

Mansfield District Council - Appendix I - Whole Plan Viability Assessment - Residential Assumptions Overview Sheet - DRAFT v13

Scenario type Appraised	Site type	Dwelling Mix (BF = Bed Flat; BH = Bed House)	Density	Percentage Affordable Housing & Tenure Mix			Percentage Affordable Housing & Tenure Mix			Percentage Affordable Housing & Tenure Mix			Percentage Affordable Housing & Tenure Mix			Percentage Affordable Housing & Tenure Mix			Build Period (Months)						
				0% Affordable Housing*			5% Affordable Housing*			10% Affordable Housing*			15% Affordable Housing*			20% Affordable Housing*				25% Affordable Housing*			30% Affordable Housing*		
				Private Mix	Private Mix	Affordable Mix: Tenure Split 66% Rent; 34% Intermediate (shared ownership)	Private Mix	Private Mix	Affordable Mix: Tenure Split 66% Rent; 34% Intermediate (shared ownership)	Private Mix	Private Mix	Affordable Mix: Tenure Split 66% Rent; 34% Intermediate (shared ownership)	Private Mix	Private Mix	Affordable Mix: Tenure Split 66% Rent; 34% Intermediate (shared ownership)	Private Mix	Private Mix	Affordable Mix: Tenure Split 66% Rent; 34% Intermediate (shared ownership)		Private Mix	Private Mix	Affordable Mix: Tenure Split 66% Rent; 34% Intermediate (shared ownership)			
5 Houses	Greenfield / PDL	1 x 2BH, 2 x 3BH, 1 x 4BH, 1 x 5BH	30	1 x 2BH, 2 x 3BH, 1 x 4BH, 1 x 5BH	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	6				
10 Houses	Greenfield / PDL	2 x 2BH, 3 x 3BH, 3 x 4BH, 2 x 5BH	30	2 x 2BH, 3 x 3BH, 3 x 4BH, 2 x 5BH	N/A	N/A	2 x 2BH, 2 x 3BH, 3 x 4BH, 2 x 5BH	1 x 3BH AR	N/A	N/A	1 x 2BH, 2 x 3BH, 3 x 4BH, 2 x 5BH	1 x 3BH AR; 1 x 2BH SO	1 x 2BH, 2 x 3BH, 2 x 4BH, 2 x 5BH	1 x 3BH AR; 1 x 2BH SO	1 x 2BH, 2 x 3BH, 2 x 4BH, 2 x 5BH	1 x 3BH AR; 1 x 2BH SO	1 x 2BH, 2 x 3BH, 2 x 4BH, 2 x 5BH	1 x 3BH AR; 1 x 2BH SO	1 x 2BH, 2 x 3BH, 2 x 4BH, 2 x 5BH	1 x 3BH AR; 1 x 2BH SO	9				
11 Houses	Greenfield / PDL	3 x 2BH, 3 x 3BH, 3 x 4BH, 2 x 5BH	30	N/A	N/A	N/A	3 x 2BH, 2 x 3BH, 3 x 4BH, 2 x 5BH	1 x 3BH AR	N/A	N/A	2 x 2BH, 2 x 3BH, 3 x 4BH, 2 x 5BH	1 x 3BH AR; 1 x 2BH SO	2 x 2BH, 2 x 3BH, 2 x 4BH, 2 x 5BH	1 x 3BH AR; 1 x 2BH SO	2 x 2BH, 2 x 3BH, 2 x 4BH, 2 x 5BH	1 x 3BH AR; 1 x 2BH SO	2 x 2BH, 2 x 3BH, 2 x 4BH, 2 x 5BH	1 x 3BH AR; 1 x 2BH SO	2 x 2BH, 2 x 3BH, 2 x 4BH, 2 x 5BH	1 x 3BH AR; 1 x 2BH SO	9				
15 Houses	Greenfield / PDL	3 x 2BH, 4 x 3BH, 4 x 4BH, 4 x 5BH	30	N/A	N/A	N/A	2 x 2BH, 3 x 3BH, 4 x 4BH, 4 x 5BH	1 x 3BH AR; 1 x 2BH SO	N/A	N/A	2 x 2BH, 3 x 3BH, 3 x 4BH, 4 x 5BH	1 x 3BH, 1 x 4BH AR; 1 x 2BH SO	2 x 2BH, 2 x 3BH, 3 x 4BH, 4 x 5BH	1 x 3BH, 1 x 4BH AR; 1 x 2BH SO	2 x 2BH, 2 x 3BH, 3 x 4BH, 4 x 5BH	1 x 3BH, 1 x 4BH AR; 1 x 2BH SO	1 x 2BH, 2 x 3BH, 3 x 4BH, 4 x 5BH	1 x 3BH, 1 x 4BH AR; 1 x 2BH SO	1 x 2BH, 2 x 3BH, 3 x 4BH, 4 x 5BH	1 x 3BH, 1 x 4BH AR; 1 x 2BH SO	12				
30 Houses	Greenfield	6 x 2BH, 9 x 3BH, 8 x 4BH, 7 x 5BH	30	N/A	N/A	N/A	5 x 2BH, 8 x 3BH, 7 x 4BH, 7 x 5BH	1 x 3BH, 1 x 4BH AR; 1 x 2BH SO	N/A	N/A	3 x 2BH, 7 x 3BH, 7 x 4BH, 7 x 5BH	1 x 2BH, 2 x 3BH, 1 x 4BH AR; 2 x 2BH SO	2 x 2BH, 6 x 3BH, 7 x 4BH, 7 x 5BH	1 x 2BH, 3 x 3BH, 1 x 4BH AR; 3 x 2BH SO	2 x 2BH, 6 x 3BH, 6 x 4BH, 7 x 5BH	1 x 2BH, 6 x 3BH, 6 x 4BH, 7 x 5BH	1 x 2BH, 6 x 3BH, 6 x 4BH, 7 x 5BH	1 x 2BH, 6 x 3BH, 6 x 4BH, 7 x 5BH	1 x 2BH, 6 x 3BH, 6 x 4BH, 7 x 5BH	1 x 2BH, 6 x 3BH, 6 x 4BH, 7 x 5BH	12				
30 Flats	Greenfield	10 x 1BF, 20 x 2BF	100	N/A	N/A	N/A	9 x 1BF, 18 x 2BF	1 x 1BF, 1 x 2BF AR; 1 x 2BF SO	N/A	N/A	8 x 1BF, 16 x 2BF	1 x 1BF, 3 x 2BF AR; 1 x 1BF, 1 x 2BF SO	8 x 1BF, 15 x 2BF	1 x 1BF, 4 x 2BF AR; 1 x 1BF, 1 x 2BF SO	7 x 1BF, 14 x 2BF	2 x 1BF, 4 x 2BF AR; 1 x 1BF, 2 x 2BF SO	2 x 1BF, 4 x 2BF AR; 1 x 1BF, 2 x 2BF SO	2 x 1BF, 4 x 2BF AR; 1 x 1BF, 2 x 2BF SO	2 x 1BF, 4 x 2BF AR; 1 x 1BF, 2 x 2BF SO	2 x 1BF, 4 x 2BF AR; 1 x 1BF, 2 x 2BF SO	18				
30 Flats (Sheltered)	Greenfield	22 x 1BF, 8 x 2BF	125	N/A	N/A	N/A	20 x 1BF, 7 x 2BF	1 x 1BF, 1 x 2BF AR; 1 x 1BF SO	N/A	N/A	18 x 1BF, 6 x 2BF	3 x 1BF, 1 x 2BF AR; 1 x 1BF, 1 x 2BF SO	16 x 1BF, 6 x 2BF	4 x 1BF, 1 x 2BF AR; 2 x 1BF, 1 x 2BF SO	15 x 1BF, 6 x 2BF	5 x 1BF, 1 x 2BF AR; 2 x 1BF, 1 x 2BF SO	5 x 1BF, 1 x 2BF AR; 2 x 1BF, 1 x 2BF SO	5 x 1BF, 1 x 2BF AR; 2 x 1BF, 1 x 2BF SO	5 x 1BF, 1 x 2BF AR; 2 x 1BF, 1 x 2BF SO	5 x 1BF, 1 x 2BF AR; 2 x 1BF, 1 x 2BF SO	18				
50 Houses	Greenfield / PDL	10 x 2BH, 15 x 3BH, 13 x 4BH, 12 x 5BH	30	10 x 2BH, 15 x 3BH, 13 x 4BH, 12 x 5BH	8 x 2BH, 14 x 3BH, 13 x 4BH, 12 x 5BH	1 x 2BH, 1 x 3BH AR; 1 x 2BH	8 x 2BH, 13 x 3BH, 12 x 4BH, 12 x 5BH	2 x 3BH, 1 x 4BH AR; 2 x 2BH SO	6 x 2BH, 13 x 3BH, 11 x 4BH, 12 x 5BH	1 x 2BH, 2 x 3BH, 2 x 4BH AR; 3 x 2BH SO	6 x 2BH, 11 x 3BH, 11 x 4BH, 12 x 5BH	1 x 2BH, 4 x 3BH, 2 x 4BH AR; 3 x 2BH SO	4 x 2BH, 11 x 3BH, 11 x 4BH, 12 x 5BH	2 x 2BH, 4 x 3BH, 2 x 4BH AR; 4 x 2BH SO	3 x 2BH, 9 x 3BH, 11 x 4BH, 12 x 5BH	2 x 2BH, 6 x 3BH, 2 x 4BH AR; 5 x 2BH SO	2 x 2BH, 6 x 3BH, 2 x 4BH AR; 5 x 2BH SO	2 x 2BH, 6 x 3BH, 2 x 4BH AR; 5 x 2BH SO	2 x 2BH, 6 x 3BH, 2 x 4BH AR; 5 x 2BH SO	2 x 2BH, 6 x 3BH, 2 x 4BH AR; 5 x 2BH SO	18				
100 Mixed	Greenfield / PDL	5 x 1BF, 5 x 2BF, 10 x 2BH, 30 x 3BH, 25 x 4BH, 25 x 5BH	30	5 x 1BF, 5 x 2BF, 10 x 2BH, 30 x 3BH, 25 x 4BH, 25 x 5BH	5 x 1BF, 4 x 2BF, 9 x 2BH, 28 x 3BH, 24 x 4BH, 25 x 5BH	2 x 3BH, 1 x 4BH AR; 1 x 2BF, 1 x 2BH SO	3 x 1BF, 4 x 2BF, 9 x 2BH, 26 x 3BH, 23 x 4BH, 25 x 5BH	1 x 1BF, 4 x 3BH, 2 x 4BH AR; 1 x 1BF, 1 x 2BF, 1 x 2BH SO	3 x 1BF, 2 x 2BF, 7 x 2BH, 25 x 3BH, 23 x 4BH, 25 x 5BH	1 x 1BF, 2 x 2BF, 1 x 2BH, 5 x 3BH, 2 x 4BH AR; 1 x 1BF, 2 x 2BF, 2 x 2BH SO	3 x 1BF, 2 x 2BF, 6 x 2BH, 24 x 3BH, 22 x 4BH, 25 x 5BH	1 x 1BF, 1 x 2BF, 2 x 2BH, 6 x 3BH, 3 x 4BH AR; 1 x 1BF, 2 x 2BF, 2 x 2BH SO	2 x 1BF, 2 x 2BF, 4 x 2BH, 21 x 3BH, 21 x 4BH, 25 x 5BH	1 x 1BF, 1 x 2BF, 2 x 2BH, 9 x 3BH, 4 x 4BH AR; 2 x 1BF, 2 x 2BF, 4 x 2BH SO	2 x 1BF, 2 x 2BF, 2 x 2BH, 19 x 3BH, 20 x 4BH, 25 x 5BH	1 x 1BF, 1 x 2BF, 2 x 2BH, 11 x 3BH, 5 x 4BH AR; 2 x 1BF, 2 x 2BF, 5 x 2BH SO	1 x 1BF, 1 x 2BF, 2 x 2BH, 11 x 3BH, 5 x 4BH AR; 2 x 1BF, 2 x 2BF, 5 x 2BH SO	1 x 1BF, 1 x 2BF, 2 x 2BH, 11 x 3BH, 5 x 4BH AR; 2 x 1BF, 2 x 2BF, 5 x 2BH SO	1 x 1BF, 1 x 2BF, 2 x 2BH, 11 x 3BH, 5 x 4BH AR; 2 x 1BF, 2 x 2BF, 5 x 2BH SO	1 x 1BF, 1 x 2BF, 2 x 2BH, 11 x 3BH, 5 x 4BH AR; 2 x 1BF, 2 x 2BF, 5 x 2BH SO	24				
350 Mixed	Greenfield	17 x 1BF, 18 x 2BF, 35 x 2BH, 105 x 3BH, 87 x 4BH, 88 x 5BH	30	N/A	N/A	N/A	13 x 1BF, 14 x 2BF, 27 x 2BH, 92 x 3BH, 81 x 4BH, 88 x 5BH	1 x 1BF, 1 x 2BF, 2 x 2BH, 13 x 3BH, 6 x 4BH AR; 3 x 1BF, 3 x 2BF, 6 x 2BH SO	N/A	N/A	9 x 1BF, 10 x 2BF, 19 x 2BH, 79 x 3BH, 75 x 4BH, 88 x 5BH	2 x 1BF, 2 x 2BF, 4 x 2BH, 26 x 3BH, 12 x 4BH AR; 6 x 1BF, 6 x 2BF, 12 x 2BH SO	6 x 1BF, 8 x 2BF, 14 x 2BH, 73 x 3BH, 73 x 4BH, 88 x 5BH	3 x 1BF, 3 x 2BF, 6 x 2BH, 32 x 3BH, 14 x 4BH AR; 8 x 1BF, 7 x 2BF, 15 x 2BH SO	5 x 1BF, 5 x 2BF, 10 x 2BH, 67 x 3BH, 70 x 4BH, 88 x 5BH	3 x 1BF, 4 x 2BF, 7 x 2BH, 38 x 3BH, 17 x 4BH AR; 9 x 1BF, 9 x 2BF, 18 x 2BH SO	3 x 1BF, 4 x 2BF, 7 x 2BH, 38 x 3BH, 17 x 4BH AR; 9 x 1BF, 9 x 2BF, 18 x 2BH SO	3 x 1BF, 4 x 2BF, 7 x 2BH, 38 x 3BH, 17 x 4BH AR; 9 x 1BF, 9 x 2BF, 18 x 2BH SO	3 x 1BF, 4 x 2BF, 7 x 2BH, 38 x 3BH, 17 x 4BH AR; 9 x 1BF, 9 x 2BF, 18 x 2BH SO	60***					

*Fully applied policy position. Actual percentage will vary due to policy requirement.

*** Assumes multiple developers

Unit Sizes (sq. m)*	Private	Affordable
1-bed flat	45	50
2-bed flat	60	67
2-bed house	75	75
3-bed house	95	85
4-bed house	125	110
5-bed house	150	125

Open Market Value	VL1	VL2	VL3	VL4	VL5	VL6
Location (Range)	Overall Range of New Build Values Across the District					
	North & West Mansfield District			South & East Mansfield District		
	Lower End Sensitivity Test	Typical New Build Values Range				Upper End Sensitivity Test
1 Bed Flat	£67,500	£74,250	£81,000	£87,750	£94,500	£101,250
2 Bed Flat	£90,000	£99,000	£108,000	£117,000	£126,000	£135,000
2 Bed House	£112,500	£123,750	£135,000	£146,250	£157,500	£168,750
3 Bed House	£142,500	£156,750	£171,000	£185,250	£199,500	£213,750
4 Bed House	£187,500	£206,250	£225,000	£243,750	£262,500	£281,250
5 Bed House	£225,000	£247,500	£270,000	£292,500	£315,000	£337,500
Value House (£/m2)	£1,500	£1,650	£1,800	£1,950	£2,100	£2,250

Affordable Housing Revenue: Affordable Rented - capitalisation based on up to 80% of net market rent. North Nottingham BRMA LHA rates applied for 1 & 2-bed properties (£72 & £92.06 per week respectively) and £103.85 & £139.84 per week respectively for 3 and 4 beds.

Affordable Rent Value: 1-bed flat = £52,441; 2-bed flat = £67,049; 2-bed house = £67,049; 3-bed house = £75,637; 4+-bed house = £101,857

Shared Ownership Value: Average of 60% of market value

Development / Policy Costs		
RESIDENTIAL BUILDING, MARKETING & S106 COSTS		
Build Costs Mixed Developments - generally (£/sq. m) ¹	£897	
Build Costs Estate Housing - generally (£/sq. m)	£871	
Build Costs Flats - generally (£/sq. m)	£1,026	
Build Costs (Sheltered Housing - 3-storey) (£/sq.m) ¹	£1,058	
Site Prep & Survey Costs (£ / unit)	£4,500	
Contingencies (% of build cost)	5%	
Professional & Other Fees (% of build cost)	10.0%	
Sustainable Design / Construction Standards (average £ per unit E/O cost) - CFSH L4 Energy compliance ² cost used as proxy for building regulations compliance.	£960	Included within all appraisals as the base assumption.
Sustainable Design / Construction Standards - zero carbon compliance (£/m ²) ²	£60/m ²	Sensitivity Test Only - additional allowance for Future Zero Carbon Compliance based on currently estimated costs as per source quoted below.
Residual s.106 (£ per unit) - small scale PDL / Greenfield sites (incl £2,000 POS)	£0 (Base)	Sensitivity Testing carried out at £1,000, £2,000, £3,000, £4,000 and £5,000 per unit s.106.
s.106 agreement monitoring fee (£250 or 2% of the obligations total, whichever is the greater)	£250 / 2%	
Marketing & Sales Costs (%of GDV)	3%	
Legal Fees on sale (£ per unit)	£750	
DEVELOPER'S RETURN FOR RISK AND PROFIT		
Open Market Housing Profit (% of GDV)	20.0%	
Affordable Housing Profit (% of GDV)	6.0%	
FINANCE & ACQUISITION COSTS		
Arrangement Fees - (% of loan)	2.0%	
Agents Fees (% of site value)	1.50%	
Legal Fees (% of site value)	0.75%	
Stamp Duty Land Tax (% of site value)	0% to 5%	HMRC scale
Finance Rate - Build (%)	6.5%	
Finance Rate - Land (%)	6.5%	

Notes:

¹ Build cost taken as lower quartile figure from BCIS for that build type - e.g. flats ; houses storey heights etc. and then rounded. BCIS data: GIA: Mixed Development (generally): £815/m² GIA; Estate Housing (generally) - £792/m²; Flats (generally) - £933/m²; Flats (6+ Storey) - £932/m²; Sheltered housing - £962/m².

BCIS build costs rebased to Average figure of Mansfield location factor including preliminaries and contractor's profit but without externals, contingencies or fees.

Above build costs include external works at 10% (added to BCIS basis).

² The above costs are based on the DCLG Housing Standards Review Impact Assessment costings assuming CFSH L4 energy costs only as a base. Appraisals assume cost uplift in line with figures above assuming average cost uplift from each unit type (£650 per unit average plus £309 process cost average). Sensitivity testing on Zero Carbon compliance - data taken from Zero Carbon Hub / Sweett - Cost Analysis: Meeting the Zero Carbon Standard (February 2014). Cost of meeting zero carbon against Part L 2010 baseline (note reduced costs against Part L 2013 baseline) - £76/m² (detached houses), £62/m² (semi-detached houses), £57/m² (terraced houses), £43/m² (flats). For the purposes of this study and given that modelling is based on bedroom numbers rather than dwelling type, an average of those costs has been used - £60/m².

³ Allowance to achieve Lifetime Homes Standards acknowledged within report as potential variable cost issue (depending on design etc.). DCLG Housing Standards Review Impact Assessment costings indicate average extra over cost to be £1,045 (works cost) and £930 (additional space cost). Total average for LTH = £1,975 per unit. Building for Life requirements assumed not to add any additional cost over those included.

Source: Dixon Searle LLP (2015) **DRAFT**

Appendix I - MDC Development Appraisal Assumptions v14.xlsx

Mansfield District Council - Appendix I - Whole Plan Viability Assessment - Commercial Assumptions Sheet - DRAFT v12

Use Class / Type	Example Scheme Type	GIA (m ²)	Site Coverage	Site Size (Ha)	Build Period (Months)*	Values Range - Annual Rents £ per sq m			Build Cost (£ per sq m)**	External works cost addition (%)	Total Build Cost (£/sq m excl fees etc)	Notes:
						Low	Mid	High				
Large Retail	Large Supermarket - out of town	4000	35%	1.14	9	£200	£225	£250	£1,002	20%	£1,202	BCIS - Hypermarkets / Supermarkets - generally.
Large Retail	Retail warehouse	1000	40%	0.25	7	£100	£150	£200	£551	20%	£661	BCIS - Retail warehouses - up to 1,000 sq m.
Town Centre Retail / Restaurant	Comparison shops (general/non shopping centre)	3000	75%	0.40	12	£100	£150	£200	£675	50%	£1,013	BCIS - Shops - Generally
Small Retail	Convenience Store - various locations	300	60%	0.05	6	£100	£130	£160	£675	20%	£810	BCIS - Shops - Generally
A3 Restaurant	Town centre	300	60%	0.05	7	£100	£350	£500	£1,662	20%	£1,994	BCIS - Restaurants - Generally
Business - Offices - Town Centre	Office Building	1000	200%	0.05	6	£125	£150	£175	£1,226	20%	£1,471	BCIS - Offices - 3-5 Storey; airconditioned
Business - Offices - Out of town centre /Business Park	Office Building	3000	40%	0.75	10	£125	£150	£175	£1,121	20%	£1,345	BCIS - Offices - 1-2 Storey; airconditioned
Business - Industrial / Warehousing	Smaller / Move-on type industrial unit including offices - industrial estate	250	40%	0.06	6.5	£60	£70	£80	£829	20%	£995	BCIS - Advance factories / offices - mixed facilities (B1)
Business - Industrial / Warehousing	Larger industrial / warehousing unit including offices - industrial estate	3000	40%	0.75	8	£50	£60	£70	£829	20%	£995	BCIS - Advance factories / offices - mixed facilities (B1)
Hotel (budget)***	Hotel - edge of town centre / edge of town	3000	50%	0.60	10	£3,000	£4,000	£5,000	£1,277	20%	£1,532	BCIS - Hotels
C2 - Residential Institution	Nursing Home	2100	60%	0.35	16	£110	£130	£150	£1,302	20%	£1,562	BCIS - Nursing Homes, convalescent homes, short stay medical homes

Development Costs	
BREAAM / other enhancements addition contingency (% of cost)	5%
Professional Fees (% of cost)	10%
Contingencies (% of cost)	5%
Planning / Building Regs etc / insurances (% of cost)	2.0%
Site survey / preparation costs / S106	Variable
Finance Costs	
Finance rate p.a. (including over lead-in and letting / sales period)	6.5%
Arrangement / other fees (% of cost)	2.0%
Marketing Costs	
Advertising Fees (% of annual income)	1%
Letting Fees (% of annual income)	10%
Purchaser's costs	5.75%
Developer Profit (% of GDV)	15%
Yields	Variable applicability sensitivity tested across range at 5.0% to 8.0%
Site Acquisition Costs	
Agents Fees (% of site value)	1.50%
Legal Fees (% of site value)	0.75%
Stamp Duty (% of value - HMRC scale)	0 to 5%

*BCIS Construction Duration Calculator

**BCIS Median - Location Factor for Mansfield

***£ per room per annum

Source: Dixon Searle LLP (2015) DRAFT

Appendix I - MDC Development Appraisal Assumptions v14.xlsx

MDC (Appendix I)
LHA based rents for AH revenue calc.s

	North Nottingham BRMA
One Bedroom Rate:	£72.00
Two Bedrooms Rate:	£92.06
Three Bedrooms Rate:	£103.85
Four Bedrooms Rate:	£139.84

Source: Dixon Searle LLP (2015) **DRAFT**

Appendix I - MDC Development Appraisal Assumptions v14.xlsx

Mansfield District Council - Local Plan Viability - Draft Policies Schedule DRAFT APPENDIX I v14		
Policy	Addressed where applicable through specific study approach / assumptions - Y/N - and associated commentary	Cost / specific allowance?
S1: Sustainable Development	Y - In respect of the general nature and quality of development expected to come forward and be supportable through the usual planning application and development management process. Therefore reflected in the nature of the build and related costs assumptions used for all appraisals.	Reflected in build costs assumptions
S2: Scale of new development	Y - An appropriate range of development scenarios (types and sizes) has been considered	Reflected in selection of scheme scenarios and interpretation of appraisal results - influence on recommendations.
S3: Settlement Hierarchy	Y - A variety of residential scenarios has been modelled, also covering a range of values levels overall representing the variety relevant in different areas and across different scheme/site types. (See Appendix I - Residential Development Assumptions)	Reflected in selection of scheme scenarios and interpretation of appraisal results - influence on recommendations.
S4: Distribution of new development	Y - As above	As above
S5: Affordable Housing	Y - A key focus for the assessment - varying %s considered through appropriate assumptions ; recommendations made	A key feature of appraisals - effects view on scheme revenue and other assumptions
S6: Specialist Housing	Y - Study includes consideration of viability impacts on market-led development	Costs and implications considered
S7: Custom and self build dwellings	Y - Study includes consideration of viability impacts on market-led development	Costs and implications considered
S8-14: Accommodation for Gypsies, Travellers and Travelling Showpeople; Development in the countryside; Retail Areas; Neighbourhood parades; Local shops and community facilities; Hot food takeaways	These policies have not been specifically addressed, being outside the scope of those that directly impact development costs in a way that specifically influences the assessment process and assumptions	None specific
Mansfield Urban Area and Warsop Parish policies (M; MCA; MWDC; W: WDC)	The consideration of draft policies S1 to S4 and review of development scenarios both residential and commercial / non-residential addresses relevant areas and influences	Influences considered as appropriate.
Sustainable Transport; Climate change; Natural Environment; Built Environment (ST;CC; NE; BE)	These again are fairly typical in DSP's experience. Policies scope reviewed but no specific influences on costs not dealt with via other assumptions / in the generality of the assumed scenarios and usual development management criteria.	Influences considered as appropriate.
Infrastructure delivery and planning obligations (ID)	As above. The assessment includes sensitivity testing on potential s.106 levels and interaction with affordable housing target requirements alongside other development costs.	Viability as affected by key planning obligations alongside development costs has been reviewed comprehensively.
Other more specific policy implications comments:		
S10: Employment Areas	Y - Business (B Use class) development scenarios of various types have been considered at an appropriate high level for the study purpose, with a particular focus on the relevance of results associated with the continued promotion of employment development opportunities in the District. (See Appendix I - Commercial Development Assumptions)	Reflected in selection of scheme scenarios and interpretation of appraisal results - influence on recommendations.
ST1: Sustainable Transport Network	Y - Assessment allows for appropriate development densities, build costs and external works costs and S106 cost assumptions; strategic sites testing either via appropriate allowance for transport requirements or commentary on surplus for infrastructure / planning obligations costs once all other costs have been accounted for (TBC on finalising dependent on whether the available information supports more than a view on the potential surplus scope for funding community infrastructure)	Relates to the s.106/other costs assumptions and range of sensitivity testing and relevant as part of MDC's consideration of overall viability scope and potential trade-offs
ST2: Encouraging Sustainable Transport	Y - Assessment allows for appropriate development densities, build costs and external works costs and S106 cost assumptions; strategic sites testing either via appropriate allowance for transport requirements or commentary on surplus for infrastructure / planning obligations costs once all other costs have been accounted for (TBC on finalising dependent on whether the available information supports more than a view on the potential surplus scope for funding community infrastructure)	Relates to the s.106/other costs assumptions and range of sensitivity testing and relevant as part of MDC's consideration of overall viability scope and potential trade-offs
ST3: Impact of development on the highway network	Y - considered through range of s.106/other costs sensitivity testing. In practice a range of sites will trigger mitigation requirements (localised works or contributions) but those will vary sites will vary with the site-specific details.	DSP's view and experience is that say £1,000/dwelling forms an appropriate sum, effectively as a contingency, for such measures - as allowed-for in all but the base (nil s.106 allowance) appraisals. It follows that for all tests at £1,000 plus per dwelling, the immediate/essential highways mitigation/s.278 works are assumed to be specifically allowed for. However, MDC can use these test outcomes to consider the impact of other costs of a similar scale - e.g. where an alternative mitigation measure/cost becomes relevant.
ST4: Parking Provision	Y - study allows for appropriate development densities, design, build costs and external works costs and S106 cost assumptions within the development scenarios modelled.	Reflected in the scenarios assumptions on a range of inputs; most directly relevant the build costs assumptions including by means of additions for external and other works - see Appendix I
CC1 Climate change and new development	Y - As per SP1 in a general quality of development sense, but in addition more specific assumptions added to represent the latest view of estimated extra-over costs for Code for Sustainable Homes L4 equivalent level of carbon reduction - base assumption representative of current scenario - included as part of meeting the new building regulations requirements (Part L). Further sensitivity tests then trial the impact of adding a greater level of costs representing the current (latest) view on estimated extra-over costs to meet that. For commercial development scenarios, an addition of 5% has been made representing BREEAM led measures and again acknowledging likely additional costs to meet enhanced standards.	Specific additional costs allowances made: £960/dwelling (all dwellings) as base assumption; further £60/sq. m sensitivity tested for zero carbon as a future development based on today's estimates of costs likely to be involved. As an example the sensitivity test allowance adds £4,500 per 2-b house of 75 sq. m. For commercial 5% added to build costs for BREEAM.
CC2 Standalone and Community-wide Energy Generation	N/A specifically - gives encouragement to proposals for the development of shared / community energy usage - not expected to have a regular impact on market-led development from a costs and viability point of view. Any requirement to connect to a common system is considered to be more of an early design stage implication rather than necessarily meaning additional cost; savings against usual connections or a balancing out with those would be expected so far as we can see. In terms of site-specific schemes, any costs would need to be considered as part of a more detailed delivery stage viability review in the usual way (treated in the same way as the extent of achievable planning obligations package alongside abnormal costs etc.)	No further specific allowance. Additional measures are encouraged but would be subject to overall scheme viability in terms of specific site by site delivery scope and details
CC3 Flood Risk & CC4 Impact of Development on Water	Y - Allowed for within build costs and fees so far as normal works extent is concerned. However could have very site specific impacts and as such would need to be treated as abnormal costs in weighing-up the overall viability position on a particular site - principles as per DM8. However basic SUDS requirements - assumed within build costs; standard FRA within fees. The assumptions also include contingencies.	No particular additional assumptions that apply across the range of scheme types.

Source: Dixon Searle LLP (2015) DRAFT

Appendix I - MDC Development Appraisal Assumptions v14.xlsx

Housing Requirement Based on 2015 HMR and Plan Period 2013-2033 Using Draft SHMA Objectively Assessed Need

INDICATIVE

	District No. of Dwellings		Mansfield No. of Dwellings	Warsop No. of Dwellings
Requirement (Draft SHMAA)	7520	<i>OAN - 376 x 20</i>	6800	720
Completions to Date (01/04/2013 - 31/03/2015)	530	<i>980 - (258 + 192)</i>	393	137
Residual Requirement	6990		6407	583
Dwellings with Permission	3580		3444	136
Supported Subject to S106	573		554	19
Total Supply	4153		3998	155
Remainder to be Allocated	2837		2409	428
Potential Urban Housing Allocations	1883		1815	68
Balance To Find (Plan B)	954		594	360

*This figure is 99 less than the 2015 HMR due to Redruth Drive site lapsing.

Source: Dixon Searle LLP (2015) **DRAFT**

Appendix I - MDC Development Appraisal Assumptions v14.xlsx