would be willing to sell their land. The premium should provide a reasonable incentive, in comparison with other options available, for the landowner to sell land for development while allowing a sufficient contribution to comply with policy requirements.”¹⁴

Good Practice (Defining Viability)

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

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

- 2.33 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

¹¹ Ibid para: 007 Reference ID: 10-007-20180724

¹² Ibid para: 008 Reference ID: 10-008-20180724

¹³ Ibid para: Reference ID: 10-010-20180724

¹⁴ Ibid para: 013 Reference ID: 10-013-20180724

value sufficient to persuade the land owner to sell the land for the development proposed.”

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

2.34 The RICS guidance defines financial viability as:

“...the ability of a development project to meet its costs including the cost of planning obligations, whilst ensuring an appropriate Site Value for the landowner and a market risk adjusted return to the developer in delivering that project.”

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

2.36 In line with the RICS guidance, the viability assessment in this report adopts the residual appraisal method, calculating the residual land value generated by the scheme. Residual value is defined in the RICS guidance as *“The amount remaining once the GDC [gross development cost] of a scheme is deducted from its GDV [gross development value] and an appropriate return has been deducted.”* This residual value can then be compared against a benchmark land value to determine whether and to what extent the project is viable.

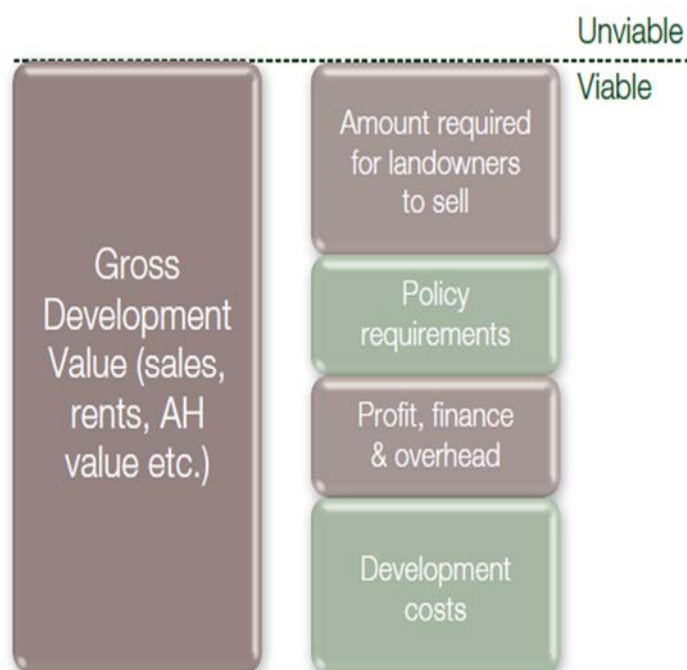
2.37 Paragraph 3.4.3 in the RICS guide notes that the cost of planning obligations will need to be met by any surplus of residual value over benchmark value, but that obligations *“...cannot use up the whole of this difference, other than in exceptional circumstances, as that would remove the likelihood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

3 Viability Method and Assumptions

Viability Assessment Method

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

Figure 3.1 Approach to residual land value assessment



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

(which have been detailed in this report), and it takes account of those characteristics of each site that were collected by the Council through the HELAA process, along with the value area within which the site is located.

- 3.6 Therefore, our viability assessments in this report are necessarily broad approximations, subject to a margin of uncertainty, that is appropriate for HELAA evidence analysis purposes. It should not be used to appraise individual development proposals.
- 3.7 An example of the HELAA site assessment is provided in **Appendix A**.

HELAA Site Characteristics

- 3.8 Information provided by the Council relating to each of the suitable and available sites, include the following information which has informed the viability assessment:
- Location, which informs which value area the site is situated;
 - Current uses, which informs the benchmark land value;
 - Type of site, in terms of being a greenfield, brownfield or mixed (part developed) site;
 - Gross and net developable site 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); and
 - Development constraint characteristics (where known) including potential obstacles such as the level of contamination and flood risk.
- 3.9 Aside from these known characteristics, a range of other assumptions are used included estimated emerging planning policy impacts on viability. Many of these assumptions have been explained in the PorterPE Local Plan Viability Report (2018), with a summary in this report; where any assumptions differ then further explanation has been provided in this report.

Viability Assumptions

Size of units

- 3.10 The emerging Local Plan sets a requirement for sites to offer a mix of 14% one-bed properties; 26% two-bed; 40% three-bed; and 20% four-bed plus. The policy has therefore been translated into a site mix for all SHLAA sites (except where flatted only development has been identified) testing as set out in **Table 3.1**.

Table 3.1 Tested site mix

Typology type	1-2 bed flats	2 bed house	3 bed house	4+ bed house
Sites with less than 20 units	0%	40%	40%	20%
Sites with 20+ units	20%	20%	40%	20%
Sites with more than 85 dph	100%	0%	0%	0%

- 3.11 The tested average sizes comply with the National Space Standards minimum sizes (NSS), and those used in testing the HELAA sites are presented in **Table 3.2**. This shows a net internal areas (NIAs) for flats for estimating values, plus for the gross internal area (GIA) for additional space related to circulation space such as stairwells, etc which is 15% more floorspace added to the build costs of flatted developments.

Table 3.2 Average test unit sizes, sqm

Unit type	GIA	NIA
1-2 bed flat	55	63
2 bed house	75	
3 bed house	93	n.a.
4+ bed house	117	

Sales values

- 3.12 The proposed scheme's residential sales values per square metre of new build floorspace, is derived from two sources:
- Land Registry data, which provides the achieved sales prices for new houses; and
 - Energy Performance Certificates, which provides the floorspace for most of the sold new build properties recorded in the Land Registry data, which is used to identify a sales value per square metre figure for each unit and an overall average for testing.
- 3.13 By matching these two data sources it has been possible to collate 772 new build transactions that have been registered in the district since January 2014. As the data spans from January 2014 to the current date, the sale price for each transaction has then been indexed from the date they were sold to June 2018 (at the time of the report, this was the latest available) values using the Land Registry House Price Index (HPI) for Basildon. From this, the current average sales value for the four value areas defined in the PorterPE Local Plan Viability Report (2018) is shown in **Table 3.3**.

Table 3.3 Average open market residential sales value per sqm by sales value area

Value area	# transactions		Average value	
	House	Flat	House	Flat
Basildon Town	123	71	£3,687	£4,128
West Basildon Town	298	216	£3,638	£3,969
Billericay	25	3	£4,789	Unreliable sample size
Wickford	30	6	£4,105	Unreliable sample size

Source: Derived from Land Registry and EPC data

- 3.14 **Table 3.4** shows the tested sales values per square metre that have been adopted within this appraisal. The sales values have been rounded to the nearest £25 per sqm, and since the identified sample for flats in Billericay and Wickford was limited, the average values for flats within these two areas have been drawn from the PorterPE Local Plan Viability Report.

Table 3.4 Tested open market residential sales value per sqm by sales value area

Value area	House	Flat
Basildon Town	£3,475	£3,675
West Basildon Town	£3,750	£3,650
Billericay	£4,800	£5,000
Wickford	£4,100	£3,800

Build costs

- 3.15 Residential build costs are based on actual tender prices for new builds and refurbishments in the market place over a 15-year period from the Build Cost Information Service (BCIS), which is published by the Royal Institution of Chartered Surveyors (RICS). The data is derived from the median third quarter 2018 prices and adjusted (using BCIS tender price adjustments) to Basildon values, to reflect costs relevant to the local area.
- 3.16 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, differential rates are used to show small, medium and large housebuilders. The build costs used in the appraisal are shown in **Table 3.5**.

Table 3.5 Tested median build costs at Q3 2018 tender prices

Build cost type	Cost per sqm
Flats / Apartments	£1,490
Houses (small house builder 3 and under)	£1,481
Houses (medium house builder 4 to 14)	£1,380
Houses (large house builder 15 and above)	£1,279

Source: derived from BCIS

Other standard development costs

- 3.17 The BCIS build costs are exclusive of external works, fees, contingencies, VAT and finance charges, plus other revenue costs. Many of these follow industry ready reckoners, which are summarised below.
- **Externals:** 10% of build costs
 - **Professional fees:** 8% of build cost plus externals
 - **Contingency:** 4% of build cost plus externals
 - **Sales fees** (including legal, agents and marketing fees): at the rate of 3% of the open market unit GDV; and £600 legal cost only for affordable units.
 - **Finance:** each site calculates the interaction of costs and values subject to a monthly cashflow using an all-in finance cost of 6.5% per annum.
 - **Developer profit:** 20% of open market residential sales value for open market housing and 6% of affordable housing GDV for affordable housing.

Site costs

- 3.18 The HELAA sites characteristics information provided by the Council includes some information relating to abnormal conditions. For each site this includes potential abnormalities such as 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 3.6** grade these characteristics as potential extra-over costs according to the information provided in each sites HELAA record. This is based on a risk score (from zero to five) on the constraints to development, with an associated adjustment to the on-site build costs, which is then summed to an extra-over build cost shown in **Table 3.7**.

Table 3.6 Site abnormal characteristics risk scoring

Category	Level	Score = % extra-over build costs
Flood Risk	FZ2	1
	FZ3A	2
	FZ3B	2
Pipeline	Oil	1
	Gas	1
	Oil & Gas	2
Gas	Within Buffer	1
	Yes	2
Pylons	Yes	1

Table 3.7 Site risk score and costs related to mitigating potential constraints

Score level	Score = % extra-over build costs
0	0%
1	1%
2	2%
3	4%
4	8%
5	15%

- 3.19 In addition, a general cost relating to the different risk of developing brownfield, greenfield and mixed sites is applied. The additional costs that are applied are:
- Brownfield sites typically incurring demolition and clearance: £150,000 per net hectare
 - Greenfield site typically requiring utility services and transport works to the site, which tends to proportionally increase with the number of proposed units, based on the following scales:
 - Sites up to 49 units (covered by externals): £0 per unit
 - Sites between 50 and 199 units: £5,000 per unit
 - Sites between 200 and 499 units: £12,000 per unit
 - Sites of 500 units and over: £20,000 per unit
 - 'Mixed' sites are assumed to incur half of the costs for brownfield and greenfield site shown above.

Policy Costs

- 3.20 In reviewing the viability of the HELAA sites, the impact of different policies, including S106, affordable housing and design standards, on their viability is applied. For this reason, the sites have been tested at full policy compliance with the emerging Basildon Local Plan.

Policy H28 Affordable Housing

- 3.21 One of the most significant items of policy requirements sought from residential development sites is affordable housing. The emerging Local Plan sets out a requirement for the affordable housing requirements shown in **Table 3.8**, which are tested in the site appraisals.

Table 3.8 Tested affordable housing rates

Site type	% AH
Sites with 10 or fewer units	0%
Sites with more than 10 units	31%

- 3.22 The tested affordable housing tenure applied is based on Policy H28, which is:
- 70% affordable rent
 - 30% shared ownership
- 3.23 The appraisal assumes that affordable housing will command a transfer value to a Registered Provider at lower than market rates. The values have been informed by evidence of recent deals and discussion with the Council's housing team, but also considers wider discussions with registered providers about the impact of the government induced temporary rent review mechanism, and the policy requirement for affordable rents to be charged at no more than 60% of market rent, which has been suggested to lower the transfer values (often around 50% of market value). The testing assumes the values set out in **Table 3.9**.

Table 3.9 Tested transfer values by Affordable Housing tenure

Housing tenure	Value against open market units
Affordable rent	40%
Intermediate/ shared ownership	65%

Policy H28 housing standards costs and H27 older person housing within developments

- 3.24 The tested units are assumed to be achieving the NSS minimum standards. Additionally, the emerging Local Plan has a requirement for 10% of the dwellings on sites of 10 or more dwellings to be accessible homes, i.e. Category M2 (Accessible and adaptable buildings) and/or Category M3 (wheelchair user dwgs) in national building regulations.
- 3.25 To inform this, information has been drawn from the DCLG Housing Standards Review Cost Impacts (Sept 2014) report for M2 (Cat 2) in total the additional average costs for upgrading a NSS home are summarised in **Table 3.10**. Only Cat 2 is tested

since this is the specific policy requirement, albeit Cat 3 may be required where there would be viability to achieve this level.

Table 3.10 Tested cost for meeting M2 (Cat 2) Standards

Dwelling type	Cost per dwelling
House	£521
Flat	£924

- 3.26 In meeting this policy requirement, it is also assumed that there might be an increase in floorspace above what is already being built to accommodate such specialised categories of homes. The extra sizes would be likely to generate an increase in the build costs without additional value which tends to be based on the number of rooms rather than minor differences in floor areas. Therefore, the additional build costs reflect the difference in sizes of NSS and M3 (Cat2) units, as shown in **Table 3.11**, multiplied by the BCIS build cost rates in **Table 3.5**.

Table 3.11 NSS and M2 (Cat 2) minimum unit sizes, sqm GIA

Dwelling type	1-2 bed flats	2 bed house	3 bed house	4+ bed house
NSS	63.0	74.5	93.0	117
Cat 2 accessible and adaptable dwellings	63.8	75.3	94.2	118.4

- 3.27 The Council are seeking to apply a policy that requires specialist accommodation to be provided within the housing mix on larger sites with more than 600 units, covering 10% of the total units on site. Such a policy would set this off against the requirement for providing Cat2 (M3) access standards discussed above, and this is applied to HELAA sites with more than 600 units.

CC1-7 Sustainable construction policy costs

- 3.28 The requirement for SuDS (as part of Local Plan policy CC4) are likely to already be accommodated within the opening cost assumptions discussed above. Therefore, here the focus is specifically on reducing CO2 emissions by 20% through sustainable construction.
- 3.29 Within the context of producing this report, no specific costs can be identified for this. But given that the required policy CO2 reductions would be like achieving the abandoned Code for Sustainable Homes Level 4, which has been reported to add an extra-cost of about 2.5% on top of the build costs¹⁵, then this figure will be used for testing.

S106 costs for generic sites (excluding affordable housing)

- 3.30 Aside from affordable housing, the Council is likely to continue to seek S106 costs to mitigate the impacts from future developments. The PorterPE Local Plan Viability

¹⁵ Informed by a Davis Langdon report (Sept 2013), which assessed the capital costs per dwelling for CSH4, which found that it may be between £2k to £3k extra-over on BCIS building costs at 2010 Building Regulations standards.

report tested residential typologies with an assumption of £2,230 for S106 based on the previously achieved rates plus £1,000 per unit contribution to the management of the Recreation Avoidance and Mitigation Strategy (RAMS) for the Essex Coast European sites.

- 3.31 The total sum of £3,230 per unit s106 (excluding AH) contribution is applied to all HELAA sites.

Sensitivity testing with other potential policy requirements

- 3.32 It is understood that a policy for the provision of Gypsy, Traveller and Travelling Showpeople would likely apply to larger sites but at the time of this study, the Policy H3 Gypsy & Traveller (G&T) sites was under review. The cost of providing a serviced and 'ready to go' plot is around £125,000 per pitch¹⁶. For the testing it has been assumed that this is applied as one G&T pitch per 100 residential units on sites with 400 or more units.

Vacant Building Credit (VBC) and CIL relief

- 3.33 Some sites with existing buildings that are being redeveloped may benefit from a vacant building credit (VBC) against the affordable housing rates because the existing building has been unoccupied (but not abandoned) over three years prior to receiving planning permission for the new residential scheme.
- 3.34 It has not been possible to easily ascertain such circumstances for every HELAA site and therefore no VBC relief have been applied to any of the sites. This should be considered when reviewing the viability results in the next chapter.

Benchmark Land Values

- 3.35 In line with national guidance, a benchmark land value to assess viability is assumed to be based on the existing use value (EUV) of the site with a suitable premium (i.e. EUV+) to the landowner to incentivise them in bringing forward a site for residential development.
- 3.36 The tested benchmark land values for greenfield and brownfield non-residential land are shown in **Table 3.12**. This is taken from the PorterPE Local Plan report but has been increased slightly based on evidence from the Savills Research report UK residential development land, Market in Minutes, April 2018, which identified that urban land values increased by 4.0% in Q1 2018, taking the annual growth to 6.3%. Demand for land in London commuter towns has supported this growth. Also, greenfield land values in the UK have grown by 0.8% in Q1 2018, taking the annual growth to 4.1%. Growth has been focused particularly where recent house price increases have been stronger. On this evidence the benchmark land values will need to increase by 4% for brownfield sites and 1% for greenfield sites (plus rounding), to reflect an update in values since the PorterPE Local Plan Viability report.
- 3.37 The benchmark land values are shown in **Table 3.12**.

¹⁶ This figure has been derived through consultation with providers who have tendered for these types of development based on schemes of between 3 and 20 pitches.

Table 3.12 BLV for Greenfield and brownfield non-residential land

Site location/type	Basildon Town*	Billericay	Wickford
Brownfield (industrial/retail/car park/storage uses)	£1,370,000	£2,060,000	£1,720,000
Semi brownfield (Education/community uses)	£880,000	£1,320,000	£1,100,000
Greenfield (POS/agricultural uses)	£740,000	£1,060,000	£850,000

*includes West Basildon

- 3.38 It is important to appreciate that assumptions on benchmark land values can only be broad approximations subject to a wide margin of uncertainty. This uncertainty is considered when drawing conclusions and recommendations from this study.

4 Development Appraisal: Results

- 4.1 The potentially suitable and available HELAA sites have been subjected to a high-level assessment, complete with cashflow analysis using the approach and data inputs outlined in **Chapter 3** of this report.
- 4.2 To summarise, 196 sites have been assessed based on the following policy costs / criteria:
- All residential units meet minimum national size standards (Policy H27-1)
 - S106 mitigation cost of £3,230 per dwelling;
 - Affordable housing at the proposed rate of 31% on sites of 11 and above;
 - An allowance for energy policy (CC1) of 2.5% on top of build costs;
 - Access standards costs for CAT 2 provision (Policy H27-2);
 - 10% of the units are older person housing within developments of over 600 units; and
 - One G&T pitch per 100 residential units on sites with 400 or more units.
- 4.3 The viability results of the 196 HELAA sites tested at the full policy requirements **are** summarised in **Figure 4.1** and **Figure 4.2**. The result for each site is shown in **Appendix B**.

Figure 4.1 Overview of the sites viability assessments results

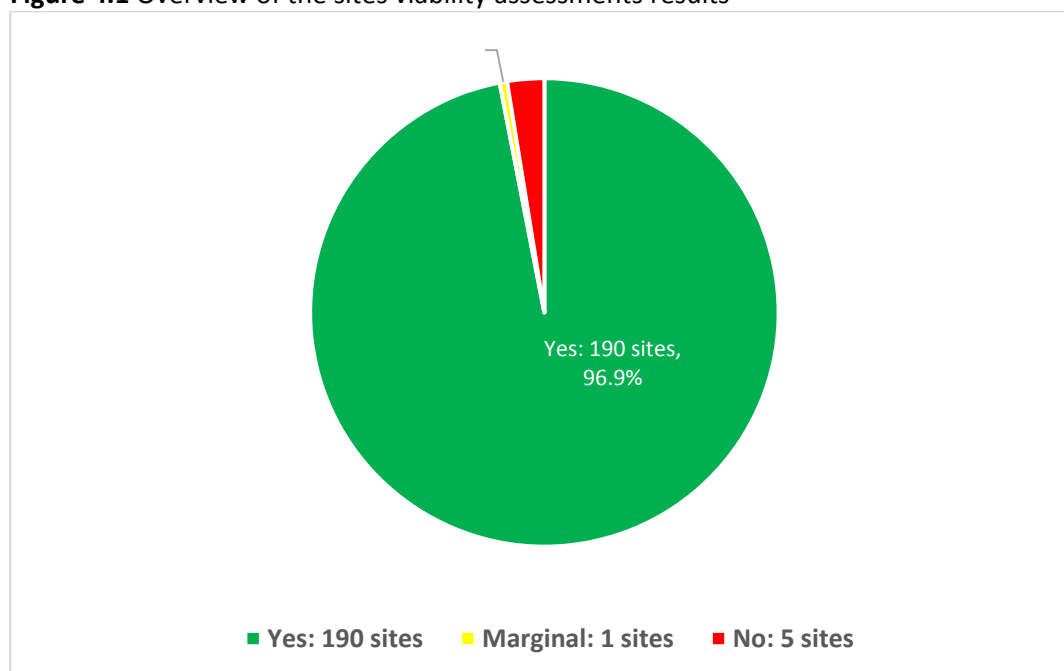
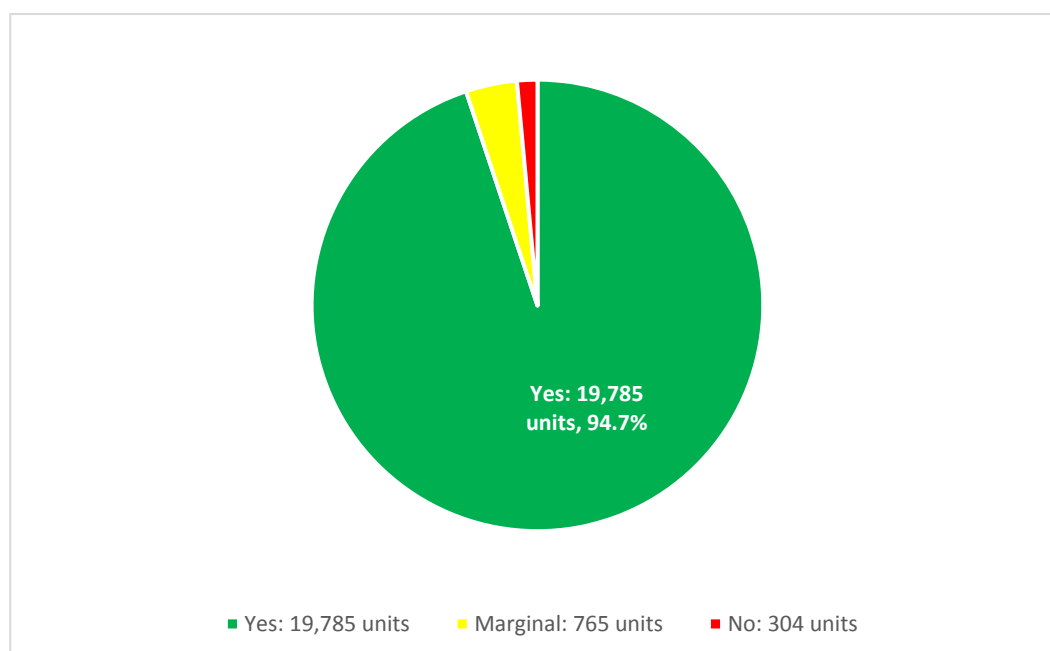
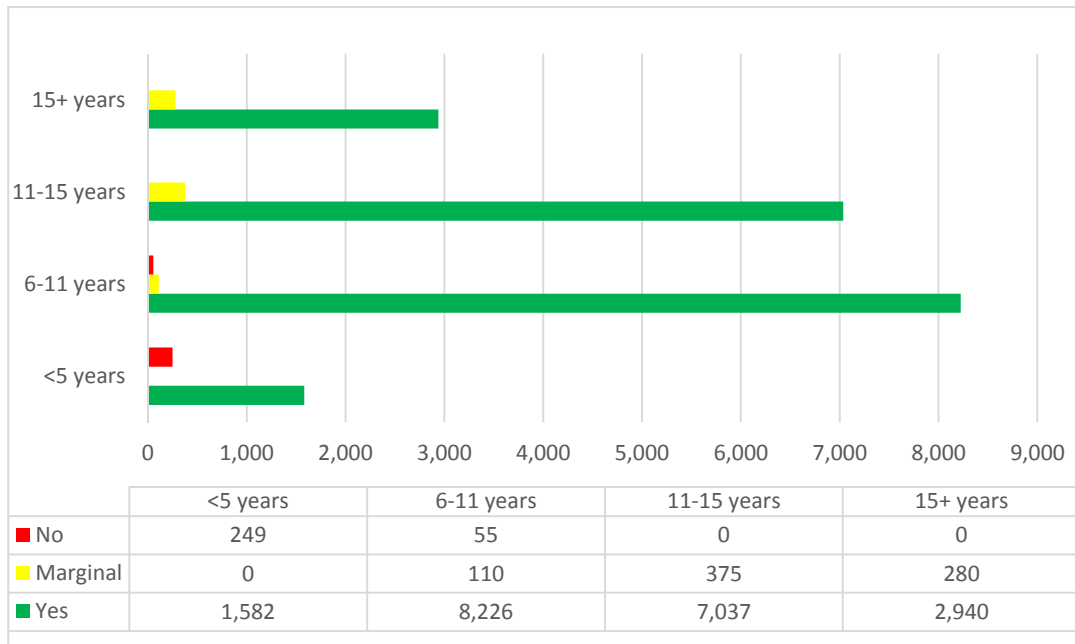


Figure 4.2 Overview of the potential yield viability assessments results



- 4.4 In summary, the findings identify that most sites (97%), accounting for around 95% of the dwellings (19,785 units), are considered viable with full policy requirements under current market conditions. A further 0.5% of sites, accounting for 3.8% of dwellings, are marginally viable (i.e. their RLV is within 10% higher or lower than the BLV), which means they could potentially become viable if there are small changes in market conditions or policy requirements are slightly relaxed.
- 4.5 In total, therefore, 97.4% of sites, accounting for 20,550 (98.5%) of dwellings have the potential to help meet demand in the immediate future housing supply. Or more precisely, these can be considered capable of contributing to the five-year land supply in line with current national guidance.
- 4.6 Where sites are identified by the viability assessment to be unviable, whereby the residual value is below the assumed benchmark market land value, this report does not confirm these sites to be unviable. It may well be that the particular circumstances of acquisition / ownership mean that their benchmark value is different, and / or there would be more likelihood for these sites to come back during the planning process to reduce the burden of affordable housing and / or other s106 obligations. Therefore, by submitting their site under the current policy requirement arrangements, the land owner can be considered to be 'willing' to deliver a site, which meets the test set out in NPPF 2012 for viability assessment requiring a 'willing landowner'.
- 4.7 Finally, **Figure 4.3** provides a breakdown of the results by delivery of dwellings within the different delivery time bands provided by the Council. The shows that in the first 5 years 86% of identified dwellings are considered viable or marginal, totalling 1,831 units. The testing indicates that some 8,336 more dwellings could be achievable between years 6 to 10, some 7,412 dwellings in years 11 to 15 and some 3,220 dwellings in 15+ years.

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



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

Example Site Appraisal

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

SS0005 Land NorthBillerica		5 Units						
ITEM	Residual Value					Technical Checks:	TIMING	
Net area (ha)	0.17	Greenfield	Greenfield	Greenfield	Greenfield	£4,414,706	per net ha	2,659
Stamp Duty	Commercial land							29
Contamination	0.00							4
	Private	Affordable	Starter Homes	Social rent	Affordable rent	Intermediate		GDV=Total costs
Nr of units	5.00	0.00	0.00	0.00	0.00	0.00		
								Start Finish
1.0 Development Value								
1.1	Private units							
1.1.1	Flats (N/A)							Jul-17 Sep-18
1.1.2	2 bed house	2.00	75	149	£4,800	£715,200		Jul-17 Sep-18
1.1.3	3 bed house	2.00	93	186	£4,800	£892,800		Jul-17 Sep-18
1.1.4	4+ bed house	1.00	117	117	£4,800	£562,133		Jul-17 Sep-18
		5.0		452				
1.5	Starter Homes							
1.5.1	Flats (N/A)	0.00	55	0	£4,000	£0		Jul-17 Sep-18
1.5.2	2 bed house	0.00	75	0	£3,840	£0		Jul-17 Sep-18
1.5.3	3 bed house	0.00	93	0	£3,840	£0		Jul-17 Sep-18
1.5.4	4+ bed house	0.00	117	0	£3,840	£0		Jul-17 Sep-18
1.2	Social rent							
1.2.1	Flats (N/A)	0.00	55	0	£2,000	£0		Jul-17 Sep-18
1.2.2	2 bed house	0.00	75	0	£1,920	£0		Jul-17 Sep-18
1.2.3	3 bed house	0.00	93	0	£1,920	£0		Jul-17 Sep-18
1.2.4	4+ bed house	0.00	117	0	£1,920	£0		Jul-17 Sep-18
1.3	Affordable rent							
1.3.1	Flats (N/A)	0.00	55	0	£2,000	£0		Jul-17 Sep-18
1.3.2	2 bed house	0.00	75	0	£1,920	£0		Jul-17 Sep-18
1.3.3	3 bed house	0.00	93	0	£1,920	£0		Jul-17 Sep-18
1.3.4	4+ bed house	0.00	117	0	£1,920	£0		Jul-17 Sep-18
1.4	Intermediate							
1.4.1	Flats (N/A)	0.00	55	0	£3,250	£0		Jul-17 Sep-18
1.4.2	2 bed house	0.00	75	0	£3,120	£0		Jul-17 Sep-18
1.4.3	3 bed house	0.00	93	0	£3,120	£0		Jul-17 Sep-18
1.4.4	4+ bed house	0.00	117	0	£3,120	£0		Jul-17 Sep-18
Gross Development value							£2,170,133	
2.0 Developer's Profit								
2.1	Private units		20.0%	on OM GDV		£434,027		Sep-18 Oct-18
2.1	Starter Home		10.0%	Starter Home value		£0		Sep-18 Oct-18
2.2	Affordable units		6%	transfer values		£0.00		Sep-18 Oct-18
Total Developer's Profit							£434,027	
3.0 Development Costs								
3.1 Sale cost								
3.1.1	Private units only		3.00%	on OM GDV		£65,104		Jul-17 Sep-18
Total build costs							£65,104	
3.2 Build Costs								
3.2.1	Private units							
3.2.1.1	Flats (GIA)	0.00	63	0	£1,490	£0		Jan-17 Mar-18
3.2.1.2	2 bed house	2.00	75	149	£1,380	£205,620		Jan-17 Mar-18
3.2.1.3	3 bed house	2.00	93	186	£1,380	£256,680		Jan-17 Mar-18
3.2.1.4	4+ bed house	1.00	117	117	£1,380	£161,613		Jan-17 Mar-18
		5		452				
3.2.2	Affordable units							
3.2.2.1	Flats (GIA)	0.00	63	0	£1,490	£0		Jan-17 Mar-18
3.2.2.2	2 bed house	0.00	75	0	£1,380	£0		Jan-17 Mar-18
3.2.2.3	3 bed house	0.00	93	0	£1,380	£0		Jan-17 Mar-18
3.2.2.4	4+ bed house	0.00	117	0	£1,380	£0		Jan-17 Mar-18
3.2.3	Cat 3	0.00			£0	£0		Jan-17 Mar-18
Total build costs							£623,913	
3.3 Extra over construction costs								
3.3.1	Externals		10%	over on build cost		£62,391		Jan-17 Mar-18
3.3.2	Site abnormals (demolition)		£0	per net ha		£0		Jan-17 Aug-17
3.3.3	Site opening up costs		£5,000	per unit		£25,000		Jan-17 Aug-17
3.3.3	Site constraints / Contamination		0%	of build costs		£0		Jan-17 Aug-17
Total extra over construction costs							£87,391	
3.4 Professional Fees								
3.4.1	on build costs (incl: externals)		8%			£54,904		Jan-17 Mar-18
Total professional fees							£54,904	
3.5 Contingency								
3.5.1	on build costs (incl: externals)		4%			£27,452		Jan-17 Mar-18
Total contingency							£27,452	
3.6 Developer contributions								
3.6.1	Cat 2		£0	per house		£0		Jan-17 Mar-18
3.6.2	Cat 2		£0	per flat		£0		Jan-17 Mar-18
3.6.3	Cat 3		£0	per house		£0		Jan-17 Mar-18
3.6.4	Cat 3		£0	per flat		£0		Jan-17 Mar-18
3.6.1	Specialist accommodation on sites of over 600 units		Does not apply			£0		Jan-17 Mar-18
3.6.2	CC1-7 Sustainable construction policy		2.5%	build cost		£15,998		Jan-17 Mar-18
3.6.3	CIL		£0	per sqm		£0		Jan-17 Aug-17
3.6.4	S106/S278/AH contribution		£3,230	per unit		£16,150		Jan-17 Aug-17
3.6.5	Gypsy & Traveller provision		£125,000	per pitch		£0		Jan-17 Mar-18
Total developer contributions							£31,748	
TOTAL DEVELOPMENT COSTS							£890,513	
4.0 Site Acquisition								
4.1	Net site value (residual land value)					£750,500		Jan-17 Aug-17
4.2	Stamp Duty					£0		Jan-17 Aug-17
4.3	Purchaser costs		1.75%	on land costs		£13,134		Jan-17 Aug-17
Total site costs							£790,659	
TOTAL PROJECT COSTS [EXCLUDING INTEREST]							£2,115,199	
TOTAL INCOME - TOTAL COSTS [EXCLUDING INTEREST]							£54,935	
5.0 Finance Costs								
5.1	Finance		APR 6.50%	on net costs		PCM 0.526%		£54,935
TOTAL PROJECT COSTS [INCLUDING INTEREST]							£2,170,133	

This appraisal has been prepared 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

Site Appraisal Results

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

Site ID	Name	Land type/ Value zone	Net Area ha	Total Yield	< 5 years	6-10 years	11-15 years	15+	Viable?
SS0005	Land North of Mayflower House, Heath Close, Billericay	Greenfield Billericay	0.17	5	5	0	0	0	Yes
SS0012	Land East of Greens Farm Lane, West of Outwood Common Road, North of Outwood Farm Road, Billericay	Greenfield Billericay	17.74	620	0	125	250	245	Yes
SS0017	Hannikins Farm, Linda Gardens, Billericay CM12 0EZ	Greenfield Billericay	3.65	127	0	120	7	0	Yes
SS0020	Land adjacent to 26 The Mount, Billericay	Greenfield Billericay	0.52	15	0	15	0	0	Yes
SS0034	Wickford Car Park, rear of High Street and Ladygate Centre	Brownfield Wickford	0.64	28	28	0	0	0	Yes
SS0053	Land south and north of Barn Hall, Wickford	Greenfield Wickford	13.13	459	0	125	250	84	Yes
SS0054	Land north and east of Station Avenue, Barn Hall, Wickford	Mixed Wickford	3.28	114	60	54	0	0	Yes
SS0056	Land east and west of Lower Dunton Road, Dunton, Basildon	Greenfield West Basildon	17.50	612	0	110	375	127	Yes
SS0057	Land at Hereford House, Lower Dunton Road, Dunton, Basildon	Greenfield West Basildon	2.76	96	0	96	0	0	Yes
SS0064	Land east of Pound Lane, Laindon	Greenfield West Basildon	1.08	31	0	31	0	0	Yes
SS0067	Land at Laindon Link, South West of Roundacre	Mixed West Basildon	0.55	18	18	0	0	0	Yes
SS0068	Car park 14, Laindon Link, South West of Roundacre SS15 5UN	Brownfield West Basildon	1.11	37	37	0	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	Mixed West Basildon	0.49	16	16	0	0	0	Yes
SS0070	Land south of Basildon College, north of Basildon Hospital	Greenfield West Basildon	20.37	725	110	375	240	0	Yes
SS0076	Land North of Nethermayne, South of 35 Toucan Way, including car park and outbuildings at Basildon Golf Course	Mixed West Basildon	1.65	57	0	57	0	0	Yes
SS0082	Land opposite 54-84 Audley Way, Basildon	Greenfield Basildon Town	0.25	8	8	0	0	0	Yes
SS0084	Community Hall off Witchards and Open Space rear of 26-45 Gun Hill Place and rear of 41-58 Wickham Place, Kingswood	Mixed West Basildon	2.30	78	60	18	0	0	Yes
SS0086	Treetops and Land Adjacent Treetops, North Road, Crays Hill	Mixed Billericay	0.33	6	0	6	0	0	Yes

Site ID	Name	Land type/ Value zone	Net Area ha	Total Yield	< 5 years	6-10 years	11-15 years	15+	Viable?
SS0087	Open Space and garages at rear of 2-12 Priors Close, 94-114 Pinmill and 442-510 Long Riding, Barstable	Mixed Basildon Town	0.23	7	7	0	0	0	Yes
SS0088	Open Space rear of 8-34 Codenham Straight and rear of 40-66 Codenham Green, Kingswood	Mixed West Basildon	0.17	5	5	0	0	0	Yes
SS0089	Open Space rear of 2-28 Wynters and rear of 1-17 Codenham Straight, Kingswood	Mixed West Basildon	0.26	8	8	0	0	0	Yes
SS0090	Basildon Integrated Support Service (Lincewood County Infants School Annexe) High Road, Langdon Hills	Brownfield West Basildon	0.30	16	16	0	0	0	Yes
SS0093	Land adjacent to 6 Lee Chapel Lane, Langdon Hills	Greenfield West Basildon	0.39	13	0	13	0	0	Yes
SS0094	Superstore and Car Park, Mandeville Way, Laindon	Brownfield West Basildon	1.88	65	0	65	0	0	Yes
SS0096	Land at corner of Mandeville Way and West Mayne/North of 75-92 Menzies Avenue, Laindon	Mixed West Basildon	0.49	14	14	0	0	0	Yes
SS0101	Land north of Church Hill, Laindon	Greenfield West Basildon	5.81	168	60	108	0	0	Yes
SS0103	Open Space adjacent to 26 Scarletts and r/o 14-28 The Upway, Fryerns	Greenfield Basildon Town	0.17	5	5	0	0	0	Yes
SS0107	Land at Long Riding, north of Napier Close, Barstable	Greenfield Basildon Town	1.51	51	51	0	0	0	Yes
SS0108	Open Space opposite 113-151 Church Road and South of Fairhouse County Primary School, Vange	Mixed Basildon Town	0.94	50	50	0	0	0	Yes
SS0111	Vange Hill Drive Open Space, Vange	Mixed Basildon Town	1.22	42	42	0	0	0	Yes
SS0113	Open Space rear of 1-47 Goldings Crescent and between 8 and 10 Moss Drive, Vange	Greenfield Basildon Town	0.32	9	9	0	0	0	Yes
SS0114	Open Space North West of Ryedene CP School, Ryedene, Vange, Basildon	Greenfield Basildon Town	0.33	17	17	0	0	0	Yes
SS0117	Land at the North end of Kent View Road Open Space, to the rear of No 88 to No 136 Kent View Road, including the garages	Mixed Basildon Town	0.56	19	19	0	0	0	Yes
SS0120	Open Space at rear of 26-54 Dencourt Crescent and rear of 34-54 The Greensted, Barstable, Basildon	Mixed Basildon Town	0.43	14	14	0	0	0	Yes
SS0121	Open Space and garages at the rear of 5-21 Marney Drive and rear of 80-100 Luncies Road, Barstable, Basildon	Mixed Basildon Town	0.24	8	8	0	0	0	Yes
SS0122	Open Space between 5-25 and 83 Meredene and 37-59 Stagden Cross, Barstable, Basildon	Greenfield Basildon Town	0.43	23	23	0	0	0	Yes

Site ID	Name	Land type/ Value zone	Net Area ha	Total Yield	< 5 years	6-10 years	11-15 years	15+	Viability?
SS0123	Former Fryerns School and Social Services Offices, Broadmayne, Craylands, Basildon	Mixed Basildon Town	2.07	70	60	10	0	0	Yes
SS0130	Land South of Wash Road, West of Pipp's Hill Road North and East of Eastfield Road, Basildon	Greenfield Basildon Town	11.10	388	0	125	250	13	Yes
SS0137	1-31 Runwell Road, Wickford	Brownfield Wickford	0.32	14	14	0	0	0	Yes
SS0139	Open Space to the rear of 22-30 The Fold and opposite 24-30 Honeygot Lane, Fryerns	Mixed Basildon Town	0.19	6	6	0	0	0	Yes
SS0140	Open Space, East of Abbots Court and Chaplin Close, West of South Wash Road, Noak Bridge, Basildon	Greenfield West Basildon	0.70	20	20	0	0	0	Yes
SS0147	Land at Parklands, rear of 5-29 Parkside, Northlands, Basildon	Greenfield Basildon Town	0.30	16	16	0	0	0	Yes
SS0148	Open Space at junction of Ashlyns and Cheshunts, adjacent to/to the rear of 1-5 Cheshunts and 133 Cheshunts, Felmores, Basildon	Greenfield Basildon Town	1.55	73	60	13	0	0	Yes
SS0149	Open space adjacent to Great Chalvedon Hall opposite 31-57 Tyefields, Basildon	Mixed Basildon Town	0.87	46	46	0	0	0	Yes
SS0150	Land at North of 36 Popes Crescent, Pitsea	Mixed Basildon Town	0.28	15	15	0	0	0	Yes
SS0161	Land west of Mountnessing Road, North of London Road and South of the railway line, Billericay	Greenfield Billericay	15.50	542	0	125	250	167	Yes
SS0163	Land North of London Road, East of Ilfracombe Avenue and West of Pound Lane, Bowers Gifford SS13 2DT	Mixed Basildon Town	18.55	556	0	110	375	71	Yes
SS0164	The Wickford Education Centre, Alderney Gardens, Wickford	Mixed Wickford	1.31	44	44	0	0	0	Yes
SS0166	Land adjacent to Nevendon Rd (A132), east of Sutcliffe Close, to north of Champion Close, Wickford	Greenfield Wickford	1.01	34	34	0	0	0	Yes
SS0168	Open Space, Community Hall and garages, r/o 3-83 Langham Crescent, Great Burstead	Mixed Billericay	0.54	15	15	0	0	0	Yes
SS0169	Open space at Passingham Close, to the rear of 40-58 Passingham Avenue and r/o 20-24 Froden Brook, South Green	Mixed Billericay	0.32	9	9	0	0	0	Yes
SS0171	Open Space opposite 40-68 Wickhay, Lee Chapel North	Mixed West Basildon	0.22	7	7	0	0	0	Yes
SS0172	Open space at r/o 19-39 Cunningham Drive, 2-10 Logan Link, 5-6 Brodie Walk and 10-12 Nicholson Grove	Mixed Wickford	0.34	9	9	0	0	0	Yes

Site ID	Name	Land type/ Value zone	Net Area ha	Total Yield	< 5 years	6-10 years	11-15 years	15+	Viable?
SS0173	Open space between Maitland Rd, Scott drive and The Broadway, the Wick Wickford	Greenfield Wickford	0.80	23	23	0	0	0	Yes
SS0176	Open Space adjacent to 63 Hollyford, 13 Longtail & 5 Dunfane, Billericay	Greenfield Billericay	0.16	5	5	0	0	0	Yes
SS0177	Land at 157-167 Nevendon Road, Wickford	Mixed Wickford	0.45	6	6	0	0	0	Yes
SS0181	Laindon Town Centre/shopping centre, Laindon High Road	Mixed West Basildon	1.81	224	224	0	0	0	No
SS0182	Land adjacent to the south side of Cranes Farm Road, Basildon, from Ghyllgrove to the field of Pendle Drive/ Pendle Close	Greenfield Basildon Town	0.80	36	36	0	0	0	Yes
SS0187	Land north of Southend Road and east of the railway, Wickford	Greenfield Wickford	8.40	294	0	125	169	0	Yes
SS0189	Maitland Lodge, Southend Road, Great Burstead	Mixed Billericay	1.52	53	0	53	0	0	Yes
SS0191	Land north of Vange Primary School and Basildon zoo	Greenfield Basildon Town	9.39	328	0	125	203	0	Yes
SS0195	Downham View Farm, 47 Castledon Road, to rear of Studland Avenue and Southbourne Grove, Wickford	Mixed Wickford	1.40	49	0	49	0	0	Yes
SS0197	Alpha Garden Centre, London Road, Wickford	Mixed Wickford	1.90	66	0	66	0	0	Yes
SS0198	Thatched Cottage and Land to the rear of Thatched Cottage, Southend Road, South Green	Mixed Billericay	1.59	55	0	55	0	0	Yes
SS0202	No 53 Castledon Road and Land from rear of No 53 to rear of No 81, Castledon Road, Wickford	Mixed Wickford	1.44	50	0	50	0	0	Yes
SS0206	Wickford Memorial Park Community Hall and Car Park, Rettendon View	Mixed Wickford	0.22	6	0	6	0	0	Yes
SS0207	Farm land east of Pound Lane, North Benfleet	Greenfield Basildon Town	2.81	84	0	84	0	0	Yes
SS0208	Hovefields on Southern Arterial Road, North Benfleet	Greenfield Wickford	4.56	136	0	120	16	0	Yes
SS0210	Land east of Tyefields, south of Burnt Mills Road, Basildon	Mixed Basildon Town	25.52	765	0	110	375	280	Marginal
SS0213	Land east of Tyefields, south of Burnt Mills Road, Basildon	Greenfield Basildon Town	1.61	48	0	48	0	0	Yes
SS0216	Land adjacent Ashburton, east of Trenham Avenue, Basildon SS13 1AB	Greenfield Basildon Town	0.32	9	0	9	0	0	Yes

Site ID	Name	Land type/ Value zone	Net Area ha	Total Yield	< 5 years	6-10 years	11-15 years	15+	Viability?
SS0218	Land to the west of Eversley Road, Pitsea	Greenfield Basildon Town	2.23	66	0	66	0	0	Yes
SS0219	Land east of Eric Road and east of Alpha Close, North Benfleet SS13 2HZ	Mixed Basildon Town	0.96	28	0	28	0	0	Yes
SS0223	Land south of Ramsden Park Road, Ramsden Bellhouse	Mixed Billericay	0.19	7	0	7	0	0	Yes
SS0230	The Paddock, South of Salcott Crescent, East of Cranfield Park Road Wickford	Mixed Wickford	0.97	33	0	33	0	0	Yes
SS0231	Land east of Tye Common Road and west of Wiggins Lane, Little Burstead (Salmons Farm/Richdan Farm)	Greenfield Billericay	19.20	672	0	110	375	187	Yes
SS0232	Land north of Clockhouse Road/Tye Common Road, east of Wiggins Lane, west of Little Burstead Common	Mixed Billericay	6.01	210	0	125	85	0	Yes
SS0235	Land at Tompkins Farm, London Road, Vange	Greenfield Basildon Town	7.26	254	0	125	125	4	Yes
SS0236	Basildon zoo site, London road, Vange	Mixed Basildon Town	1.60	56	0	56	0	0	Yes
SS0238	Land between Outwood Farm Road and Sunnymede, Billericay	Mixed Billericay	10.06	352	0	125	227	0	Yes
SS0243	Land between St Germain and Barstable House, Cranfield Park Road, Wickford SS12 9EP	Greenfield Wickford	0.76	26	0	26	0	0	Yes
SS0246	Land at Greenacres Farm, Castledon Road	Greenfield Billericay	0.17	6	0	6	0	0	Yes
SS0249	Land west of Mandeville Way, Laindon, Basildon	Greenfield West Basildon	9.70	339	0	125	214	0	Yes
SS0251	Land East of New House Avenue, (Opposite The Gables), Wickford	Greenfield Wickford	0.38	13	0	13	0	0	Yes
SS0285	Land at the junction of London Road and Ramsden View Road, Wickford.	Greenfield Wickford	2.81	98	0	98	0	0	Yes
SS0286	Land South of London Road, from West of Tudor Way to East of Ramsden View Road, Wickford SS12 OLG	Greenfield Wickford	10.68	373	0	125	248	0	Yes
SS0287	Land West and East of and incorporating Brick House Farm, 229 London Road, Wickford SS12 OLG	Mixed Wickford	0.70	24	0	24	0	0	Yes
SS0288	Open Space and Garages, adjacent 31 and 36 Woolshotts Road, Wickford	Mixed Wickford	0.42	14	0	14	0	0	Yes
SS0291	Land to the rear of Great Broomfields and Bramble Tye, Cranfield Park Road, Wickford SS12 9EP	Mixed Wickford	2.44	85	0	85	0	0	Yes

Site ID	Name	Land type/ Value zone	Net Area ha	Total Yield	< 5 years	6-10 years	11-15 years	15+	Viability?
SS0303	Land to east of Allotment Gardens, Queens Road, Crays Hill	Greenfield Billericay	0.14	5	0	5	0	0	Yes
SS0304	Land adjacent Bluebell Lodge, 403 Mountnessing Road, Billericay	Greenfield Billericay	0.62	21	0	21	0	0	Yes
SS0307	Southend Farm, Southend Road, South Green, Billericay	Mixed Billericay	2.84	99	0	99	0	0	Yes
SS0319	Land between London Road and Corner Road, Crays Hill, Billericay	Greenfield Billericay	0.57	11	0	11	0	0	Yes
SS0323	Land at Huntsman House, Kennel Lane, Billericay	Mixed Billericay	3.43	120	0	120	0	0	Yes
SS0325	Land opposite No 5 to 27 Kennel Lane, Kennel Lane, Billericay	Greenfield Billericay	0.46	16	0	16	0	0	Yes
SS0326	Land including Stables and Groom Cottage, Kennel Lane, Billericay	Mixed Billericay	2.21	77	0	77	0	0	Yes
SS0328	Billericay Cricket Club, Blunts Wall Road	Mixed Billericay	3.54	123	0	123	0	0	Yes
SS0329	Land at Curds Farm, Tye Common Road, Billericay	Mixed Billericay	1.09	38	0	38	0	0	Yes
SS0330	Land at Stock Brook Manor Golf Course, Queens Park Avenue, opposite No 4 to No 7 Lampern Mews; No 3 and No 4 Lampern Close; No 1 to No 5 Lampern Crescent; No 12 to No 48 Sussex Way, Billericay	Greenfield Billericay	1.63	48	0	48	0	0	Yes
SS0331	Great Blunts Farmhouse and Land South East of Great Blunts Farmhouse, Stock Road, Billericay	Greenfield Billericay	2.04	61	0	61	0	0	Yes
SS0332	Buttsbury Lodge and Land adjacent to Buttsbury Lodge, Stock Road, Stock, Billericay CM4 9PJ	Mixed Billericay	1.63	48	0	48	0	0	Yes
SS0333	Land north of Kennel Lane, east of the A176, Billericay (inclusive of Langhams, Kennel Lane)	Mixed Billericay	4.91	171	0	120	51	0	Yes
SS0335	Land at Stock Brook Manor Golf Course, Queens Park Avenue, opposite No 4 to No 8 Princes Mews; No 5 and No 6 Princes Court; No 2 to No 51 Arundel Way, Billericay	Greenfield Billericay	5.19	808	0	110	375	323	Yes
SS0347	Land opposite 193-203 Church Street, Great Burstead	Greenfield Billericay	0.44	7	0	7	0	0	Yes
SS0349	Land West of Kennel Lane, opposite Coopers Drive and Passingham Avenue, Billericay	Greenfield Billericay	6.66	233	0	125	108	0	Yes
SS0350	Land between Brays and Mawney, Laindon Road	Greenfield Billericay	1.06	37	0	37	0	0	Yes

Site ID	Name	Land type/ Value zone	Net Area ha	Total Yield	< 5 years	6-10 years	11-15 years	15+	Viability?
SS0367	Land North of Linda Gardens and Cherry Gardens, Billericay	Mixed Billericay	1.18	41	0	41	0	0	Yes
SS0368	Land adjacent (former) Empire House, Brickfield Road, Vange, Basildon	Greenfield Basildon Town	0.35	12	0	12	0	0	Yes
SS0370	Land at junction of London Road and Brickfield Road, Vange, Basildon	Greenfield Basildon Town	1.46	51	0	51	0	0	Yes
SS0371	Land West of Noak Hill Road and North of Wash & Dunton Road, Basildon	Greenfield West Basildon	2.80	98	0	98	0	0	Yes
SS0372	Land at Watch House Farm, Wash Road, Basildon	Greenfield West Basildon	4.97	173	0	120	53	0	Yes
SS0373	Land at Bensons Farm, North of Wash Road, Basildon	Mixed West Basildon	10.83	379	0	125	250	4	Yes
SS0374	Land South of London Road, and Old School, Basildon	Greenfield Basildon Town	1.55	46	0	46	0	0	Yes
SS0375	Land South of London Road, east of Old Church Road, Basildon	Mixed Basildon Town	1.16	23	0	23	0	0	No
SS0386	Land east of Frithwood Lane, Billericay	Greenfield Billericay	21.48	751	0	125	375	251	Yes
SS0387	Land south of 115 Laindon Road, Billericay	Greenfield Billericay	0.64	22	0	22	0	0	Yes
SS0388	Land south of London Road, Billericay	Mixed Billericay	0.98	34	0	34	0	0	Yes
SS0389	Land west of Heath Close, Billericay.	Mixed Billericay	1.50	52	0	52	0	0	Yes
SS0390	Land west of Steeple View, Dunton Road, Basildon	Greenfield West Basildon	6.18	216	0	125	91	0	Yes
SS0417	Land at Basildon Rose Gardens Ltd, Burnt Mills Road, Basildon SS13 1DY	Mixed Wickford	0.17	6	0	6	0	0	Yes
SS0445	Land at junction of Pound Land and Clarence Road, Basildon	Mixed Basildon Town	0.44	8	0	8	0	0	Yes
SS0455	Land to the south of Basildon zoo, London Road, Basildon	Greenfield Basildon Town	0.28	10	0	10	0	0	Yes
SS0490	Clyde Lodge, Lower Dunton Road CM13 3SL	Mixed West Basildon	0.59	20	0	0	20	0	Yes
SS0504	Land at Bradfields Farm, Burnt Mills Road, North Benfleet SS12 9JX	Greenfield Wickford	21.79	762	0	110	375	277	Yes

Site ID	Name	Land type/ Value zone	Net Area ha	Total Yield	< 5 years	6-10 years	11-15 years	15+	Viability?
SS0505	Rear of Barnsfield, Crays Hill, Billericay CM11 2XP	Mixed Billericay	0.33	12	0	12	0	0	Yes
SS0524	Snails Hall, Greens Farm Lane, Billericay	Mixed Billericay	0.70	24	0	24	0	0	Yes
SS0527	Land west of Dunton Park Caravan Site, Lower Dunton Road, Basildon	Greenfield West Basildon	1.26	44	0	44	0	0	Yes
SS0530	Land between 11 & 15 Church Street, Great Burstead, Billericay CM11 2SY	Mixed Billericay	0.50	17	0	17	0	0	Yes
SS0531	Land east of Church Road, Ramsden Bellhouse CM11 1RH	Greenfield Wickford	12.43	32	0	32	0	0	No
SS0532	Land at Kingsmans Farm, Billericay CM12 9PZ	Greenfield Billericay	14.81	518	0	125	250	143	Yes
SS0533	Larks Wood Park, Tresco Way Wickford SS12 9JF	Greenfield Wickford	43.69	1,529	0	110	375	1044	Yes
SS0536	Land off Gardiners Lane South, Basildon	Mixed Basildon Town	37.13	792	110	375	307	0	Yes
SS0546	Land South of Outwood Farm Road, Billericay CM11 2TZ	Greenfield Billericay	7.66	268	0	125	143	0	Yes
SS0548	Land West of Lower Dunton Road, Basildon CM13 3SL	Greenfield West Basildon	7.07	247	0	125	122	0	Yes
SS0550	Land r/o 200 London Road, Wickford SS12 0ET	Mixed Wickford	3.34	116	0	116	0	0	Yes
SS0553	Land east of Meadow View and Barn Farm, Cranfield Park Road, Wickford SS12 9ES	Mixed Wickford	0.91	31	0	31	0	0	Yes
SS0555	Greenleas Nursery, Land South of London Road, Billericay	Mixed Billericay	3.40	119	0	119	0	0	Yes
SS0560	Land West of Upper Park Road, Wickford SS12 9EN	Greenfield Wickford	1.19	41	0	41	0	0	Yes
SS0569	Land at Homestead Drive, Langdon Hills, Basildon SS16 5PE	Greenfield West Basildon	1.35	47	0	47	0	0	Yes
SS0578	81 Castledon Road, Wickford SS12 0EF	Mixed Wickford	0.38	12	0	12	0	0	Yes
SS0587	Land South of London Road, East of Bell Farm, Wickford SS12 0EU	Greenfield Wickford	0.16	5	0	5	0	0	Yes
SS0592	Land at The Elms, Cranfield Park Road, Wickford SS12 9EP	Mixed Wickford	2.36	82	0	82	0	0	Yes

Site ID	Name	Land type/ Value zone	Net Area ha	Total Yield	< 5 years	6-10 years	11-15 years	15+	Viable?
SS0598	Land rear of The Bull Public House, London Road, Pitsea SS13 2DD	Greenfield Basildon Town	0.88	26	0	26	0	0	Yes
SS0604	Land north of London Road (east of Woolshots Farm), Billericay	Greenfield Wickford	1.40	49	0	49	0	0	Yes
SS0605	Land east of Corner Road, Billericay	Greenfield Billericay	0.17	6	0	6	0	0	Yes
SS0606	Land north of London Road (west of Beam End Cottage), Billericay	Greenfield Billericay	0.25	9	0	9	0	0	Yes
SS0608	Land north of London Road (east of Hughendon), Billericay	Greenfield Billericay	0.17	6	0	6	0	0	Yes
SS0633	Louisa Cottage, Eversley Road, Basildon SS13 2DQ	Mixed Basildon Town	1.89	56	0	56	0	0	Yes
SS0634	Land at Church Road, south of Lorna Doone, Ramsden Bellhouse, Billericay	Greenfield Billericay	0.17	6	0	6	0	0	Yes
SS0638	Land to the west of Station Road and north of Barn Hall, Wickford SS11 7NE	Greenfield Wickford	0.44	15	0	15	0	0	Yes
SS0642	Land adjoining Rosemere, Crays Hill Road, Billericay CM11 2YR	Greenfield Billericay	0.36	7	0	7	0	0	Yes
SS0647	The Paddocks, Lower Dunton Road, Dunton CM13 3SN	Greenfield West Basildon	2.39	83	0	83	0	0	Yes
SS0655	Land north of Dry Street, Basildon	Greenfield West Basildon	1.28	44	30	14	0	0	Yes
SS0656	Land at Foot Farm, Billericay	Greenfield Billericay	9.66	338	0	125	213	0	Yes
SS0657	Land at Eversley, Pitsea	Mixed Basildon Town	7.96	238	0	125	113	0	Yes
SS0658	Land at Eversley, Pitsea	Mixed Basildon Town	7.22	216	0	125	91	0	Yes
SS0662	Land north of Southend Road, Crays Hill, Billericay	Greenfield Billericay	1.39	27	0	27	0	0	Yes
SS0664	Land east and west of Lower Dunton Road, Dunton, Basildon	Greenfield West Basildon	5.34	186	0	120	66	0	Yes
SS0665	Land east and west of Lower Dunton Road, Dunton, Basildon	Greenfield West Basildon	0.50	17	0	17	0	0	Yes
SS0666	Land east and west of Lower Dunton Road, Dunton, Basildon	Greenfield West Basildon	1.59	55	0	55	0	0	Yes

Site ID	Name	Land type/ Value zone	Net Area ha	Total Yield	< 5 years	6-10 years	11-15 years	15+	Viability?
SS0667	The Brays Field, The Brays, 122 Laindon Road, Billericay CM12 9LE	Mixed Billericay	0.40	14	0	14	0	0	Yes
SS0671	Britannia Cottages, London Road, Pitsea SS13 2DA	Mixed Basildon Town	0.38	11	0	11	0	0	Yes
SS0672	Land adjoining Old School House, London Road, Pitsea SS13 2BZ	Greenfield Basildon Town	0.23	6	0	6	0	0	Yes
SS0673	Land adjoining Crofters, London Road, Pitsea SS13 2BZ	Mixed Basildon Town	0.27	8	8	0	0	0	Yes
SS0674	1 Elm Cottages, Coxes Farm Road, Billericay CM11 2UB	Mixed Billericay	0.52	18	0	18	0	0	Yes
SS0675	Land at Long Lynderswood, Basildon SS15 5UN	Brownfield Basildon Town	0.35	11	11	0	0	0	No
SS0676	Roman Way, Billericay CM12 9LJ	Brownfield Billericay	0.42	12	12	0	0	0	Yes
SS0677	Cedar Avenue, Wickford	Brownfield Wickford	0.16	5	5	0	0	0	Yes
SS0678	Pound Lane Central, Basildon SS15 4EX	Brownfield West Basildon	0.26	7	7	0	0	0	Yes
SS0680	Glenmere, Basildon SS16 4QR	Brownfield Basildon Town	0.13	7	7	0	0	0	Yes
SS0681	Littlethorpe, Basildon SS16 4LH	Brownfield Basildon Town	0.42	14	14	0	0	0	No
SS0682	Pitsea Housing Office/The Place, Northlands Pavement, Basildon SS13 3DU	Brownfield Basildon Town	0.59	31	31	0	0	0	Yes
SS0683	Land east of Paslowes, Basildon SS16 4LS	Mixed Basildon Town	0.26	8	8	0	0	0	Yes
SS0684	Swan Mead Centre, Church Road, Basildon SS16 4AG	Mixed Basildon Town	0.45	15	15	0	0	0	Yes
SS0685	Garages at Woolmer Green, Basildon SS15 5LL	Brownfield West Basildon	0.23	7	7	0	0	0	Yes
SS0689	St Chad's Church, Clay Hill Road, Basildon	Mixed Basildon Town	0.54	29	29	0	0	0	Yes
SS0691	Land at Menzies Avenue and Fraser Close, Basildon SS15 6SX	Greenfield West Basildon	0.48	13	13	0	0	0	Yes
SS0692	Littlebury Green, Basildon SS13 1RF	Greenfield Basildon Town	0.38	20	20	0	0	0	Yes

Site ID	Name	Land type/ Value zone	Net Area ha	Total Yield	< 5 years	6-10 years	11-15 years	15+	Viable?
SS0693	Pounders Hall, Pound Lane, Basildon SS15 5SP	Mixed West Basildon	1.35	39	30	9	0	0	Yes
SS0694	Land west of Burnt Mills Road and east of East Mayne, Basildon SS13 1RF	Greenfield Basildon Town	0.75	19	19	0	0	0	Yes
SS0695	Garages located at Downey Close, Basildon SS14 2NF	Brownfield Basildon Town	0.17	5	5	0	0	0	Yes
SS0696	Garages located at Great Knightleys and Swan Close, Basildon SS15 5GE	Brownfield West Basildon	0.22	7	7	0	0	0	Yes
SS0697	Garages located at Little Lullaway, Basildon SS15 5JH	Brownfield West Basildon	0.21	7	7	0	0	0	Yes
SS0698	Garages to the south of 13 Falstones, Basildon SS15 5BU	Brownfield West Basildon	0.19	6	6	0	0	0	Yes
SS0699	Garages to the north of 84 Falstones, Basildon SS15 5BX	Brownfield West Basildon	0.15	5	5	0	0	0	Yes
SS0700	Garages to the north of 108 Falstones, Basildon SS15 5DF	Brownfield West Basildon	0.30	10	10	0	0	0	Yes
SS0701	Garages to the north of 86 Paprills, Basildon SS16 5QX	Brownfield West Basildon	0.28	9	9	0	0	0	Yes
SS0704	Garages north and west of 1 Cadogan Terrace, Basildon SS13 2BD	Brownfield Basildon Town	0.20	10	10	0	0	0	Yes
SS0705	Garages to the south of 11 Culverdown, Basildon SS14 2AL	Brownfield Basildon Town	0.21	7	7	0	0	0	Yes
SS0706	Garages to the north of 87 Nether Priors, Basildon SS14 1LS	Brownfield Basildon Town	0.22	7	7	0	0	0	Yes
SS0707	Garages to the west of 85 Great Mistley, Basildon SS16 4BE	Brownfield Basildon Town	0.29	9	9	0	0	0	Yes
SS0708	East of Northlands Park, Basildon	Greenfield Basildon Town	0.45	24	24	0	0	0	Yes
SS0709	Upsons Field, Eversley Road, Pitsea SS13 2DG	Greenfield Basildon Town	1.34	40	0	40	0	0	Yes
SS0710	Land at Fairlop Gardens, Basildon	Mixed Basildon Town	0.30	10	10	0	0	0	Yes
SS0711	Land north of Burnt Mills Road and East of Courtauld Road	Greenfield Wickford	2.53	75	0	75	0	0	Yes
SS0716	Newlands Lodge, Cranfield Park Road, Wickford SS12 9EP	Greenfield Wickford	1.14	39	0	39	0	0	Yes

