

Mansfield District Council

Local Plan Examination

Main Matter 6

Whether or not the proposed housing allocations are soundly based and deliverable, whether other housing policies are soundly based and whether a 5 year supply of land can be provided on adoption and throughout the plan period

Mansfield District Council Submission

Date 30 April 2019

www.mansfield.gov.uk



Mansfield
District Council

Mansfield District Council

Local Plan Examination Matter Statement

May 2019

Main Matter 6 - Whether or not the proposed housing allocations are soundly based and deliverable, whether other housing policies are soundly based and whether a five year supply of land can be provided on adoption and throughout the plan period

Issue – Is the housing site selection process based on a robust assessment against relevant criteria?

Q1. Is the site selection process for the housing allocations soundly based, including sustainability appraisal and the testing of reasonable alternatives? Is the site selection methodology based on an appropriate set of criteria?

1. The methodology for selecting sites is set out in the Site Selection Technical Paper (September 2018) (H6). The purpose of the document is to set out the sites which will contribute to the housing supply during the plan period (2013 to 2033). In making decision about which sites contribute to the supply it brings together evidence from a number of different evidence documents and responses submitted as part of the various public consultations held.
2. The supply from existing sources (completions and deliverable sites with planning permission) and windfall allowance is taken off the housing requirement identified in the Housing Technical Paper (August 2018) (H1); this establishes the scale of housing left to find from the 'reasonable alternatives'.
3. Reasonable alternatives are the sites that have been assessed as suitable, available and achievable (or potentially so) through the Housing and Economic Land Availability Assessment (HELAA 2018) (HE1 and HE2); all sites which were identified as reasonable alternatives in the HELAA have been assessed in the Site Selection Technical Paper. As the total potential supply from the reasonable alternative sites exceeds the left to find figure a further stage of assessment was undertaken to narrow down the sites to those which best met the vision and objectives of the Local Plan.

4. Firstly, as set out in paragraph 6.3 of the Site Selection Technical Paper, it was decided to allocate all the reasonable alternative sites located within the existing settlement boundaries. These sites:
 - Would not lead to the loss of the open countryside or extend the urban boundary;
 - Already have reasonable access to services and facilities;
 - Include smaller sites which:
 - Have fewer upfront infrastructure requirements;
 - Are likely to be attractive to smaller and medium home builders; and
 - Are geographically spread around the settlements reducing the impact on any one area.
5. The number of homes from sites within the settlement boundaries was then added to the existing supply and the windfall allowance to establish the number of homes required on sites outside the settlement boundaries.
6. In order to guide decisions about which of the reasonable alternatives outside settlement boundaries should be allocated account was taken of a range of criteria; details of the methodology and criteria are set out in the Site Selection Technical Paper (paragraphs 7.4 to 7.54). The criteria included:
 - highways and sustainable transport;
 - green infrastructure and environment;
 - infrastructure;
 - economic benefit;
 - deliverability;
 - heritage; and
 - flood risk.
7. These criteria were developed to deliver the vision and objectives of the Local Plan and are based on national policy and guidance contained in the NPPF¹ and NPPG. As shown in the Regulation 22 Statement (2018) (S5) there was overall support for the approach to site selection; amendments to the criteria were made due to comments from Historic England (separating out heritage from green infrastructure and environmental) and the Environment Agency (inclusion of flood risk to more clearly show the application of the sequential test).
8. There is a detailed evidence base behind each of the criteria or clear explanation as to how the site has been assessed. The results of the Sustainability Appraisal and comments made by consultees at previous stages were also taken into account; all

¹ All references to the NPPF are to the 2012 version, unless stated.

reasonable alternatives have been subjected to assessment through the SA. Appendix H of the Site Selection Technical Paper (September 2018) (H6a) presents the site by site findings for each of the criteria used as well as the results of the Sustainability Appraisal (which was carried out for each of the reasonable alternatives) and the key comments made through earlier stages of public consultation.

Q2. Are the reasons for selecting allocated sites and rejecting other clearly set out and justified?

9. The reasons for allocating some sites and rejecting others is set out in section 9 of the Site Selection Technical Paper (September 2018) (H6). This section groups the sites considered into geographic clusters split between non-strategic and strategic sites. It is considered that the reasons are clear and justified.
10. As per paragraph 7.8 of the Site Selection Technical Paper, a decision to allocate a site or not has balanced a number of harms and benefits of a particular scheme; impacts on one criteria may be required to achieve benefits in another or an impact on one area may be so substantial that it outweighs other benefits. Therefore a site which is sustainably located may not be allocated if there are concerns about the highway impact or deliverability.
11. In selecting sites the aim is to allocate sufficient deliverable or developable sites that accord with the vision to achieve the housing target plus an appropriate buffer. While there may be sites which are suitable, available and achievable in the HELAA, they may not fully accord with the site selection criteria which will deliver the local plan vision. Therefore if the housing requirement and buffer have been provided for, these sites will not be allocated at this time.

Q3. Are the following assumptions for residential development set out in the Housing Land Availability Assessment and Policy Assessment (HE1) appropriate and based on robust evidence:

Gross to net developable areas for residential development (Table 5.5)

Density of 35 dwellings per net developable hectare.

12. Table 5.5 of HE1 sets out the following net developable areas for residential development of different sizes:

Site area	Gross to net ratio
<0.5ha	100%
0.5ha - 5ha	85%

5.00ha – 10.00ha	75%
10.00ha – 25.00ha	65%
25.00ha – 35.00ha	60%
35.00ha>	55%

13. This means that on a site of less than 0.5ha, 100% of the site was considered to be available for dwellings while on a site of 4.5ha only 3.825ha would be available for dwellings. Density assumptions were then applied to the net developable area.
14. The net reductions allow for on-site infrastructure such as sustainable urban drainage (SUDs), roads, schools, open spaces, green infrastructure etc.; our approach recognises that larger sites have more requirements which reduce the amount of land available for residential use. A review of past applications (Table E1 in the HELAA Methodology HE1) indicates that the gross to net allowances in many areas is less than the percentages assumed. The HELAA, however, has adopted a cautious approach to reflect the fact that infrastructure requirements, and land allowances may be required for SUDs and green infrastructure which might not be reflected in past developments.
15. A district wide density of 35dph was selected after reviewing a range of past consented schemes. It is accepted that there will be site specific variations, but at a plan level, it is considered that 35dph provides a realistic assumption as a starting point. Further details are set out in paragraphs 5.7.7 to 5.7.13 and Appendix E of HE1.

Q4. What approach has been taken to site capacity, where specific site constraints or developer intentions are known?

16. Where a site has known constraints which could reduce the number of homes that may be achieved on site, the gross developable area has been reduced. For example a number of sites have pylons running across them which will require stand-offs; the gross developable area has been reduced by an appropriate percentage. The gross/net developable area identified in Table 5.5 of HE1 is then applied to this reduced gross developable area.
17. In some cases a developer has indicated a number of homes or a density they expect to achieve on site. These figures are compared to the figures that would be produced by applying the standard assumptions in the HELAA (HE1); if they were considered to represent a reasonable capacity for the site (taking account of the character of the area, constraints and infrastructure requirements) these were then used in assessing whether the site was suitable, available and achievable.

Q5. The following three questions apply to each of the sites proposed for housing as set out in the table below:

- a. Is the amount of development proposed for each of the sites justified having regard to any constraints and the provision of necessary infrastructure?**
- b. Are the development requirements for each site clear and is the development proposed for each site deliverable in the timescales envisaged in the delivery trajectory?**
- c. Are any further safeguards or mitigation measures necessary to achieve an acceptable form of development including in relation to:**
 - Ecology, biodiversity, green infrastructure and agricultural land;**
 - Landscape quality and character;**
 - Heritage assets;**
 - Strategic and local infrastructure including transport;**
 - Air and water quality, noise pollution, land stability and flood risk.**
- d. Overall, would the site allocations be soundly based and are any main modifications necessary for soundness**

Policy H1a - Clipstone Road East		
Q5a Is the amount of development proposed for the site justified having regard to any constraints and the provision of necessary infrastructure?	<p>The site is allocated for approximately 500 dwellings. The two parts that make up the allocation are well advanced in the planning process. One part currently has an outline planning permission for 313 dwellings and a reserved matters application (2019/0205/RES) for 30 dwellings is in the process of being determined.</p> <p>A full planning application for 202 dwellings is currently being determined for the reminder of the site (2017/0523/FUL).</p> <p>There are no known constraints that would impact on the level of growth proposed being delivered.</p>	
Q5b Are the development requirements for each site clear and is the development proposed for each site deliverable in the timescales envisaged in the delivery trajectory?	<p>It is considered that the requirements identified within policy H1a are clear as it identifies clear actions that are to be considered further through the development and the reasons they are required.</p> <p>Homes are expected to be completed from 2024/25 onwards at a rate of around 50dpa; this assumes two developers each building at a rate of 25dpa (although a faster build rate could be achievable) and reflects the definition of deliverable in the NPPF (2019). It is considered that this is a realistic timescale.</p>	
Q5c Are any further safeguards or mitigation measures necessary to achieve an acceptable form of development including in relation to:	Ecology, biodiversity, green infrastructure and agricultural land	<p>Yes, an additional bullet point is needed to address the application specific assessment to identify and address impacts on nightjar and woodlark and their habitats as referenced in HRA Screening Report (S10) p. 81.</p> <p>Otherwise issues are sufficiently addressed within the following:</p> <ul style="list-style-type: none"> • The 2nd bullet point addresses identified green infrastructure and ecology/biodiversity needs as identified in the Strategic Flood Risk Assessment (C1, Sections 4.7, 4.8 and 6). • The 1st bullet point address green infrastructure¹ and open space² needs as supported by the evidence. • These should be read alongside the application of policies NE2, IN2-IN5 and the local plan as a whole.
	Landscape quality and character	No, this can be adequately addressed through the application of policy NE1 and the local plan as a whole.

¹ Mansfield Green Infrastructure Study, 2018 (ENV5), Section 5.10 and Appendix A.

² Mansfield Community Open Space Assessment, 2018 (ENV9a), improvements within Newlands Ward: pages 77, 82, 90-91, 84, 95, 101, 120, 145, 147, 213.

	Heritage assets	No further safeguarding mitigation is required as no impacts on heritage assets have been identified. This has been assessed as part of planning applications (2014/0248/NT and 2017/0523/FUL).
	Strategic and local infrastructure including transport	No, This has been assessed as part of planning applications (2014/0248/NT and 2017/0523/FUL). The 3 rd bullet point addresses enhancements to nearby sustainable transport linkages. This should be read alongside the application of policies IN1 to IN11 and the local plan as a whole.
	Air and water quality, noise pollution, land stability and flood risk	No, there is a slight overlap with Flood Zones 2 and 3 but this has been excluded from developable area. The 2 nd bullet point addresses water quality and enhancement needs to river/water body corridors, as identified by the evidence base ³ . This should be read together with the application of policies CC2-4, P7 and NE3 and the local plan as a whole.
Q5d Overall would the site allocation be soundly based and are any main modifications necessary for soundness	The allocation is considered to be soundly based and reflects the extant outline planning permission for part of the site. The following modification is proposed for consistency with other Local Plan allocations “an application specific assessment to identify and address impacts on nightjar and woodlark and their habitats”.	

³ Strategic Flood Risk Assessment (C1), Sections 4.7, 4.8 and 6.

Policy H1b - Land off Skegby Lane		
Q5a Is the amount of development proposed for the site justified having regard to any constraints and the provision of necessary infrastructure?	<p>The site was originally allocated for 215 homes. This took account of a reduction to the developable area of 25% (3.13 ha) to reflect the need to provide a buffer to avoid coalescence with Ashfield district as identified on the masterplan. Further discussion with Nottinghamshire County Council (as both landowner and education authority) identified the further need to potentially provide 1.1ha for a new primary school. This has led to a further reduction in site area and the number of homes to 194 homes (as proposed by M29).</p> <p>This reflects a density of 23 dph on the gross developable area (8.32ha).</p>	
Q5b Are the development requirements for each site clear and is the development proposed for each site deliverable in the timescales envisaged in the delivery trajectory?	<p>It is considered that the development requirements identified by Policy H1b and the indicative masterplan are clear; together they identify key actions to be delivered or considered further through the development.</p> <p>There is currently no application submitted. The landowners confirmed (November 2018) that the site is available and that marketing will take place following the adoption of the local plan. They expect that the site would come forward from 2024/25 onwards, being built out at around 30 dwellings per year. It is considered that this is a realistic timescale and build rate.</p>	
Q5c Are any further safeguards or mitigation measures necessary to achieve an acceptable form of development including in relation to:	Ecology, biodiversity, green infrastructure and agricultural land	<p>No, the 3rd, 4th and 5th bullet points address green infrastructure and open space needs as supported by the evidence. A strong green infrastructure network on-site, is indicated in the master plan (Appendix 8 - Figure A8.4).</p> <p>This should be read together with the application of policies NE2, IN2-IN5 and the local plan as a whole.</p>
	Landscape quality and character	No, the 1 st bullet point addresses avoiding coalescence with Ashfield district. The master plan (Appendix 8 - Figure A8.4) also addresses this. This should be read together with the application of policy NE1 and the local plan as a whole.
	Heritage assets	No, not likely to have significant impact on heritage ¹ . This should be read together with the application of policies HE1 and the local plan as a whole.
	Strategic and local infrastructure including transport	<p>No, the 6th, 7th and 8th bullet points address identified impacts on the highways network. 3rd and 5th bullet points address sustainable transport measures; the master plan (Appendix 8 - Figure A8.4) also addresses this.</p> <p>This should be read together with policies IN1 to IN11 and the local plan as a whole.</p>

¹ Site Selection Technical Paper - Appendix H, 2018 (H6a), page 53.

	Air and water quality, noise pollution, land stability and flood risk	No, the 2 nd bullet point addresses low soil permeability and the need to address surface water flood risk. This should be read together with policies CC2-4, P7 and NE3 and the local plan as a whole.
Q5d Overall would the site allocation be soundly based and are any main modifications necessary for soundness	<p>It is considered that the allocation is soundly based. A number of modifications have been proposed to date. These include:</p> <ul style="list-style-type: none"> • M29 – amend number of dwellings to 194 • Minor modification to Figure A8.4 in Appendix 8 amend key to fully reflect the map symbols shown, in order to correct omission • Minor modification to Figure A8.4 in Appendix 8 to remove term ‘local centre’ from the masterplan and replace with ‘supermarket’, in order to correct error 	

Policy H1c - Fields Farm, Abbott Road		
Q5a Is the amount of development proposed for the site justified having regard to any constraints and the provision of necessary infrastructure?	This site is allocated for approximately 200 new homes. This is based on information provided by the landowners' agent and assumptions used in the HELAA, and represents 35 dph. The amount of homes also takes account of the constraints identified in the policy (rights of way, habitat connectivity and soil permeability).	
Q5b Are the development requirements for each site clear and is the development proposed for each site deliverable in the timescales envisaged in the delivery trajectory?	It is considered that the requirements as identified by Policy H1c and the indicative masterplan are clear. The site promoter has indicated that there is developer interest and delivery would be from 2020/21 at a rate of up to 30dpa (Nov 2018). As the site does not have planning permission the expected start date has been pushed back to 2024/25 in line with NPPF (2019) definition of deliverable but build rate has been kept as indicated.	
Q5c Are any further safeguards or mitigation measures necessary to achieve an acceptable form of development including in relation to:	Ecology, biodiversity, green infrastructure and agricultural land	No, 2 nd bullet point addresses the importance of creating enhanced ecological linkages to nearby and on-site woodland, pond and hedgerows. 1 st bullet point addresses the incorporation of existing public rights of way which will provide linkages with nearby countryside and on-site green infrastructure. These are also indicated in the master plan (Appendix 8 - Figure A8.5). The 3rd bullet point addresses improvements to nearby outdoor sports provision. This should be read together with the application of policies NE2, IN2-IN5 and the local plan as a whole.
	Landscape quality and character	No, this can be adequately addressed through the application of policy NE1 and the local plan as a whole.
	Heritage assets	Yes, a modification to 4 th bullet point has been recommended by Historic England (modification ref. M30) to address archaeology significance. The 5 th bullet point addresses non-designated heritage assets. This should be read together with the application of Policy HE1 and the local plan as a whole.
	Strategic and local infrastructure including transport	No, the last three bullet points address identified impacts on the highways network. Site Selection Paper notes that there is a general lack of cycle route links along Abbott Road and Ladybrook area with potential to address improvements to

		<p>provision; this can be addressed through the application of Policy IN8.</p> <p>This should be read together with the application of policies IN1-IN11 and the local plan as a whole.</p>
	Air and water quality, noise pollution, land stability and flood risk	<p>No, the 6th bullet point addresses low soil permeability and the need to address surface water flood risk.</p> <p>This should be read together with the application of policies CC2-4, P7 and NE3 and the local plan as a whole.</p>
<p>Q5d</p> <p>Overall would the site allocation be soundly based and are any main modifications necessary for soundness</p>	<p>It is considered that the allocation is soundly based. The following main modification has been proposed to date:</p> <ul style="list-style-type: none"> • M30 – Main modification to 4th bullet point as recommended by Historic England to require an archaeology assessment. 	

Policy H1d – Three Thorn Hollows Farm		
Q5a Is the amount of development proposed for the site justified having regard to any constraints and the provision of necessary infrastructure?	The site was originally allocated for 188 dwellings; this figure was based on the standard assumptions in the HELAA. Following the representations on the Publication Draft by the developer it was agreed to propose a modification to amend the site boundary and increase the size of the site to 200 dwellings.	
	The site is located adjacent to a SSSI (Rainworth Lakes). An appropriate buffer will be required to the SSSI; this is reflected in the number of dwellings expected on site and identified on the masterplan. This buffer will also help provide SUDs and address water quality issues.	
	A buffer is also required to protect the setting of the non-designated heritage assets; the site boundary has been drawn to exclude this although development adjacent to this area will require to be sensitive to its location.	
Q5b Are the development requirements for each site clear and is the development proposed for each site deliverable in the timescales envisaged in the delivery trajectory?	It is considered that the requirements identified Policy H1d and masterplan are clear; together they identify key actions to be delivered or considered further through the development and the reasons they are required. A modification is proposed in relation to the requirement related to field boundaries (8 th bullet) to clarify the requirement to provide sympathetic field boundaries and address the rural character.	
	Homes are expected to be completed from 2021/22 onwards at a rate of around 40dph. It is considered that this is a realistic timescale and build rate and reflects information provided by the proposed house builder (Barratt Homes).	
Q5c Are any further safeguards or mitigation measures necessary to achieve an acceptable form of development including in relation to:	Ecology, biodiversity, green infrastructure and agricultural land	No, policy H1d makes provision for ecology and biodiversity (2 nd , 4 th and 8 th bullets) and Green Infrastructure (1 st and 3 rd bullets). The masterplan also identifies the need to retain hedgerows and significant woodland, and the retention of a habitat buffer to protect the SSSI (Appendix 8 – Figure A8.6). This should be read together with the application of policies NE2, IN2-IN5 and the local plan as a whole.
	Landscape quality and character	No, covered by 5 th and 8 th bullet points and as indicated in masterplan (Appendix 8 – Figure A8.6). This should be read together with the application of policy NE1.
	Heritage assets	Covered by 6 th bullet point (as amended by modification M34) and 7 th bullet as well as the masterplan (Appendix 8 – Figure A8.6) ¹ .
		The requirement for archaeological assessment may result in the need for

¹ Site Selection Technical Paper - Appendix H, 2018 (H6a), page 47.

		<p>sensitive areas to be protected. This will need to be explored in more detail as part of the planning application.</p> <p>This is to be read together with the application of Policy HE1 and the local plan as a whole.</p>
	Strategic and local infrastructure including transport	<p>No, covered by 9th and 10th bullet points. The masterplan (Appendix 8 – Figure A8.6) also identifies the need to improve access to Southwell Road which is the location of existing bus stops and the main access to facilities in the village and elsewhere. 1st bullet point supports enhancements to the sustainable transport network.</p> <p>This should be read together with the application of policies IN1 to IN11 and the local plan as a whole.</p>
	Air and water quality, noise pollution, land stability and flood risk	<p>No, the 2nd and 4th bullet points address water quality protections and enhancements, as supported by the evidence base.</p> <p>The potential impact on residential amenity of nearby wind turbines was identified in representations on the Publication Draft (PD/11). This can be addressed by a range of methods including the orientation of buildings and the main habitable rooms or the provision of screening. It is proposed to add text to the masterplan to identify this as an issue (M136).</p> <p>This should be read together with the application of policies CC2-4, P7 and NE3 and the local plan as a whole.</p>
<p>Q5d</p> <p>Overall would the site allocation be soundly based and are any main modifications necessary for soundness</p>	<p>It is considered that the allocation is soundly based. A number of main modifications have been proposed to date. These include:</p> <ul style="list-style-type: none"> • M33 – amend number of dwellings to 200 • M34 – reword archaeological requirements to reflect Historic England comments • M36 – provide clarity over requirement regarding sympathetic field boundaries • M37 – amend site boundary to the south • M136 - amend masterplan to take account of nearby wind turbines. 	

Policy H1e – Land at Redruth Drive		
Q5a Is the amount of development proposed for the site justified having regard to any constraints and the provision of necessary infrastructure?	The site has been allocated for 178 dwellings. An outline application for the site has recently been submitted (2019/0813/OUT) for 169 dwellings. Whilst there is a difference this is reflected in the trajectory and is only a difference of 5%; as such no modification is considered necessary.	
Q5b Are the development requirements for each site clear and is the development proposed for each site deliverable in the timescales envisaged in the delivery trajectory?	<p>It is considered that the requirements in Policy H1e are clear as it they set out where walking and cycling connections should be made, which junctions require improvements and that open space should be provided on-site.</p> <p>Homes are expected to be completed from 2024/25 onwards. This reflects the recent submission of the outline planning application and the definition of deliverable in the NPPF (2019). Build rates are in line with the standard assumptions contained in the HELAA assuming a single developer on site.</p>	
Q5c Are any further safeguards or mitigation measures necessary to achieve an acceptable form of development including in relation to:	Ecology, biodiversity, green infrastructure and agricultural land	<p>No, covered by 1st and 2nd bullet points. Requirement for enhanced walking and cycling provision (1st bullet) is designed to sensitively connect into the wider GI network.</p> <p>This should be read together with the application of policies NE2, IN2-IN5 and the local plan as a whole.</p>
	Landscape quality and character	No, this can be adequately addressed through the application of policy NE1 and the local plan as a whole.
	Heritage assets	No safeguarding mitigation is required as no impact on heritage assets have been identified ¹ .
	Strategic and local infrastructure including transport	<p>Junction improvements are identified in bullet points 3 to 6. 1st bullet point supports enhancements to sustainable transport network.</p> <p>This should to be read together with the application of policies IN1 to IN11 and the local plan as a whole.</p>
	Air and water quality, noise pollution, land stability and flood risk	No further mitigation required as this should also be read together with the application of policies CC2, CC3, CC4, P7 and NE3 and the local plan as a whole.

¹ Site Selection Technical Paper - Appendix H, 2018 (H6a), page 7.

<p>Q5d Overall would the site allocation be soundly based and are any main modifications necessary for soundness</p>	<p>It is considered that the allocation is soundly based. No further safeguards are considered necessary.</p>
--	---

Policy H1f - Former Rosebrook Primary School		
Q5a Is the amount of development proposed for the site justified having regard to any constraints and the provision of necessary infrastructure?	<p>The site is allocated for approximately 134 new homes. This is based on the assumptions used in the HELAA, and represents 35 dph.</p> <p>The proposed use is compatible with adjoining uses and the site is close to services and public transport. There are access and parking issues that will need to be addressed at planning application stage. Access should be gained from Abbott Road / Hall Barn Lane but would necessitate the demolition of a residential property. This property is under the ownership of the county council.</p>	
Q5b Are the development requirements for each site clear and is the development proposed for each site deliverable in the timescales envisaged in the delivery trajectory?	<p>Policy H1f outlines the development requirements for this site. It is considered that they are clearly set out although a modification is proposed to address access (please see below at Q5d).</p> <p>Based on information from the landowner (Nottinghamshire County Council) (Nov 2018) the site is expected to be marketed once the local plan is adopted. There is no planning permission in place and delivery is expected from 2024/25 onwards at between 25dpa and 15dpa.</p> <p>The landowner has applied to the Secretary of State to dispose of the school land.</p>	
Q5c Are any further safeguards or mitigation measures necessary to achieve an acceptable form of development including in relation to:	Ecology, biodiversity, green infrastructure and agricultural land	<p>No specific safeguards/mitigation are currently proposed in relation to ecology/biodiversity as it isn't near designated sites and is a former school playing field. Existing hedgerows and trees would be addressed through the planning application process.</p> <p>The requirement for enhanced walking and cycling provision (1st bullet) is designed to connect the site with nearby routes and to facilitate access to nearby open space. The 2nd bullet point addresses need for open space¹ and outdoor sports provision needs².</p> <p>It should be read together with policies NE2, IN2-IN5 and the local plan as a whole.</p>
	Landscape quality and character	No, safeguarding mitigation is not required as the site is within the existing urban area.
	Heritage assets	Covered by 3 rd bullet point (as amended by modification M38). The requirement for archaeological assessment may result in the need for sensitive areas to be

¹ Mansfield Community Open Space Assessment, 2018 (ENV9a) - Appendix D in relation to Penniment Ward.

² Mansfield Final Playing Pitch Strategy Assessment, 2016 (ENV6) – Table 10.2, page 109.

		protected. This will need to be explored in more detail as part of the planning application. This is to be read together with the application of Policy HE1 and the local plan as a whole.
	Strategic and local infrastructure including transport	<p>Junction improvements are identified in bullet points 4 and 5. 1st bullet point addresses enhancements to the sustainable transport network. This should be read together with the application of policies IN1 to IN11 and the local plan as a whole.</p> <p>Additionally, NCC Highways Authority have identified that site access needs to be exclusively off Abbott Road (A6075).</p>
	Air and water quality, noise pollution, land stability and flood risk	No specific safeguarding mitigation is required. Can be adequately addressed through the application of policies CC2 to CC4, P7 and NE3 and the local plan as a whole.
Q5d Overall would the site allocation be soundly based and are any main modifications necessary for soundness	<p>It is considered that the allocation is soundly based, taking account of the modifications proposed, see below:</p> <p>Main modification proposed (M38) in order to reword archaeological requirements to reflect Historic England comments (PD/281).</p> <p>Additional modification is proposed to address access requirements, as specified by the NCC Highways Authority to read:</p> <ul style="list-style-type: none"> • <i>“The positioning of the site access off Abbott Road (A6075).”</i> 	

Policy H1g - Abbott Road		
Q5a Is the amount of development proposed for the site justified having regard to any constraints and the provision of necessary infrastructure?	<p>The site is allocated for approximately 102 new homes. This is based on the assumptions set out in the HELAA and represents a gross density of 36 dph.</p> <p>Part of the site is used as football pitches; these will be retained and enhanced. The remainder of the site is a former cycle proficiency centre which has been unused for a number of years; this part of the site will be redeveloped for residential use. The developable area has been reduced by 50% to reflect this.</p>	
Q5b Are the development requirements for each site clear and is the development proposed for each site deliverable in the timescales envisaged in the delivery trajectory?	<p>Policy H1g outlines the development requirements for this site. It is considered that they are clearly set out although modifications are proposed to address a requirement for an archaeological assessment and the anticipated impacts upon the highway network (please see below at Q5d).</p> <p>There is no planning permission so it has been assumed that the site will be delivered at the back end of the plan period (2027/28 onwards). Assumptions are that there is a maximum of 25dpa and only one developer on site. This is an MDC owned site.</p>	
Q5c Are any further safeguards or mitigation measures necessary to achieve an acceptable form of development including in relation to:	Ecology, biodiversity, green infrastructure and agricultural land	<p>No, the masterplan (Appendix 8, Figure A8.7) identifies the need to retain hedgerows and trees adjacent to Brick Kiln Lane and Abbott Road. The 1st and 4th bullet points address open space and outdoor sports provision requirements.</p> <p>This should be read together with the application of policies NE2, IN2-IN5 and the local plan as a whole.</p>
	Landscape quality and character	No, the masterplan (Appendix 8, Figure A8.7) identifies the need to retain hedgerows and trees, maintaining a landscaped buffer adjacent to Brick Kiln Lane and Abbott Road as required by the Landscape Character Assessment (ENV1 and ENV2). Within a landscape policy zone ML28 with overall action to restore; this can be addressed through Policy NE1.
	Heritage assets	<p>Covered by 2nd bullet point (as amended by modification M39).</p> <p>The requirement for archaeological assessment may result in the need for sensitive areas to be protected. This will need to be explored in more detail as part of the planning application. These are to be read together with the application of Policy HE1 and the local plan as a whole.</p>
	Strategic and local infrastructure including transport	Yes, contributions to junction improvements to mitigate impact is required, as similar to allocation H1c (Fields Farm, Abbott Road). A modification is proposed to address this (see below).

		This should also be read together with the application of policies IN1 to IN11 and the local plan as a whole.
	Air and water quality, noise pollution, land stability and flood risk	No, 3 rd bullet point addresses low soil permeability and the need to address surface water flood risk. This should be read together with the application of policies CC2-4, P7 and NE3 and the local plan as a whole.
Q5d Overall would the site allocation be soundly based and are any main modifications necessary for soundness	<p>It is considered that the allocation is soundly based, taking account of the modifications proposed, see below:</p> <p>Main modification proposed include M39 in order to reword archaeological requirements to reflect Historic England comments (PD/281).</p> <p>An additional modification is proposed as explained above (Q5c) to take account of mitigation measures on key junctions. Modification to read:</p> <p><i>‘Contributions will be required to mitigate the impact of development on the following junctions:</i></p> <ul style="list-style-type: none"> <i>• Kings Mill Road/ Beck Lane/ B6014 Skegby Lane / Mansfield Road</i> <i>• Sutton Road / Skegby Lane/ Sheepbridge Lane</i> <i>• Any further junctions that are identified by the Transport Assessment required to support a future planning application for the site.’</i> 	

Policy H1h - Centenary Road		
Q5a Is the amount of development proposed for the site justified having regard to any constraints and the provision of necessary infrastructure?	This site forms part of a wider regeneration project and has been allocated for the development of approximately 95 new homes, at a density of 39 dwellings per hectare. This density was proposed by the landowner and was considered reasonable bearing in mind the overall density of the regeneration scheme, and its location close to services and public transport.	
Q5b Are the development requirements for each site clear and is the development proposed for each site deliverable in the timescales envisaged in the delivery trajectory?	It is considered that the development requirements are clearly set out in Policy H1h. Original terraced properties have been cleared and the first two phases have been developed as affordable / extra care homes. There is no planning permission so it has been assumed that it will be developed at the back end of the plan period (2027/28 onwards). Assumptions are that there is a maximum of 25dpa and only one developer on site.	
Q5c Are any further safeguards or mitigation measures necessary to achieve an acceptable form of development including in relation to:	Ecology, biodiversity, green infrastructure and agricultural land	No specific safeguards/mitigation are currently proposed in relation to ecology/biodiversity as it isn't near designated sites. The requirement for enhanced walking and cycling provision (1 st bullet) is designed to connect the site with nearby routes and to facilitate access to nearby open space. The 2 nd bullet point addresses need for community open space enhancement ¹ . It should be read together with policies NE2, IN2-IN5 and the local plan as a whole.
	Landscape quality and character	No safeguarding mitigation is required as it is within the existing urban area and is not within or adjacent to a landscape policy zone.
	Heritage assets	No safeguarding mitigation is required as no impacts on heritage have been identified through the local plan process ² .
	Strategic and local infrastructure including transport	No, this can be adequately addressed through policies IN1 to IN11 and the local plan as a whole.
	Air and water quality, noise pollution, land stability and flood risk	No, this can be adequately addressed through the application of policies CC2 and CC3. Should also be read together with the application of policies CC4, P7 and NE3 and the local plan as a whole.

¹ Mansfield Community Open Space Assessment, 2018 (ENV9a) - Appendix D in relation to Broomhill Ward and paragraph 4.107 page 110.

² Mansfield Pre-Submission Sustainability Appraisal - Technical Appendix, 2018 (S8d), page 38. Site Selection Technical Paper, 2018 (H6) - Appendix G.

<p>Q5d Overall would the site allocation be soundly based and are any main modifications necessary for soundness</p>	<p>The allocation is soundly based and no modifications are proposed.</p>
--	---

Policy H1i - Former Mansfield Brewery (part a)		
Q5a Is the amount of development proposed for the site justified having regard to any constraints and the provision of necessary infrastructure?	Full planning permission (2018/0262/FUL) was granted with conditions for up to 75 dwellings and associated works on 05/12/2018. The development of the site has now commenced.	
Q5b Are the development requirements for each site clear and is the development proposed for each site deliverable in the timescales envisaged in the delivery trajectory?	<p>It is considered that the requirements are clear and identify the requirements and why they are required.</p> <p>Homes are expected to be completed from 2020/21 onwards at a rate of around 20dpa. It is considered that this is a realistic timescale and reflects the full planning permission in place and the definition of deliverable in the NPPF; the site is currently under construction.</p>	
Q5c Are any further safeguards or mitigation measures necessary to achieve an acceptable form of development including in relation to:	<div>Ecology, biodiversity, green infrastructure and agricultural land</div> <div>Landscape quality and character</div> <div>Heritage assets</div> <div>Strategic and local infrastructure including transport</div> <div>Air and water quality, noise pollution, land stability and flood risk</div>	No further safeguards are required as the site has planning permission and is under construction.
Q5d Overall would the site allocation be soundly based and are any main modifications necessary for soundness	<p>The allocation is considered to be soundly based.</p> <p>Main modification to 4th bullet point as recommended by Historic England (modification ref. M40) to require an archaeology assessment; this is proposed to be made for completeness.</p>	

Policy H1j – Caudwell Road		
Q5a Is the amount of development proposed for the site justified having regard to any constraints and the provision of necessary infrastructure?	<p>This site was originally allocated for 42 dwellings; this was based on the HELAA assumptions taking account of the shape of the site which meant that 2/3 of the site was considered undevelopable.</p> <p>The site forms part of a larger site in Ashfield district.</p>	
Q5b Are the development requirements for each site clear and is the development proposed for each site deliverable in the timescales envisaged in the delivery trajectory?	<p>It is considered that the requirements are clear; they identify the need for a comprehensive approach across the wider site to ensure matters such as access and infrastructure are appropriately considered. Requirements are also linked to the nearby location of nightjars and woodlarks.</p> <p>Given the withdrawal of the Ashfield Local Plan, it is considered that the delivery of the site is unclear; a modification (M41) has therefore been proposed to remove this allocation.</p>	
Q5c Are any further safeguards or mitigation measures necessary to achieve an acceptable form of development including in relation to:	Ecology, biodiversity, green infrastructure and agricultural land	The requirements in bullets 2 and 3 will address ecology, biodiversity and green infrastructure; they are required by Habitats Regulation Assessment (2018) (S10).
	Landscape quality and character	Covered by Policy NE1 (Protection and enhancement of landscape character).
	Heritage assets	Unlikely to impact on heritage assets (designated or non-designated).
	Strategic and local infrastructure including transport	Due to size specific junction improvements from site in isolation unlikely. Consideration as part of the wider site may require improvements.
	Air and water quality, noise pollution, land stability and flood risk	<p>Covered by requirements in other Local Plan policies:</p> <ul style="list-style-type: none"> • Policy NE3 (Pollution and land instability); • Policy P7 (Amenity); • Policy CC2 (Flood Risk); and • Policy CC4 (River and waterbody corridors).
Q5d Overall would the site allocation be soundly based and are any main modifications necessary for soundness	<p>Given the withdrawal of the Ashfield Local Plan, it is considered that the delivery of the site is unclear and its inclusion is unsound; a modification (M41) has therefore been proposed to remove this allocation.</p>	

Policy H1k – Bellamy Road		
Q5a Is the amount of development proposed for the site justified having regard to any constraints and the provision of necessary infrastructure?	The amount of development proposed on site is based on information provided by the landowner (Mansfield District Council) and reflects the retention of the wooded area to the boundary of the site with Adamsway. No onsite infrastructure is required.	
Q5b Are the development requirements for each site clear and is the development proposed for each site deliverable in the timescales envisaged in the delivery trajectory?	It is considered that the development requirements are clear; the policy clearly identifies the need for improved road crossings and off-site open space contribution to address the loss of the playing fields. Homes are expected to be completed onsite from 2027/28 onwards; this allows for sufficient time to submit and determine a planning application.	
Q5c Are any further safeguards or mitigation measures necessary to achieve an acceptable form of development including in relation to:	Ecology, biodiversity, green infrastructure and agricultural land	<p>No specific safeguards/mitigation are currently proposed in relation to ecology/biodiversity as it isn't near designated sites. The existing woodland landscaping strip adjacent to Adams Way would be retained.</p> <p>The two bullet points address community open space¹ and outdoor sports provision² requirements and should be read together with policies NE2, IN2-IN5 and the local plan as a whole.</p>
	Landscape quality and character	No safeguarding mitigation is required as it is within the existing urban area and is not within or adjacent to a landscape policy zone.
	Heritage assets	No safeguarding mitigation is required as no impacts on heritage have been identified through the local plan process ³ .

¹ Mansfield Community Open Space Assessment, 2018 (ENV9a) - Appendix D in relation to Broomhill Ward and paragraph 4.107 page 110.

² Mansfield Final Playing Pitch Strategy Action Plans, 2016 (ENV8) – page 62.

³ Mansfield Pre-Submission Sustainability Appraisal - Technical Appendix, 2018 (S8d), page 38. Site Selection Technical Paper, 2018 (H6) - Appendix G.

	Strategic and local infrastructure including transport	No, this can be adequately addressed through policies IN1 to IN11 and the local plan as a whole.
	Air and water quality, noise pollution, land stability and flood risk	No, this can be adequately addressed through the application of policies CC2 and CC3. Should also be read together with the application of policies CC4, P7 and NE3 and the local plan as a whole.
Q5d Overall would the site allocation be soundly based and are any main modifications necessary for soundness	It is considered that the allocation is soundly based; no modifications are proposed	

Policy H1I - High Oakham Farm (east)		
Q5a Is the amount of development proposed for the site justified having regard to any constraints and the provision of necessary infrastructure?	Yes, the site is allocated for 40 dwellings, the density of this site is reduced to take account of the access arrangements and the surrounding character.	
Q5b Are the development requirements for each site clear and is the development proposed for each site deliverable in the timescales envisaged in the delivery trajectory?	<p>It is considered that the requirements identified within policy H1I are clear as it identifies clear actions that are to be considered further through the development and the reasons they are required.</p> <p>Homes are expected to be completed from 2024/25 onwards at a rate of 10dpa. It is considered that this is a realistic timescale given the lack of planning permission and nature of the properties to be built.</p>	
Q5c Are any further safeguards or mitigation measures necessary to achieve an acceptable form of development including in relation to:	Ecology, biodiversity, green infrastructure and agricultural land	<p>No, the 2nd, 3rd and 5th bullet points address ecological, green infrastructure¹ and open space enhancements and mitigation measures.</p> <p>This should be read together with the application of policies NE2, IN2-IN5 and the local plan as a whole.</p>
	Landscape quality and character	No, 1 st bullet point reflects the existing character of the area. Site is within landscape policy zone with 'conserve and create' action; this can be addressed through the application of policy NE1 and the local plan as a whole.
	Heritage assets	No, the 4 th bullet point addresses heritage assets ² . This is to be read together with the application of Policy HE1 and the local plan as a whole.
	Strategic and local infrastructure including transport	No, this can be adequately addressed through policies IN1 to IN11 and the local plan as a whole.
	Air and water quality, noise pollution, land stability and flood risk	No, this can be adequately addressed through the application of policies CC2 to CC3, P7 and NE3 and the local plan as a whole.

¹ Mansfield Green Infrastructure Study (ENV5) – Section 5.7 and Appendix A, page 148 (7-E).

² Site Selection Technical Paper, 2018 (H6) - Appendix G.

<p>Q5d Overall would the site allocation be soundly based and are any main modifications necessary for soundness</p>	<p>The allocation is considered to be soundly based; no modifications are proposed.</p>
--	---

Policy H1m - Land off Balmoral Drive		
Q5a Is the amount of development proposed for the site justified having regard to any constraints and the provision of necessary infrastructure?	The site is allocated for 35 dwellings and has a resolution to grant outline planning permission (2015/0083/NT) subject to signing a S106 agreement. There no known constraints that would impact on the amount of development proposed.	
Q5b Are the development requirements for each site clear and is the development proposed for each site deliverable in the timescales envisaged in the delivery trajectory?	<p>It is considered that the requirements identified within policy H1m are clear as it identifies clear actions that are to be considered further through the development and the reasons they are required.</p> <p>Homes are expected to be completed from 2024/25 onwards at a rate of around 15-20dpa. It is considered that this is a realistic timescale and reflects the definition of deliverable in the NPPF (2019).</p>	
Q5c Are any further safeguards or mitigation measures necessary to achieve an acceptable form of development including in relation to:	Ecology, biodiversity, green infrastructure and agricultural land	<p>No, covered by 1st and 2nd bullet points.</p> <p>This should be read together with the application of policies NE2, IN2-IN5 and the local plan as a whole.</p>
	Landscape quality and character	No safeguarding mitigation is required as it is within the existing urban area and is not within or adjacent to a landscape policy zone.
	Heritage assets	No safeguarding mitigation is required as no impact on heritage assets have been identified ¹ .
	Strategic and local infrastructure including transport	No, this can be adequately addressed through policies IN1 to IN11 and the local plan as a whole.
	Air and water quality, noise pollution, land stability and flood risk	No, this can be adequately addressed through the application of policies CC2 and CC3 ² . Should also be read together with the application of policies P7 and NE3 and the local plan as a whole.

¹ Site Selection Technical Paper - Appendix H, 2018 (H6), page 58.

² Site Selection Technical Paper - Appendix H, 2018 (H6), page 53.

<p>Q5d Overall would the site allocation be soundly based and are any main modifications necessary for soundness</p>	<p>The allocation is considered to be soundly based; no modifications are proposed.</p>
--	---

Policy H1n – Sherwood Close		
Q5a Is the amount of development proposed for the site justified having regard to any constraints and the provision of necessary infrastructure?	The amount of development has been assessed through the planning application (2017/0827/FUL) which was approved in December 2018.	
Q5b Are the development requirements for each site clear and is the development proposed for each site deliverable in the timescales envisaged in the delivery trajectory?	It is considered that the requirements in Policy H1n are clear. The site has been granted full planning permission and will be developed by Gleeson Regeneration Ltd; the site is therefore deliverable within the first five years (starting 2020/21) at build rate of around 10-15dpa).	
Q5c Are any further safeguards or mitigation measures necessary to achieve an acceptable form of development including in relation to:	Ecology, biodiversity, green infrastructure and agricultural land	None required as site has been granted planning permission.
	Landscape quality and character	
	Heritage assets	
	Strategic and local infrastructure including transport	
	Air and water quality, noise pollution, land stability and flood risk	

<p>Q5d Overall would the site allocation be soundly based and are any main modifications necessary for soundness</p>	<p>The site was granted full planning permission in December 2018 (2017/0827/FUL) and is expected to be developed during the first five years; the allocation is considered to be soundly based. No modifications are considered necessary.</p>
--	---

Policy H1o - Ladybrook Lane / Tuckers Lane		
Q5a Is the amount of development proposed for the site justified having regard to any constraints and the provision of necessary infrastructure?	<p>This site is allocated for approximately 33 new homes. This is based on the assumptions in the HELAA and represents 35 dph.</p> <p>This flat greenfield site is a former school playing field and is surplus to requirements. There are no constraints.</p>	
Q5b Are the development requirements for each site clear and is the development proposed for each site deliverable in the timescales envisaged in the delivery trajectory?	<p>The policy requires an off-site contribution towards open space improvements at Chesterfield Road Park. It is considered that this is clearly set out.</p> <p>Delivery is assumed from 2026/27 as there is no planning permission in place and due to the need to ensure SoS sign off for sale of education land. A maximum build rate of 20dpa has been assumed in line with standard assumptions. The landowner (NCC) indicates that the site is surplus to requirements and is available. Marketing will begin following adoption of the Local Plan.</p>	
Q5c Are any further safeguards or mitigation measures necessary to achieve an acceptable form of development including in relation to:	Ecology, biodiversity, green infrastructure and agricultural land	No, covered by policy wording. This should be read together with the application of policies NE2, IN2-IN5 and the local plan as a whole.
	Landscape quality and character	No safeguarding mitigation is required as it is within the existing urban area and is not within or adjacent to a landscape policy zone.
	Heritage assets	No safeguarding mitigation is required as no impact on heritage assets have been identified ¹ .
	Strategic and local infrastructure including transport	No, this can be adequately addressed through policies IN1 to IN11 and the local plan as a whole.
	Air and water quality, noise pollution, land stability and flood risk	No, this can be adequately addressed through the application of policies CC2 and CC3 ² . Should also be read together with the application of policies P7 and NE3 and the local plan as a whole.
Q5d Overall would the site allocation be soundly based and are any main modifications necessary for soundness	The allocation is soundly based and no modifications are proposed.	

¹ Site Selection Technical Paper - Appendix H, 2018 (H6), page 57.

² Site Selection Technical Paper - Appendix F, 2018 (H6), page 53.

Policy H1p - Hermitage Mill		
Q5a Is the amount of development proposed for the site justified having regard to any constraints and the provision of necessary infrastructure?	The amount of development has been assessed through the planning application (2018/0098/FUL / 2018/0099/LBW) which was approved in July 2018. Permission was granted for the conversion of the mill into a 50 bed care home, and the construction of 32 new assisted living dwellings with ancillary retail and social facilities. Only the 32 assisted living dwellings contribute to Mansfield's housing requirement.	
Q5b Are the development requirements for each site clear and is the development proposed for each site deliverable in the timescales envisaged in the delivery trajectory?	<p>It is considered that the requirements in Policy H1p are clearly identified. These would apply if a new application is received.</p> <p>The site has since been granted full planning permission and will be developed by Germaine Properties; the site is therefore deliverable within the first five years. Commencement on the assisted living units is anticipated during 2021 with all works complete during 2022.</p>	
Q5c Are any further safeguards or mitigation measures necessary to achieve an acceptable form of development including in relation to:	<div>Ecology, biodiversity, green infrastructure and agricultural land</div> <div>Landscape quality and character</div> <div>Heritage assets</div> <div>Strategic and local infrastructure including transport</div> <div>Air and water quality, noise pollution, land stability and flood risk</div>	None required as site has been granted planning permission.
Q5d Overall would the site allocation be soundly based and are any main modifications necessary for soundness	This site was granted full planning permission in July 2018 and is expected to be delivered during the first five years of the plan. The allocation is considered to be soundly based; no modifications are proposed.	

Policy H1q - South of Debdale Lane		
Q5a Is the amount of development proposed for the site justified having regard to any constraints and the provision of necessary infrastructure?	The site is allocated for approximately 32 dwellings, while there are a number of requirements related to the adjacent Local Wildlife Site it is considered that the site can be developed for this scale of development.	
Q5b Are the development requirements for each site clear and is the development proposed for each site deliverable in the timescales envisaged in the delivery trajectory?	<p>It is considered that the requirements identified within policy H1q are clear as it identifies clear actions that are to be considered further through the development and the reasons they are required.</p> <p>Homes are expected to be completed from 2025/26 onwards at a maximum rate of 15dpa. It is considered that this is a realistic timescale.</p>	
Q5c Are any further safeguards or mitigation measures necessary to achieve an acceptable form of development including in relation to:	Ecology, biodiversity, green infrastructure and agricultural land	<p>No, the 3rd and 4th bullet points address ecological safeguard measures regarding the adjacent local wildlife site. The 1st and 2nd bullet points address open space and green infrastructure provision.</p> <p>This should be read together with the application of policies NE2, IN2-IN5 and the local plan as a whole.</p>
	Landscape quality and character	No, this can be adequately addressed through the application of policy NE1 and the local plan as a whole.
	Heritage assets	<p>The 5th bullet point covers this¹ but a minor modification is needed to bring this in line with similar policy wording as recommended by Historic England (PD/281). The requirement for archaeological assessment may result in the need for sensitive areas to be protected. This will need to be explored in more detail as part of the planning application.</p> <p>This is to be read together with the application of Policy HE1 and the local plan as a whole.</p>

¹ Site Selection Technical Paper - Appendix H, 2018 (H6a), page 9.

	Strategic and local infrastructure including transport	No, this can be adequately addressed through policies IN1 to IN11 and the local plan as a whole.
	Air and water quality, noise pollution, land stability and flood risk	No, this can be adequately addressed through the application of policies CC2 and CC3. Should also be read together with the application of policies CC4, P7 and NE3 and the local plan as a whole.
Q5d Overall would the site allocation be soundly based and are any main modifications necessary for soundness	<p>A minor modification is proposed bring in line with similar policy wording as recommended by Historic England (PD/281). Amend policy wording to read:</p> <p>“An appropriate archaeological assessment by a suitably qualified person and any recommended actions being followed any development proposals would need to be supported by detailed desk based assessment and the results of a staged pre-determination programme of archaeological investigation on the basis of an approved Written Scheme of Investigation.”</p>	

Policy H1r - Land off Holly Road		
Q5a Is the amount of development proposed for the site justified having regard to any constraints and the provision of necessary infrastructure?	The site is allocated for approximately 16 dwellings, an outline application (2019/0084/OUT) has been submitted for 13 dwellings, and the reduction in the number of dwellings onsite is to provide three bungalows onsite. This reduction is reflected in the trajectory. There are no known constraints that would impact on the amount of development proposed.	
Q5b Are the development requirements for each site clear and is the development proposed for each site deliverable in the timescales envisaged in the delivery trajectory?	<p>It is considered that the requirements identified within policy H1r are clear as they identify clear actions that are to be considered further through the development and the reasons they are required.</p> <p>It is considered that the site would not be developed until 2027/28; this reflects the lack of current planning permission, the current outline application being determined and the definition of deliverable in the NPPF (2019).</p>	
Q5c Are any further safeguards or mitigation measures necessary to achieve an acceptable form of development including in relation to:	Ecology, biodiversity, green infrastructure and agricultural land	<p>No specific safeguards/mitigation are currently proposed in relation to ecology/biodiversity as it isn't near designated sites. Open space and green infrastructure provision covered by policy wording (1st and 2nd bullet points).</p> <p>This should be read together with the application of policies NE2, IN2-IN5, and the local plan as a whole.</p>
	Landscape quality and character	No safeguarding mitigation is required as it is within the existing urban area and is not within or adjacent to a landscape policy zone.
	Heritage assets	No safeguarding mitigation is required as no impacts on heritage have been identified through the local plan process ¹ .
	Strategic and local infrastructure including transport	No, this can be adequately addressed through policies IN1 to IN11 and the local plan as a whole.
	Air and water quality, noise pollution, land stability and flood risk	No, this can be adequately addressed through the application of policies CC2 and CC3 ² . Should also be read together with the application of policies P7 and NE3 and the local plan as a whole.

¹ Site Selection Technical Paper, 2018 (H6) - Appendix G, page 55.

² Site Selection Technical Paper, 2018 (H6) - Appendix F.

<p>Q5d Overall would the site allocation be soundly based and are any main modifications necessary for soundness</p>	<p>The allocation is considered to be soundly based; no modifications are proposed</p>
--	--

Policy H1s - Land at Cox's Lane		
Q5a Is the amount of development proposed for the site justified having regard to any constraints and the provision of necessary infrastructure?	Yes, the site has a resolution to grant full planning permission subject to signing a S106 for 31 affordable dwellings (2018/0596/FUL). Although the site will now be built out at a higher density to that proposed within the Local Plan, it is considered that the proposed layout will not have a detrimental effect on the character and appearance of the area. The development will incorporate a mixture of properties including semi- detached and terraced properties, two storey dwellings and bungalows.	
Q5b Are the development requirements for each site clear and is the development proposed for each site deliverable in the timescales envisaged in the delivery trajectory?	<p>It is considered that the requirements identified within policy H1s are clear as it identifies clear actions that are to be considered further through the development and the reasons they are required. If a further application is submitted at a later date.</p> <p>Homes are expected to be completed from 2024/25 onwards at a rate of around 10dpa. It is considered that this is a realistic timescale; it reflects the current lack of formal planning permission (not issued until the s106 has been signed) and the definition of deliverable in the NPPF (2019).</p>	
Q5c Are any further safeguards or mitigation measures necessary to achieve an acceptable form of development including in relation to:	Ecology, biodiversity, green infrastructure and agricultural land	None required as site has been granted planning permission.
	Landscape quality and character	
	Heritage assets	
	Strategic and local infrastructure including transport	
	Air and water quality, noise pollution, land stability and flood risk	

<p>Q5d Overall would the site allocation be soundly based and are any main modifications necessary for soundness</p>	<p>The allocation of the site is considered to be soundly based; no modifications are proposed.</p>
--	---

Policy H1t - Land off Ley Lane		
Q5a Is the amount of development proposed for the site justified having regard to any constraints and the provision of necessary infrastructure?	The site is allocated for approximately 14 dwellings, the site has a resolution to grant planning permission subject to the signing of a S106 for 14 dwellings (2017/0047/FUL).	
Q5b Are the development requirements for each site clear and is the development proposed for each site deliverable in the timescales envisaged in the delivery trajectory?	<p>It is considered that the requirements in Policy H1t are clear. These would apply if a new application is received.</p> <p>Homes are expected to be delivered from 2014/25 onwards; this reflects the fact that the planning permission is not in place until the s106 has been agreed and the definition of deliverable in the NPPF (2019).</p>	
Q5c Are any further safeguards or mitigation measures necessary to achieve an acceptable form of development including in relation to:	Ecology, biodiversity, green infrastructure and agricultural land	<p>No specific safeguards/mitigation are currently proposed in relation to ecology/biodiversity as it isn't near designated sites. Open space provision covered by policy wording (1st bullet point).</p> <p>This should be read together with the application of policies NE2, IN2-IN5 and the local plan as a whole.</p>
	Landscape quality and character	No safeguarding mitigation is required as it is within the existing urban area and is not within or adjacent to a landscape policy zone.
	Heritage assets	<p>Covered by 2nd and 3rd bullet points¹ (as amended by modification M42). The requirement for archaeological assessment may result in the need for sensitive areas to be protected.</p> <p>This is to be read together with the application of Policy HE1 and the local plan as a whole.</p>
	Strategic and local infrastructure including transport	No, this can be adequately addressed through policies IN1 to IN11 and the local plan as a whole.

¹ Mansfield Heritage Impact Assessment: Part B, 2018 (HT1b), page 17-20.

	Air and water quality, noise pollution, land stability and flood risk	No, this can be adequately addressed through the application of policies CC2 and CC3 ² . Should also be read together with the application of policies P7 and NE3 and the local plan as a whole.
Q5d Overall would the site allocation be soundly based and are any main modifications necessary for soundness	The allocation is considered to be soundly based; no modifications are proposed.	

² Site Selection Technical Paper, 2018 (H6) - Appendix F, page 55.

Policy H1u - Land off Rosemary Avenue		
Q5a Is the amount of development proposed for the site justified having regard to any constraints and the provision of necessary infrastructure?	The amount of development has been assessed through the planning application (2018/0726/FUL) which was approved in February 2019. Permission was granted for 10 affordable dwellings.	
Q5b Are the development requirements for each site clear and is the development proposed for each site deliverable in the timescales envisaged in the delivery trajectory?	<p>It is considered that the requirements in Policy H1u are clearly identified. These would apply if a new application is received.</p> <p>The site has been granted full permission and will be developed by Mansfield District Council under the Housing Revenue Account. It is anticipated that the site will be completed during the 2020/21 financial year; site clearance has commenced. The site is therefore deliverable in the first five years of the plan.</p>	
Q5c Are any further safeguards or mitigation measures necessary to achieve an acceptable form of development including in relation to:	Ecology, biodiversity, green infrastructure and agricultural land	None required as site has been granted planning permission.
	Landscape quality and character	
	Heritage assets	
	Strategic and local infrastructure including transport	
	Air and water quality, noise pollution, land stability and flood risk	

<p>Q5d Overall would the site allocation be soundly based and are any main modifications necessary for soundness</p>	<p>This site was granted full planning permission in February 2019 and is expected to be delivered during the first five years of the plan. The allocation is considered to be soundly based; no modifications are proposed.</p>
--	--

Policy H1v - Stonebridge Lane / Sookholme Lane, Market Warsop		
Q5a Is the amount of development proposed for the site justified having regard to any constraints and the provision of necessary infrastructure?	The amount of development has been informed by the outline planning application (2017/0816/OUT); it takes account of any necessary infrastructure and constraints.	
Q5b Are the development requirements for each site clear and is the development proposed for each site deliverable in the timescales envisaged in the delivery trajectory?	<p>It is considered that the requirements are clear; they identify the location and purpose of open space and green infrastructure, how mitigation to protect the adjacent SSSIs and the junctions that require improvements.</p> <p>An outline application has been approved; a Statement of Common Ground has been agreed with the landowner setting out a timetable for the submission of reserved matters and delivery of dwellings. The site is expected to be start delivery during 2020/21 ta build rate of up to 40dpa; this is considered realistic as it is understood that negotiations with a potential developer are well advanced and reflects the build rate of a similar site in Mansfield Woodhouse (Park Hall Farm (Site A) HELAA Ref 104).</p>	
Q5c Are any further safeguards or mitigation measures necessary to achieve an acceptable form of development including in relation to:	<div>Ecology, biodiversity, green infrastructure and agricultural land</div> <div>Landscape quality and character</div> <div>Heritage assets</div> <div>Strategic and local infrastructure including transport</div> <div>Air and water quality, noise pollution, land stability and flood risk</div>	None required as site has been granted planning permission

<p>Q5d Overall would the site allocation be soundly based and are any main modifications necessary for soundness</p>	<p>The site was granted outline planning permission in December 2018 (2017/0816/OUT) and is expected to start delivery during the first five years. The allocation is considered soundly based. No modifications are considered necessary.</p>
--	--

Policy H1w - Sherwood Street / Oakfield Lane, Market Warsop		
Q5a Is the amount of development proposed for the site justified having regard to any constraints and the provision of necessary infrastructure?	The number of houses proposed is based on the assumptions in the HELAA. The site is a small flat, greenfield site without any identified constraints. There is no requirement for onsite infrastructure.	
Q5b Are the development requirements for each site clear and is the development proposed for each site deliverable in the timescales envisaged in the delivery trajectory?	<p>It is considered that the requirements are clear; the policy identifies the need for an off-site open space contribution and where this will be spent.</p> <p>Discussions with the developers have indicated that they expect to submit a planning application shortly. However, due to the lack of planning permission and the proximity to the Stonebridge Lane / Sookholme Lane site (Policy H1v) delivery is currently expected during the back end of the plan period (2027/28 onwards); however there is no restriction if earlier delivery can be achieved.</p>	
Q5c Are any further safeguards or mitigation measures necessary to achieve an acceptable form of development including in relation to:	Ecology, biodiversity, green infrastructure and agricultural land	No specific safeguards/mitigation are currently proposed in relation to ecology/biodiversity as it isn't near designated sites. Open space provision covered by policy wording.
	Landscape quality and character	Within the built up area of Market Warsop so no impact on landscape character.
	Heritage assets	No safeguarding mitigation is required as no impacts on heritage have been identified through the local plan process ¹ .
	Strategic and local infrastructure including transport	No, this can be adequately addressed through policies IN1 to IN11 and the local plan as a whole.
	Air and water quality, noise pollution, land stability and flood risk	No, this can be adequately addressed through the application of policies CC2 and CC3 ² . Should also be read together with the application of policies P7 and NE3 and the local plan as a whole.

¹ Site Selection Technical Paper, 2018 (H6) - Appendix G, page 58.

² Site Selection Technical Paper, 2018 (H6) - Appendix F, page 55.

<p>Q5d Overall would the site allocation be soundly based and are any main modifications necessary for soundness</p>	<p>The site is located within the built up area of Market Warsop and allocation accords with the approach of focussing development within existing settlement boundaries; it is soundly based. No modifications are considered necessary at this stage.</p>
--	---

Policy H1x - Former Warsop Vale School, Warsop Vale		
Q5a Is the amount of development proposed for the site justified having regard to any constraints and the provision of necessary infrastructure?	The amount of development is based on that put forward through a planning application (2015/0669/NT); there is a resolution to grant planning permission for this subject to a s106 agreement.	
Q5b Are the development requirements for each site clear and is the development proposed for each site deliverable in the timescales envisaged in the delivery trajectory?	<p>It is considered that the requirements are clear; the policy identifies the need for an off-site open space contribution and where this will be spent.</p> <p>The site has been awaiting a s106 for a number of years; as such it is not expected to be developed until later in the plan period (in 2024/25).</p>	
Q5c Are any further safeguards or mitigation measures necessary to achieve an acceptable form of development including in relation to:	Ecology, biodiversity, green infrastructure and agricultural land	Site is adjacent to a local wildlife site to the south which is also an open space. This can be adequately addressed through the application of policies NE2, IN2-IN5, and the local plan as a whole.
	Landscape quality and character	Within the built up area of Warsop Vale but adjacent to landscape character policy zone (conserve and reinforce). This can be adequately addressed through the application of policy NE1 and the local plan as a whole.
	Heritage assets	No safeguarding mitigation is required as no impacts on heritage have been identified through the local plan process. ¹
	Strategic and local infrastructure including transport	No, this can be adequately addressed through policies IN1 to IN11 and the local plan as a whole.
	Air and water quality, noise pollution, land stability and flood risk	No, this can be adequately addressed through the application of policies CC2 and CC3 ² . Should also be read together with the application of policies P7 and NE3 and the local plan as a whole.

¹ Mansfield Heritage Impact Assessment: Part B, 2018 (HT1b) – pages 37-38.

² Site Selection Technical Paper, 2018 (H6) - Appendix F, page 55.

<p>Q5d Overall would the site allocation be soundly based and are any main modifications necessary for soundness</p>	<p>The allocation is considered soundly based; no modifications are proposed.</p>
--	---

Policy H1a - Clipstone Road East		
Q5a Is the amount of development proposed for the site justified having regard to any constraints and the provision of necessary infrastructure?	<p>The site is allocated for approximately 500 dwellings. The two parts that make up the allocation are well advanced in the planning process. One part currently has an outline planning permission for 313 dwellings and a reserved matters application (2019/0205/RES) for 30 dwellings is in the process of being determined.</p> <p>A full planning application for 202 dwellings is currently being determined for the reminder of the site (2017/0523/FUL).</p> <p>There are no known constraints that would impact on the level of growth proposed being delivered.</p>	
Q5b Are the development requirements for each site clear and is the development proposed for each site deliverable in the timescales envisaged in the delivery trajectory?	<p>It is considered that the requirements identified within policy H1a are clear as it identifies clear actions that are to be considered further through the development and the reasons they are required.</p> <p>Homes are expected to be completed from 2024/25 onwards at a rate of around 50dpa; this assumes two developers each building at a rate of 25dpa (although a faster build rate could be achievable) and reflects the definition of deliverable in the NPPF (2019). It is considered that this is a realistic timescale.</p>	
Q5c Are any further safeguards or mitigation measures necessary to achieve an acceptable form of development including in relation to:	Ecology, biodiversity, green infrastructure and agricultural land	<p>Yes, an additional bullet point is needed to address the application specific assessment to identify and address impacts on nightjar and woodlark and their habitats as referenced in HRA Screening Report (S10) p. 81.</p> <p>Otherwise issues are sufficiently addressed within the following:</p> <ul style="list-style-type: none"> • The 2nd bullet point addresses identified green infrastructure and ecology/biodiversity needs as identified in the Strategic Flood Risk Assessment (C1, Sections 4.7, 4.8 and 6). • The 1st bullet point address green infrastructure¹ and open space² needs as supported by the evidence. • These should be read alongside the application of policies NE2, IN2-IN5 and the local plan as a whole.
	Landscape quality and character	No, this can be adequately addressed through the application of policy NE1 and the local plan as a whole.
	Heritage assets	No further safeguarding mitigation is required as no impacts on heritage assets

¹ Mansfield Green Infrastructure Study, 2018 (ENV5), Section 5.10 and Appendix A.

² Mansfield Community Open Space Assessment, 2018 (ENV9a), improvements within Newlands Ward: pages 77, 82, 90-91, 84, 95, 101, 120, 145, 147, 213.

		have been identified. This has been assessed as part of planning applications (2014/0248/NT and 2017/0523/FUL).
	Strategic and local infrastructure including transport	No, This has been assessed as part of planning applications (2014/0248/NT and 2017/0523/FUL). The 3 rd bullet point addresses enhancements to nearby sustainable transport linkages. This should be read alongside the application of policies IN1 to IN11 and the local plan as a whole.
	Air and water quality, noise pollution, land stability and flood risk	No, there is a slight overlap with Flood Zones 2 and 3 but this has been excluded from developable area. The 2 nd bullet point addresses water quality and enhancement needs to river/water body corridors, as identified by the evidence base ³ . This should be read together with the application of policies CC2-4, P7 and NE3 and the local plan as a whole.
Q5d Overall would the site allocation be soundly based and are any main modifications necessary for soundness	The allocation is considered to be soundly based and reflects the extant outline planning permission for part of the site. The following modification is proposed for consistency with other Local Plan allocations “an application specific assessment to identify and address impacts on nightjar and woodlark and their habitats”.	

³ Strategic Flood Risk Assessment (C1), Sections 4.7, 4.8 and 6.

Issue – Will the plan provide an appropriate choice and mix of housing to meet the needs of different groups in the community? (Policies H3, H4, H5 & H6)

Q6. Have Policies H3 and H6 been positively prepared to meet the housing needs of different groups having regard to the findings of the SHMA (H4) and Housing Needs of Particular Groups (H3), including the need for accessible and adaptable homes? What are the implications for overall plan viability?

18. Yes, chapter 6 of the Housing Needs of Particular Groups (H3) considers family households and housing mix. The proportion of households with dependent children is about average in Mansfield, although there are relatively high proportion of lone parents. There has been limited past growth in the number of ‘family’ households although there has been notable growth in the number of households with non-dependent children (likely in many cases to be grown up children living with parents). Projecting forward it is expected that there will be some increases in the number of households with dependent children, although changes are likely to be in line with the overall changes.
19. The range of factors which will influence demand for different sizes of homes, includes demographic changes, future growth in real earnings and households ability to save; economic performance and housing affordability. The analysis concludes that the following mix represents an appropriate mix of affordable and market homes; this takes account of both household changes and the ageing population. The conclusions also take account of the current mix of housing in the district by tenure.

Suggested Mix of housing by Size and Tenure				
	1 bed	2 bed	3 bed	4+ bed
Market	5%	30%	45%	20%
Low- cost home ownership	15%	40%	40%	5%
Affordable housing (rented)	40%	35%	20%	5%

20. Policy H3 sets out that a range of size and type of housing needs to be provided on sites to reflect housing needs and to achieve mixed and balanced communities. The policy does not set out a prescribed size and type of dwellings that needs to be

delivered on every site but the supporting text at table 5.4 provides a guide, as account will need to be taken of the character and scale of the site and the wider area. It will be easier for larger sites to deliver a mix of house types whereas a town centre site is unlikely to deliver 4+ bed properties. Development proposals will not be supported where the mix varies substantially from the mix identified above, unless there are specific benefits associated with the mix of homes proposed.

21. It is proposed to include a modification to the supporting text to state that the provision of bungalows will be supported on sites as these may be particularly attractive to older owner – occupiers which may assist in encouraging households to downsize. This reflects advice within the Housing Needs of Particular Groups (H3) report.
22. The Whole Plan Viability Study Update (V2) tested all of the Local Plan policies that are likely to have an impact upon viability, the summary of the policies is set out in table 3.6 on page 16. In relation to density, the number of homes on the sites identified in Policy H1 has been assessed through the Whole Plan Viability Study Update (V2).
23. In relation to housing mix, a very similar mix to that identified within Policy H3 has been used when assessing the Local Plan allocations. The mix set out below was adopted reflecting the fact that a number of 5 bed dwellings are being delivered within the district so a small allowance has been included for 5 bed houses.

	1 bed	2 bed	3 bed	4 bed	5 bed
% of mix	7%	30%	45%	15%	3%

24. Further generic viability assessments were carried out in relation to standalone schemes for bungalows based on capacities of 10 and 20 dwellings based on the following mix 40% 2 bed and 60% 3 bed dwellings at a density of 25 dwellings per hectare. The results for the testing are contained within tables 6.5, 6.6., 6.7 and 6.8 on pages 63 and 64 of the Whole Plan Viability Study Update (V2).
25. The Housing Needs of Particular Groups Report (H3) considered the need for accessibility and wheelchair housing as well as considering the specific needs of older people. A range of data sources are considered, as suggested by the Department for Communities and Local Government and also some more traditionally used in assessments such as from the Housing Learning and Information Network (LIN). This is to consider the need for Building Regulations M4(2) (accessible and adaptable dwellings), and M4 (3) (wheelchair user dwellings).

26. The data shows that in general Mansfield has higher levels of disability compared with the national position, and that an ageing population means the number of people with disabilities is expected to increase substantially in the future. The key findings are set out on page 5 of the study. The study recommends that there is a need to increase the supply of accessible and adaptable dwellings and wheelchair user dwellings.
27. The Mansfield District Council Whole Plan and Community Infrastructure Levy Viability Assessment 2018 (V1) assessed the potential cost impacts of the proposed policies in the plan to determine if the planned development is viable, the appraisals included the impact of requiring 20% of homes to be built to M4 (2) (accessible and adaptable dwellings) standard. For the majority of housing development this is estimated to add £10sqm over National Housing Standards which is equivalent to build cost allowances. In assessing the viability of providing 20% of dwellings to meet this standard the viability testing spread the cost across the whole site. This would equate to an overall additional allowance of £2sqm. The study concluded that based on the five site typologies set out in the response to question 7 below that the majority of housing development is viable and deliverable in Mansfield based on the council's approach to affordable housing delivery and other policy cost impacts of the development plan. The viability of brownfield development in the Zone 1 submarket area appears to be marginal and the delivery of full affordable housing target in these areas may require further consideration at the application stage.
28. A policy was not included within the Local Plan for a percentage of homes to be built to Building Regulations M4 (2) or M4 (3) Standard due to concerns that this may not be possible on all sites due to specific circumstances i.e. the topography of the site. The council have also been mindful that there is also no control to who the homes are sold to and occupied by and this will not necessarily mean that the homes that would be built to the higher building regulations would meet the needs of the district's population.
29. The Whole Plan Viability Update (V2) does not test the impact of applying the Building Regulations M4 (2) standard for 20% dwellings on site, however given that this is likely to equate to an additional allowance of £2sqm, this could be accommodated on a number of local plan allocations. A policy could be included within the Local Plan that sets out that the council will support the provision of dwellings built to the Building Regulations (M4 (2) (accessible and adaptable dwellings)). The supporting text of Policy H6 para 5.47 supports the need for a percentage of dwellings on sites to be built to M4 (2) standard.

30. Policy H6 has been included within the Local Plan to reflect the district's ageing population and higher levels of disability and health problems amongst older people, which are likely to require an increase in the need for specialist housing options moving forward.
31. The policy will ensure that proposals are located in sustainable locations within existing or proposed residential areas provided that they are conveniently situated in relation to retail, community services and public transport facilities and are of a design, layout and accessibility suitable for occupation by people with disabilities and the elderly. The inclusion of Policy H6 within the Local Plan has been identified as not having an impact upon the viability of the Local Plan allocations.

Q7. Are the thresholds and targets for affordable housing in Policy H4 justified and based on a robust assessment of economic viability? Are the different percentages for greenfield and brownfield land justified by the viability assessment?

32. Policy H4 is based on The Whole Plan and Community Infrastructure Levy Assessment 2018 (V1). The threshold of more than 10 dwellings or with a combined gross floor space of more than a 1,000 square metres; and more than 0.5 ha in site area was based on the Written Ministerial Statement for Housing and Planning on 28 November 2014. The methodology used in the assessment to test viability takes into account all of the relevant costs and the values of proposed development in the district including the impact of the policies proposed in the plan that have a direct impact on the cost of development, such as affordable housing. Page 11 of the study summarises the methodology used to prepare the assessment.
33. To establish land and property values for development in the district, a study was undertaken by Heb Surveyors 2018 (Appendix I) of document V1. The evidence was compiled from current data source and direct engagement with stakeholders in the local development industry. From the above sources two sub markets emerged based on wards where the average house price is below £150,000 and those where it is in excess of £150,000, which is a band to the south of Mansfield. Given the distinction in sales prices it is therefore appropriate to warrant differential value assumptions in the study. The two zones are set out on page 25 of the report, there were a few anomalies where higher value properties abut low value areas but the zoning is proposed to represent an overview of values in an area rather than a street specific analysis and also acknowledges the values of new development that are likely to emerge.

34. In order to provide a robust assessment, the study uses the generic development typologies set out in the table below to consider the cost and value impacts of the proposed plan policies and determine whether any additional viability margin exists to accommodate a Community Infrastructure Levy.

Ref	Number of Units	House Type	Density
Small Scale Urban Infill	10	2 bed	40
Small Scale Urban Edge	10	2 and 3 beds	37
Medium Scale Urban Mixed Residential	100	2,3 and 4 beds	36
Medium Scale Urban Mixed Residential	100	2,3,4 and 5 beds	32
Large Scale Urban Extension	350	2,3,4 and 5 beds	29

35. A series of viability tests were undertaken, reflecting affordable housing delivery from 5 - 20%. The testing was applied to the above typologies and the following affordable housing assumptions were used for the purpose of the residential viability appraisals. These assumptions were based on discussions with the strategic housing function on what the council would expect to be delivered on sites. The full appraisals can be viewed at Annex A of this matter. The assumptions relate to the overall proportion of affordable housing, the tenure mix between Starter Homes, Intermediate, Social Rent and Affordable Rent housing types.

36. The transfer values in terms of % of open market value are set out for each tenure type in the table below. The transfer value equates to the assumed price paid by the registered housing provider to the developer and is assessed as a discounted proportion of the open market value of the property in relation to the type (tenure) of affordable housing.

Affordable Housing					
		Proportion %		Tenure Mix %	
		Starter Home	Intermediate	Social Rent	Affordable rent
Zone 1 Greenfield	10%	15%	15%	20%	50%
Zone 1 Brownfield Affordable	5%	15%	15%	20%	50%

Housing					
Zone 2 Greenfield Affordable Housing	20%	15%	15%	20%	50%
Zone 2 Brownfield Affordable Housing	10%	15%	15%	20%	50%
Transfer Values % OMV		80%	65%	40%	50%

37. The assessments were conducted for both Greenfield and brownfield development as it is recognised this can result in significant difference in viability.
38. A Greenfield scenario will represent the best case for developer contributions as it represents the highest uplift in value resulting from planning permission based on an existing use value of agricultural land compared to the brownfield scenario which is based on an existing land value of industrial, this is represented within figure on page 23 of the study. It is therefore appropriate to set different thresholds for affordable housing for Greenfield and brownfield land.
39. The testing concluded that the Mansfield District Local Plan policies are broadly viable across most forms of housing development and demonstrate that affordable housing delivery is viable across the district subject to differential approaches to delivery in different sub-market areas.
40. The table on page 44 of the study illustrates the potential of housing development based on variable affordable housing delivery at the tenure mix of 15% Starter Home, 15% Intermediate , 20% Social Rent and 50% Affordable Rent Housing. Greenfield mixed housing development demonstrates viable CIL rate potential of £21-£194 per square metre dependent on the sub-market area. For brownfield mixed housing, the CIL rate potential is lower at £36-£120 per square metre. Zone 1 brownfield development demonstrates negative viability and therefore affordable housing viability may need to be re-assessed for this type of development at application stage, the plan currently requires 5% affordable housing on these sites. The brownfield site allocations within Zone 1 only form 5% of the overall supply.
41. A further Whole Plan Viability Appraisal Update (V2) was prepared to test each of the Local Plan policies against the proposed site allocations, apart from the two strategic urban extensions SUE1 and SUE2 which were tested as part of the Whole Plan and Community Infrastructure Levy Assessment 2018 (V1). The viability testing was undertaken assuming onsite affordable housing provision based on the policy

requirement within Policy H4 for each residential allocation. In carrying out the testing two different options were considered. Option 1 is based on the tenure split set out in the table above as tested in the first study (V1) and option 2 assumes a tenure mix in accordance with the NPPF 2019 in relation affordable home ownership. The results of the testing are set out on pages 57 and 58 of the study (V2). The table shows that of the allocations in Zone 1 the majority of Greenfield sites are viable and are able to support 10% affordable housing. The two unviable sites are small sites and the deficits are limited which indicates that the sites are very close to being viable.

- 42. The testing undertaken for option 2 leads to an improvement in viability and all of the Greenfield sites are tested as viable.
- 43. There are three brownfield allocations located in Zone 1, two out of the three allocations have been assessed as unviable, which is consistent with site typologies tested within the Whole Plan and Community Infrastructure Levy Assessment 2018 (V1).
- 44. In Zone 2 three Greenfield sites tested were viable and able to support 20% affordable housing; when tested against option 2 viability improves further.
- 45. The thresholds contained within Policy H4 are deemed to be reasonable based on the results of both of the viability studies (V1 and V2) and are unlikely to prejudice the delivery of new housing development in the district.

Q8. Is the provision in Policy H5 for at least 5% of the dwelling plots on sites of more than 100 dwellings to be provided for self-build or custom build homes appropriate and what evidence justifies the threshold for 100 dwellings? What evidence is available to demonstrate the level of interest in these types of dwellings?

- 46. The Self-build and Custom Housebuilding Act (2015) (as amended) places a number of requirements on district councils. It requires that a register of individuals or groups interested in self or custom build homes is maintain. For Mansfield district the register has been prepared jointly with Ashfield District Council and Newark and Sherwood District Council. When introducing the associated guidance the then Planning Minister announced the government's commitment to double the number of custom and self-build homes by 2020².
- 47. The Act also sets out that districts councils have:

² <https://www.gov.uk/government/news/boost-for-aspiring-self-builders>

- A duty to grant planning permission for sufficient serviced plots to meet the demand in their area; and
 - A duty to have regards to the register when carrying out their planning, housing, land disposal and regeneration functions.
48. The NPPG (Paragraph: 014 Reference ID: 57-014-20170728) identifies that in exercising their planning function local planning authorities should give consideration to using the evidence of demand in developing their local plans.
49. One of the ways of achieving the Government's aim through the planning system is to require the inclusion of self-build and/or custom homes on development sites. This would increase the number of plots available allowing more residents to access this type of housing and would help meet the requirement in paragraph 68d of the NPPF (2019) to work with developers to encourage the sub-division of large sites.
50. As such a requirement for 5% of homes on sites of 100 homes or more for self-build and/custom build was included in the Publication Draft. This was considered the lowest number of houses that would prove attractive to the small and medium house builders likely to take on a custom build project. It would also allow the requirement to be phased to the third or fourth year of a development (assuming a build rate of around 30 dwellings per annum) meaning there would be sufficient time to market and sell plots to interested parties whilst retaining the ability for the plots to be returned to the main developer if the plots are not sold.

Q9. Is Policy H7 clear and justified and will it provide sufficient guidance for plan users?

51. Mansfield district has seen a growth in HMOs in the past few years (as can be seen on page 39 of the Authority Monitoring and Baseline Report 2018 AMR4). Whilst these offer appropriate accommodation for some residents, there is a concern that without policies in the Local Plan or NPPF there is the potential for schemes to offer accommodation of a too small a size and for the over concentration of such uses in certain areas. A flexible policy in the Local Plan is considered to be the most appropriate approach allowing decision makers to come to a view on the impacts on a case by case basis.

Q10. Does Policy H8 set out appropriate and clear criteria for the assessment of planning applications for gypsy, traveller and travelling showpeople's sites

that may come forward during the plan period? Are any main modifications necessary for soundness?

52. The policy has been prepared in accordance with the Planning Policy for Traveller Sites 2015 para 13 that sets out that “local planning authorities should ensure that traveller’s sites are sustainable, economically, socially and environmentally”. The criteria set out in Policy H8 would ensure that the national policy can be delivered at a local level. The criteria will be used in the interim period whilst the council continues to prepare the Gypsy and Traveller and Travelling Showpeople Site Allocations Development Plan Document. The next stage in the preparation of the DPD is to consult on preferred site allocations over the summer period.
53. Please note the modification (M52) that is proposed to delete criteria 3a to ensure that the policy is compliant with the paragraph 10 of the Planning Policy for Traveller Sites 2015.

Issue – Will the plan provide a 5 year supply of specific deliverable housing sites on adoption and is there a reasonable prospect that this will be maintained throughout the plan period?

Q11. Taking account of completions since 2013, what is the residual amount of housing that needs to be delivered to meet the housing requirements of 6500 dwellings over the plan period?

54. Between 1 April 2013 and 31 March 2019 1,935 homes (net) were completed. This leaves 4,565 homes to be built to achieve the housing target of 6500 homes during the plan period.
55. Housing completions are recorded by the Government in Table 122 (Housing Supply, net additional dwellings by local authority district)³. It is noted that for 2016/17 there is a substantial difference between the numbers shown in Table 122 and the trajectory for the Local Plan. This is due to a now corrected error in the MDC Housing Monitoring Database that resulted in a number of completions not being pulled through to the returns submitted to the Government through the Housing Flow Reconciliation Form.
56. The housing trajectory is based on the data collected in-house rather than the figures provided in Table 122. All the completed dwellings identified in the trajectory were ready for occupation during the relevant year; this was confirmed through completion certificates issued by building control inspectors or site visits.

³ <https://www.gov.uk/government/statistical-data-sets/live-tables-on-net-supply-of-housing>

Q12. Is the development proposed on the sites listed in Policy H1 deliverable in the timescales envisaged in the updated housing trajectory in document H2? Are the assumptions for start dates and rates of delivery on each site appropriate and justified?

57. It is considered that the sites listed in Policy H1 (other than where sites are now proposed to be removed from the plan) are deliverable in the timescales now shown in the updated trajectory.
58. Wherever possible start dates and build rates have been taken from information provided by developers and landowners. In some cases information provided has been amended to take a more cautious approach especially where the site does not have the benefit of extant planning permission, there are known constraints or no known house builder interest in the scheme.
59. Where it has not been possible to obtain information from the landowner or developer, the council has made assumptions. For the sites allocated in Policy H1 the assumptions would be that these would come forward later in the plan period (i.e. after the first five years).
60. The table below sets out the source of the start year and build rate and any additional information that have supported the decision on these. This updates information provided in the Housing Technical Paper Addendum (2018) (H2).

Site	Source of start date/build rate
H1a – Clipstone Road East	Start date – 2022/23 Build rate – up to 25dpa
HELAA Refs 13 and 101	Part of site has outline permission and a reserved matters application submitted (Statement of Common Ground attached at Annex B); the remainder has a full planning application currently being determined.
H1b – Land off Skegby Lane	Start date – 2024/25 Build rate – up to 30dpa
HELAA Ref 89	No application and site will be marketed following adoption of local plan.
H1c – Fields Farm, Abbott Road	Start date – 2024/25 Build rate – up to 30dpa
HELAA Ref 58	Site promoter indicates a start date in 2020/21 but no permission currently in place; understand that there are offers in place from house builders.
H1d – Three Thorn Hollow Farm	Start date – 2022/23 Build rate – up to 40dpa

HELAA Ref 73	Site being promoted by Barratt David Wilson Homes. A Statement of Common Ground has been signed (attached at Annex B)
H1e – Land at Redruth Drive	Start date – 2024/25 Build rate – up to 25dpa
HELAA Ref 27a	A planning application has recently been submitted but not included in five year supply until granted.
H1f – Former Rosebrook Primary School	Start date – 2024/25 Build rate – up to 25dpa
HELAA Ref 20	Former school playing fields; requires approval from the SoS for Education prior to development commencing. No permission in place.
H1g – Abbott Road	Start date – 2027/28 Build rate – up to 25dpa
HELAA Ref 15	No application in place and understood to be coming forward later in the plan period; owned by Mansfield District Council.
H1h – Centenary Road	Start date – 2027/28 Build rate – up to 25dpa
HELAA Ref 6	No application in place and understood to be coming forward later in the plan period; owned by Mansfield District Council.
H1i – Former Mansfield Brewery (Part a)	Start date – 2020/21 Build rate – up to 20dpa
HELAA Ref 77	Full planning permission has been granted and site is under construction.
H1j – Caudwell Road	Part of a larger site in Ashfield district. The Ashfield Local Plan has been withdrawn; as such it is proposed to remove this proposed allocation.
HELAA Ref 91	
H1k - Bellamy Road	Start date – 2027/28 Build rate – up to 14dpa
HELAA Ref 11	No application in place and understood to be coming forward later in the plan period; owned by Mansfield District Council.
H1l – High Oakham Farm (east)	Start date – 2024/25 Build rate – up to 10dpa
HELAA Ref 270	No application in place and build rate reflects nature of properties to be built.
H1m – Land off Balmoral Drive	Start date – 2024/25 Build rate – up to 20dpa
HELAA ref 267	Not included in first five year period to reflect outline permission.
H1n – Sherwood Close	Start date – 2020/21 Build rate – up to 15dpa
HELAA Ref 24	Full planning permission granted to house builder (Gleeson Regeneration Ltd).
H1o – Ladybrook	Start date – 2026/27

Lane/Tuckers Lane HELAA Ref 25	Build rate – up to 20dpa Former school playing fields; requires approval from the SoS for Education prior to development commencing. No permission in place.
H1p – Hermitage Mill HELAA Ref 177	Start date – 2021/22 Build rate – up to 17dpa Full planning permission granted; scheme includes conversion of listed building to care home.
H1q – South of Debdale Lane HELAA Ref 28	Start date – 2025/26 Build rate – up to 15dpa No application in place.
H1r – Land off Holly Road HELAA Ref 189	Start date – 2027/28 Build rate – up to 7dpa Application submitted but not yet determined; likely to be able to start earlier than expected but cautious approach taken.
H1s – Land at Cox's Lane HELAA Ref 14	Start date – 2024/25 Build rate – up to 11dpa Resolution to grant (subject to s106) but cautious approach taken until formal decision issued.
H1t – Land off Ley Lane HELAA Ref 60	Start date – 2024/25 Build rate – up to 10dpa Resolution to grant (subject to s106) but cautious approach taken until formal decision issued.
H1u – Land off Rosemary Street HELAA Ref 79	Start date – 2021/22 Build rate – 10dpa Full planning permission granted and site cleared ready for development; owned by Mansfield District Council.
H1v – Stonebridge Lane/Sookholme Lane, Market Warsop HELAA Refs 35 and 36	Start date – 2021/22 Build rate – up to 40dpa Outline planning permission granted; reserved matters expected shortly. A Statement of Common Ground has been signed with the landowner (see Annex B). Understood to be interest from a house builder.
H1w – Sherwood Street/Oakfield Lane, Market Warsop HELAA Ref 34	Start date – 2027/28 Build rate – up to 15dpa No application submitted although expected shortly.
H1x – Former Warsop Vale School HELAA Ref 175	Start date – 2024/25 Build rate – 10dpa Resolution to grant (subject to s106) but cautious approach taken until formal decision issued.

Q13. Does the updated trajectory in the Housing Technical Paper Addendum (H2) provide an accurate trajectory of housing supply in the plan period from:

Completions 2013 – 2019 (as at 31.3.18)

Sites with planning permission for 10 or more dwellings (large sites)

Sites with planning permission for 9 or less dwellings (small sites)

61. The trajectory provided in the Housing Technical Paper Addendum (2018) (H2) has been updated; this ensures that the most update information available is available to inform the Local Plan hearing sessions. This updated trajectory takes account of completions and planning permissions as of 31/03/2019. It can be found at Annex C.

62. This updated trajectory confirms that:

- 1,935 dwellings (net) were completed between April 2013 and March 2019
- There are 3,882 dwellings on sites with planning permission for 10 or more dwellings (large sites)⁴
- There are 313 dwellings on sites with planning permission for 9 or less dwellings (small sites)⁵

63. The trajectory is based on the delivery information contained in the HELAA. Delivery is based on the definition of deliverable in the NPPF (2019); this is a different approach to that used in the trajectory included in H2.

64. The revised definition of 'deliverable' excludes sites which have outline planning permission, permission in principle or allocated in the Local Plan unless there is clear evidence of delivery; the NPPG identifies that this could include statements of common ground. Small sites (under 10 dwellings) and sites with detailed planning permission (either full or reserved matters) should be considered deliverable unless there is clear evidence to the contrary.

65. A number of sites are included in the trajectory as deliverable in the first five years of the plan period. The table below sets out these sites and the evidence for their inclusion in the first five year period.

Site	Start	Contribution to	Justification
------	-------	-----------------	---------------

⁴ This figure includes completions on large sites not included in the HELAA.

⁵ This figure includes small sites not included in the HELAA (both completions and projected delivery). In addition there are 380 dwellings from windfall sites which will likely include a number of dwellings of less than 9 dwellings

	Year	Five Year Supply	
Clipstone Road East HELAA Ref 101 Policy H1a	2022/23	38 dwellings	Outline permission granted and reserved matters submitted.
Stonebridge Lane / Sookholme Lane HELAA Refs 35 & 36 Policy H1v	2021/22	150 dwellings	Outline permission granted; reserved matters expected shortly. Delivery based on Statement of Common Ground with landowner.
Pleasely Hill Farm HELAA Ref 52 Policy SUE1	2022/23	45 dwellings	Proposed allocation; delivery based on Statement of Common Ground with site promoter.
Three Thorn Hollow Farm HELAA Ref 73 Policy H1d	2022/23	60 dwellings	Proposed allocation; delivery based on Statement of Common Ground with house builder.

Q14. Are the assumptions for the ‘non delivery’ of sites set out in section 3 of document H6 justified and based on robust evidence?

66. Paragraph 3.4 of the Site Selection Document (2018) (H6) identifies two factors which led to sites included in the HELAA with extant planning permission being identified as potentially not deliverable or fully deliverable during the plan period. These were the:

- The lack of completed dwellings during the two years prior to the base date; or
- Due to size, the site is not expected to be fully built out during the plan period.

67. The first issue applied to sites where a material start had been made (i.e. a sufficient start to ensure that the planning permission will not lapse). The fact that a site which has started has seen no completions in the two previous years indicates that the site may have stalled. Potentially stalled sites were investigated further including

discussions with building control officers, use of aerial photography, discussions with the developer/landowner and site visits. This was to establish if the dwellings are in fact ready for occupation but a completion certificate has not yet been signed off or if the developer is now in a position to complete development. Sites which are considered to be truly stalled with no evidence of completions in the future have not been included in the housing supply.

68. Sites with extant planning permission which have not yet started were treated as deliverable until the permission lapses unless the assessment of achievability in the HELAA identified that the site was unlikely to be viable. Sites with planning permission which are not considered viable in the HELAA have not been included in the housing supply but could come forward.
69. The approach to large sites is set out in paragraph 3.7 of H6. In summary, it may not be appropriate to assume that all the homes on a large site will be delivered during the plan period. Account must be taken of the need for lead in times to provide upfront infrastructure, realistic build rates and the phasing of the scheme over a number of years. This approach has been reflected in the housing trajectory; further details can be found in paragraphs 5.7.18 to 5.7.26 of the HELAA Final Methodology Report (2018) (HE1).
70. The approach taken accords with the definition of 'deliverable' in footnote 11 to paragraph 47 of the NPPF. This identifies that sites with planning permission should be considered deliverable until permission expires unless there is clear evidence that schemes will not be implemented within five years. The footnote identifies that this could be due to viability, the lack of demand for the type of units or the scheme has long term phasing plans.
71. It is noted that the definition of deliverable has been amended in the 2019 NPPF and the updated NPPG. This adopts a similar approach to that in footnote 11 but identifies that sites with outline permission or permission in principle should not be considered deliverable (i.e. within the first five years) unless there is clear evidence that completions will begin in that period. To future-proof the plan this is the definition that has been adopted in preparing the updated trajectory (Annex C).

Q15. Are the assumptions about the rate of windfall development (380 dwellings from 2023 – 2033) justified and are there any policy changes which could change the rate of delivery in the future compared with historical rates?

72. Justification for the windfall figure is set out in section 4 and Appendix B of the Site Selection Technical Paper (2018) (H6).

73. A cautious approach has been taken to identifying the appropriate windfall allowance.

Key points about the approach include:

- A 10 year period (2006/07 to 2016/17) was looked at; this ensures a long term view and also covers the period of recession and economic recovery.
- Only sites not previously identified in the plan making process (i.e. allocated in the 1998 Local Plan or identified through the SHLAA and HELAA) were counted as windfall.
- Only completions were included ensuring the assessment reflected what was built not just what was granted planning permission.
- Account has been taken of the expectation of a more efficient and proactive HELAA process with the exclusion of any windfall from sites over 50 dwellings and the inclusion of only 20% of the potential supply of windfall from sites between 6-49 dwellings.
- Through the Preferred Option Consultation there was support for the approach from the Home Builders Federation (paragraph A3.8.16 of the Regulation 22 Statement 2018 (S5) and PD/251).

74. It is not considered that any of the policies in the Local Plan would affect the future delivery of the identified level of windfall.

Q16. Does the proposed supply of 8597 dwellings set out in Table 5.1 of the plan against a requirement of 6500 dwellings incorporate a sufficient 'buffer' to allow for non-delivery as well as providing choice and flexibility in the supply of housing land?

75. The updated trajectory (as of 31.03.19) shows a supply of 8,726 dwellings (net) during the plan period. This equates to a buffer of 34% (including the strategic sites at Pleasley (Policy SUE 1) and Land off Jubilee Way (Policy SUE 2)) above the identified housing requirement of 6500 homes during the plan period (325dpa). Without the homes on strategic sites (1,169 dwellings) the supply during the plan period is 7,557 (net) dwellings; this would be a 16% buffer above the 6,500 dwelling target.

76. This buffer is provided to ensure that the housing target can be met even if a number of the sites anticipated to be developed do not come forward as well as provide a choice and flexibility in the supply of housing land.

77. This is a substantial buffer when compared to the scale of buffer required in a number of local plans found sound in 2019:

Plan	Requirement	Supply	Buffer	Note
Guildford Borough Council	10,678	14,602	36%	Guildford's target was reduced during the course of the examination to take account of the 2016 projections.
Oadby & Wigston Borough Council	2,960	Unclear		Indicates that the supply was " <i>only marginally greater than the housing requirement</i> "; the Council have committed to an early review should the post 2032 strategy be able to be delivered sooner than expected (IR 32).
Barrow in Furness Borough Council	1,785	1,876	5%	IR 57
Plymouth & South West Devon	26,700	29,997	12%	Joint Local Plan covering 3 LPAs (Plymouth City, South Hams and West Devon)
Waveney District Council	8,223	Unclear	12%	Waveney District is now part of East Suffolk. "Over-allocation" of 12% identified (IR 135)
Milton Keynes Council	23,742	28,182	18%	Requirement covers remaining plan period plus shortfall (IR 148)
Wyre Council	9,580	9,200	-4%	Inspector has accepted a shortfall against requirement based on a requirement to undertake an early review (IR 76)
Kirklees Metropolitan Borough Council	31,140	31,012	-0.5%	Inspector has accepted a shortfall against requirement as able to review before the shortfall occurs and need for Green Belt release (IR 57).
Rushmoor Borough Council	7,850	8,900	13%	3,850 homes are being delivered on a single site (IR 57).
Sedgemoor District Council	13,530	13,942	3%	IR 50 and IR 66.
Ashford Borough Council	16,120	Unclear	3%	Inspector indicates that residual housing requirement would be exceeded by supply by some 3% (IR 65)

78. In addition a further 919 dwellings are identified as coming forward after the plan period ends in 2033. There is the potential that these dwellings could be delivered during the plan period if circumstances allow.

Q17. Does past delivery and/or the recent Housing Delivery Test results have any implications for the appropriate buffer to be added to the five year housing land supply?

79. The results of the Housing Delivery Test were issued by the Government in November 2018⁶. This shows that during the period 2015/16 to 2017/18 there was a requirement to build 765 dwellings in Mansfield district. The requirement figure is based on household projections during the implementation period; following this it will be assessed against the lower of local housing need or the local plan housing target. In the case of Mansfield district this means it would currently be assessed against 279dpa.
80. During this period the Government identify that 860 dwellings were built. This means that 112% of the requirement has been achieved and there are no actions required at present by the district council.
81. It should be noted that the 112% percent figure is based on the number of completions in Table 122. As discussed in response to Q11 above, this excludes a number of completions in Mansfield due to an error in the housing monitoring data. As such, the actual percentage would be somewhat higher reflecting the higher level of actual completed dwellings.

Q18. What is the 5 year requirement for the relevant period on adoption of the plan?

82. The five year requirement for April 2019 to March 2024 would be 1,640 dwellings. This is based on the following:

Element	Calculation	No. of Homes
Housing Target (April 2019 to March 2024)	325x5	1625
Shortfall (April 2013 to March 2019)	1935 dwellings completed against a requirement of 1950	-15
Five Year Build Requirement (April 2019 to March 2024)	1625+15	1,640
Appropriate Buffer (April 2019 to March 2024)	5% of 1640	82
Five Year Supply Requirement (April 2019 to March 2024)	1625+15+82	1,722

83. Against this there is an expected supply of 1,920 homes (including 105 dwellings from the strategic sites and proposed allocations). This results in a supply during the first five years of 5.57 years i.e. $1,940 / (1,722/5)$. Without the 125 dwellings from strategic sites and proposed allocations the supply for the five year period reduces to 1,815 dwellings; this equates to a 5.27 year supply. More detail on the five year land supply and the situation going forward can be found in Annex C.

⁶ <https://www.gov.uk/government/publications/housing-delivery-test-2018-measurement>

Q19. Is the approach to calculating the 5 year requirement set out in document H2 appropriate and consistent with national policy, in particular the deduction of ‘oversupply’ from the subsequent 5 year period?

84. The approach to calculating the five year housing land supply is set out in section 7 of the Housing Technical Paper Addendum (2018) (H2). H2 sets out that the five year housing land requirement is made up three different elements:
- the annual requirement identified in the Local Plan;
 - under or over supply from the previous period; and
 - the appropriate buffer.
85. The appropriate buffer is as identified by paragraph 73 of the NPPF (2019); this will be 5% or 20% depending on whether there is evidence of significant under delivery or 10% if the local authority wish to agree their housing supply situation through the annual position statement route. As identified in the NPPF this figure is moved forward from later in the plan period to provide choice and competition in the market for land.
86. Where there is a shortfall of housing against the annual requirement, the NPPG (paragraph 044 Reference ID: 3-044020180913) identifies that this should be added to the plan requirements for the next five years; this is known as the Sedgefield approach. An alternative, known as the Liverpool approach, is to spread the shortfall over the remaining years of the plan period. In dealing with any under-supply Mansfield District Council will use the Sedgefield approach as identified in the NPPG.
87. Where there is an ‘over-supply’ of housing against plan requirements the NPPG (paragraph 045 Reference ID: 3-045-2018913) identifies that the additional supply can be used to offset any shortfalls against requirements from previous years. It does not identify what should occur if there is no shortfall from previous years.
88. It was therefore considered appropriate to align how under supply and ‘over-supply’ are treated and add or deduct them from the total annual requirement in the next five year period. This would also align with the wording used in the NPPF regarding the buffer to the five year land supply that is “moved forward from later in the plan period” i.e. the buffer is not additional to the overall local plan requirement and would contribute towards the overall target if built. This approach has the additional advantage of being simpler to present.
89. Establishing whether there is a five year supply involves establishing the annual requirement for the five year period (i.e. the total requirement for the period divided

by five) and then dividing the supply for the period by this updated annual requirement. In order to make the distinction between the housing requirement and the buffer that is brought forward from the back end of the plan period, the Housing Technical Paper Addendum assessed the number of years of supply without the buffer; in this approach the supply situation was presented as either 105% or 120%.

90. Following a review of the approach taken by other local authorities it is proposed to assess the number of years of supply against the five year requirement including the buffer. However the shortfall/oversupply is calculated without inclusion of the buffer; this reflects that the buffer is brought forward from the back end of the plan period and is not cumulative. The response provided in Q18 uses this approach to calculating the five year supply situation. A table is provided at Annex C which sets out the calculations.

Q20. Based on a requirement of 325 dwellings per year, would the plan help to ensure a 5 year supply of deliverable sites on adoption and over the plan period? Is there clear evidence to support the delivery of sites in the relevant 5 year period?

91. The Local Plan will assist in ensuring a five year land supply for the period April 2019 to March 2024 and the years afterwards. The supply of sites in the Local Plan is made up from a number of sources:

- dwellings completed between April 2013 to March 2019;
- sites with extant planning permission;
- a windfall allowance;
- the sites allocated in H1; and
- the strategic sites allocated by SUE 1 and SUE 2.

92. To ensure that there are sufficient sites to achieve the housing target of 6,500 homes during the plan period it is proposed to include a buffer; this is to provide flexibility in case some of the identified housing sites and a range of housing sites. Including the strategic sites, the local plan makes provision for 8,657 dwellings during the plan period; this equates to a buffer of 34% on top of the housing requirement of 6,500. Without the strategic sites a buffer of 16% is provided.

93. The trajectory demonstrates that there will be a 5.57 year supply of housing including the expected supply from the strategic sites and proposed allocations; without the supply from these sites there would be a 5.27 year supply. In addition there are a number of sites where planning permission is currently being determined or a s106

agreement is in the process of being signed; it is considered likely that some of these sites will soon be able to be classed as deliverable under the definition in the NPPF (2019) and included in the five year supply.

94. The delivery of sites is based, wherever possible, on information provided by developers taking account of the definition of the 'deliverable' in the NPPF (2019). This means that, except where there is clear evidence, sites with outline planning permission, permission in principle and the proposed housing allocations are not considered deliverable during the first five years of the local plan (April 2019 to March 2024). However, there is no restriction on when sites can come forward and it is possible that some sites may be delivered faster than expected.

Annex A

Affordable Housing Viability Appraisals



Viability Model Appraisal Assumptions

Residential Assumptions

Affordable Housing

Sub Market/ Charging Zone	Proportion %	Tenure Mix %		
		Starter Homes	Intermediate	Afford/Social Rent
Low Value	20%	15%	15%	70%
High Value	20%	15%	15%	70%
% Open Market Value		80%	65%	48%

Housing Type & Size

Construction Cost Sqm

Apartments	65	sqm	1.15	1530	sqm
2 bed houses	75	sqm	Gross : Net	1044	sqm
3 Bed houses	90	sqm		1044	sqm
4 bed houses	120	sqm		1044	sqm
5 bed house	150	sqm		1044	sqm

#VALUE!

Sub Market/Charging Zone	Sales Value £sqm				
	Apartment	2 Bed	3 Bed	4 Bed	5 Bed
Low Value	1750	1900	1850	1850	1800
High Value	1850	2250	2200	2200	2150

Residential Development Cost Assumptions

Abnormal Costs			£ per sqm of Construction Cost
Professional Fees @		8.0%	Construction Cost
Legal Fees		0.5%	GDV
Statutory Fees		1.1%	Construction Cost
Sales/Marketing Costs		2.0%	Market Units Value
Contingencies		5.0%	Construction Cost
Planning Obligations		1729	£ per Unit
Interest @	5.0%	12	Month Construction
Arrangement Fee	1.0%	Cost	
Development Profit	Market Hsg	20.0%	of GDV
			Aff Hsg 6.0% of GDV
			6 Mth Sales Void

Residential Development Scenarios

Residential Scenario 1

Title	Small Scale Urban Infill	
Unit Numbers		Apartments
	10	2 bed houses
		3 Bed houses
		4 bed houses
		5 bed house

Development Value

10	Total Units	
----	-------------	--

Development Value	£1,425,000
-------------------	------------

Development Costs	
1. Initial Development Costs	100,000
2. Ongoing Development Costs	50,000
3. Marketing Costs	20,000
4. Distribution Costs	10,000
5. Customer Support Costs	5,000
6. Legal and Compliance Costs	15,000
7. Miscellaneous Costs	5,000
Total Development Costs	205,000

Construction

Total Cost	£1,371,080
-------------------	-------------------

VIABILITY MARGIN	£53,920
POTENTIAL CIL RATE PER SQ METRE OF MARKET HOUSING (IF APPLICABLE)	£72



Residential Viability Appraisal

DEVELOPMENT SCENARIO		Small Scale Urban Infill		Apartments	0	
BASE LAND VALUE SCENARIO		Greenfield		2 bed houses	10	
DEVELOPMENT LOCATION (ZONE)		High Value		3 Bed houses	0	
DEVELOPMENT DETAILS		10 Total Units		4 bed houses	0	
Affordable Proportion	0%	0 Affordable Units		5 bed house	0	
Affordable Mix	15%	Starter Homes	15%	Intermediate	70%	Afford/Social Rent
Development Floorspace		750 Sqm Market Housing		0 Sqm Affordable Housing		

Development Value						
Market Houses						
0	Apartments	65	sqm	1850	£ per sqm	£0
10	2 bed houses	75	sqm	2250	£ per sqm	£1,687,500
0	3 Bed houses	90	sqm	2200	£ per sqm	£0
0	4 bed houses	120	sqm	2200	£ per sqm	£0
0	5 bed house	150	sqm	2150	£ per sqm	£0
Starter Homes		80%	Open Market Value			
0	Apartments	0	sqm	1480	£ per sqm	£0
0	2 Bed house	75	sqm	1800	£ per sqm	£0
0	3 Bed House	90	sqm	1760	£ per sqm	£0
Intermediate		65%	Open Market Value			
0	Apartments	0	sqm	1202.5	£ per sqm	£0
0	2 Bed house	75	sqm	1462.5	£ per sqm	£0
0	3 Bed House	90	sqm	1430	£ per sqm	£0
Afford/Social Rent		48%	Open Market Value			
0	Apartments	0	sqm	888	£ per sqm	£0
0	2 Bed house	75	sqm	1080	£ per sqm	£0
0	3 Bed House	90	sqm	1056	£ per sqm	£0
10	Total Units					
Development Value						£1,687,500

Development Costs						
Land	Apartments	0 Plots	7474	£ per plot		£0
	2 Bed House	10 Plots	18685	£ per plot		£186,849
	3 Bed House	0 Plots	21354	£ per plot		£0
	4 Bed House	0 Plots	29896	£ per plot		£0
	5 Bed House	0 Plots	37370	£ per plot	Total Land	£186,849
Stamp Duty Land Tax			1.0%			£1,868

Construction					
	Apartments	1759.5	£ per sqm	Market Housing Construction Cost	£783,000
	2 bed houses	1044	£ per sqm	Affordable Housing Construction Cost	£0
	3 Bed houses	1044	£ per sqm		
	4 bed houses	1044	£ per sqm		
	5 bed house	1044	£ per sqm		

Additional Affordable Housing Land Cost						£0	
Professional Fees		8.0%	Build Cost			£62,640	
Legal Fees		0.5%	GDV			£8,438	
Statutory Fees		1.1%	Build Cost			£8,613	
Sales/Marketing Costs		2.0%	Market Units Value			£33,750	
Contingencies		5.0%	Build Cost			£39,150	
Planning Obligations		1729	£ per Market Unit			£17,290	
Interest	5.0%	12	Month Build		6	Mth Sale Void	£51,694
Arrangement Fee	1.0%	Cost					£11,243
Development Profit	Market Hsg	20.0%	of GDV	Aff Hsg	6.0%	of Cost	£337,500

Total Cost	£1,542,035
------------	------------

VIABILITY MARGIN	£145,465
POTENTIAL CIL RATE PER SQ METRE OF MARKET HOUSING (IF APPLICABLE)	£194



Residential Viability Appraisal

DEVELOPMENT SCENARIO		Small Scale Urban Infill		Apartments	0
BASE LAND VALUE SCENARIO		Brownfield		2 bed houses	10
DEVELOPMENT LOCATION (ZONE)		Low Value		3 Bed houses	0
DEVELOPMENT DETAILS		10 Total Units		4 bed houses	0
Affordable Proportion	0%	0 Affordable Units		5 bed house	0
Affordable Mix	15%	Starter Homes	15%	Intermediate	70%
Development Floorspace		750 Sqm Market Housing		0 Sqm Affordable Housing	

Development Value						
Market Houses						
0	Apartments	65	sqm	1750	£ per sqm	£0
10	2 bed houses	75	sqm	1900	£ per sqm	£1,425,000
0	3 Bed houses	90	sqm	1850	£ per sqm	£0
0	4 bed houses	120	sqm	1850	£ per sqm	£0
0	5 bed house	150	sqm	1800	£ per sqm	£0
Starter Homes		80%	Open Market Value			
0	Apartments	0	sqm	1400	£ per sqm	£0
0	2 Bed house	75	sqm	1520	£ per sqm	£0
0	3 Bed House	90	sqm	1480	£ per sqm	£0
Intermediate		65%	Open Market Value			
0	Apartments	0	sqm	1137.5	£ per sqm	£0
0	2 Bed house	75	sqm	1235	£ per sqm	£0
0	3 Bed House	90	sqm	1202.5	£ per sqm	£0
Afford/Social Rent		48%	Open Market Value			
0	Apartments	0	sqm	840	£ per sqm	£0
0	2 Bed house	75	sqm	912	£ per sqm	£0
0	3 Bed House	90	sqm	888	£ per sqm	£0
10	Total Units					
Development Value						£1,425,000

Development Costs						
Land	Apartments	0 Plots	5437	£ per plot		£0
	2 Bed House	10 Plots	13592	£ per plot		£135,916
	3 Bed House	0 Plots	15533	£ per plot		£0
	4 Bed House	0 Plots	21747	£ per plot		£0
	5 Bed House	0 Plots	27183	£ per plot	Total Land	£135,916
Stamp Duty Land Tax			1.0%			£1,359

Construction									
	Apartments	1759.5	£ per sqm	Market Housing Construction Cost				£783,000	
	2 bed houses	1044	£ per sqm						
	3 Bed houses	1044	£ per sqm	Affordable Housing Construction Cost				£0	
	4 bed houses	1044	£ per sqm						
	5 bed house	1044	£ per sqm						
Additional Affordable Housing Land Cost								£0	
Professional Fees				8.0%	Build Cost			£62,640	
Legal Fees				0.5%	GDV			£7,125	
Statutory Fees				1.1%	Build Cost			£8,613	
Sales/Marketing Costs				2.0%	Market Units Value			£28,500	
Contingencies				5.0%	Build Cost			£39,150	
Planning Obligations				1729	£ per Market Unit			£17,290	
Interest		5.0%	12	Month Build		6	Mth Sale Void	£47,441	
Arrangement Fee		1.0%	Cost					£10,663	
Development Profit		Market Hsg	20.0%	of GDV	Aff Hsg	6.0%	of Cost	£285,000	
Total Cost									£1,426,697

VIABILITY MARGIN	-£1,697
POTENTIAL CIL RATE PER SQ METRE OF MARKET HOUSING (IF APPLICABLE)	-£2



Residential Viability Appraisal

DEVELOPMENT SCENARIO		Small Scale Urban Infill		Apartments	0	
BASE LAND VALUE SCENARIO		Brownfield		2 bed houses	10	
DEVELOPMENT LOCATION (ZONE)		High Value		3 Bed houses	0	
DEVELOPMENT DETAILS		10 Total Units		4 bed houses	0	
Affordable Proportion	0%	0 Affordable Units		5 bed house	0	
Affordable Mix	15%	Starter Homes	15%	Intermediate	70%	Afford/Social Rent
Development Floorspace		750 Sqm Market Housing		0 Sqm Affordable Housing		

Development Value						
Market Houses						
0	Apartments	65	sqm	1850	£ per sqm	£0
10	2 bed houses	75	sqm	2250	£ per sqm	£1,687,500
0	3 Bed houses	90	sqm	2200	£ per sqm	£0
0	4 bed houses	120	sqm	2200	£ per sqm	£0
0	5 bed house	150	sqm	2150	£ per sqm	£0
Starter Homes		80%	Open Market Value			
0	Apartments	0	sqm	1480	£ per sqm	£0
0	2 Bed house	75	sqm	1800	£ per sqm	£0
0	3 Bed House	90	sqm	1760	£ per sqm	£0
Intermediate		65%	Open Market Value			
0	Apartments	0	sqm	1202.5	£ per sqm	£0
0	2 Bed house	75	sqm	1462.5	£ per sqm	£0
0	3 Bed House	90	sqm	1430	£ per sqm	£0
Afford/Social Rent		48%	Open Market Value			
0	Apartments	0	sqm	888	£ per sqm	£0
0	2 Bed house	75	sqm	1080	£ per sqm	£0
0	3 Bed House	90	sqm	1056	£ per sqm	£0
10	Total Units					
Development Value						£1,687,500

Development Costs						
Land	Apartments	0 Plots	9499	£ per plot		£0
	2 Bed House	10 Plots	23747	£ per plot		£237,474
	3 Bed House	0 Plots	27140	£ per plot		£0
	4 Bed House	0 Plots	37996	£ per plot		£0
	5 Bed House	0 Plots	47495	£ per plot	Total Land	£237,474
Stamp Duty Land Tax			1.0%			£2,375

Construction					
	Apartments	1759.5	£ per sqm	Market Housing Construction Cost	£783,000
	2 bed houses	1044	£ per sqm	Affordable Housing Construction Cost	£0
	3 Bed houses	1044	£ per sqm		
	4 bed houses	1044	£ per sqm		
	5 bed house	1044	£ per sqm		

Additional Affordable Housing Land Cost						£0	
Professional Fees		8.0%	Build Cost			£62,640	
Legal Fees		0.5%	GDV			£8,438	
Statutory Fees		1.1%	Build Cost			£8,613	
Sales/Marketing Costs		2.0%	Market Units Value			£33,750	
Contingencies		5.0%	Build Cost			£39,150	
Planning Obligations		1729	£ per Market Unit			£17,290	
Interest	5.0%	12	Month Build		6	Mth Sale Void	£55,667
Arrangement Fee	1.0%	Cost					£11,754
Development Profit	Market Hsg	20.0%	of GDV	Aff Hsg	6.0%	of Cost	£337,500

Total Cost	£1,597,651
------------	------------

VIABILITY MARGIN	£89,849
POTENTIAL CIL RATE PER SQ METRE OF MARKET HOUSING (IF APPLICABLE)	£120



Residential Viability Appraisal

DEVELOPMENT SCENARIO	Small Scale Urban Infill			Apartments	0
BASE LAND VALUE SCENARIO	Gross Residual Value			2 bed houses	10
DEVELOPMENT LOCATION (ZONE)	Low Value			3 Bed houses	0
DEVELOPMENT DETAILS	10 Units	0.25	Site Area	4 bed houses	0
				5 bed house	0

Development Floorspace750 Sqm Market Housing

Development Value

Market Houses					
0 Apartments	65	sqm	1750	£ per sqm	£0
10 2 bed houses	75	sqm	1900	£ per sqm	£1,425,000
0 3 Bed houses	90	sqm	1850	£ per sqm	£0
0 4 bed houses	120	sqm	1850	£ per sqm	£0
0 5 bed house	150	sqm	1800	£ per sqm	£0

Starter Homes		80%	Open Market Value	
0	Apartments	65 sqm	1400 £ per sqm	£0
0	2 Bed house	75 sqm	1520 £ per sqm	£0
0	3 Bed House	90 sqm	1480 £ per sqm	£0

Intermediate		65%	Open Market Value	
0	Apartments	65 sqm	1137.5 £ per sqm	£0
0	2 Bed house	75 sqm	1235 £ per sqm	£0
0	3 Bed House	90 sqm	1202.5 £ per sqm	£0

Afford/Social Rent		48%	Open Market Value	
0	Apartments	65 sqm	840 £ per sqm	£0
0	2 Bed house	75 sqm	912 £ per sqm	£0
0	3 Bed House	90 sqm	888 £ per sqm	£0

10 Total Units					
Development Value					£1,425,000

Development Costs

Land	Apartments			
	2 Bed House			
	3 Bed House			
	4 Bed House			
	5 Bed House			

Construction

0 Apartments	65	sqm	1759.5	£ per sqm	£0
10 2B Houses	75	sqm	1044	£ per sqm	£783,000
0 3B Houses	90	sqm	1044	£ per sqm	£0
0 4B Houses	120	sqm	1044	£ per sqm	£0
0 5B Houses	150	sqm	1044	£ per sqm	£0
10	750	Total sqm			

Professional Fees		8.0%	Build Cost		£62,640	
Legal Fees		0.5%	GDV		£7,125	
Statutory Fees		1.1%	Build Cost		£8,613	
Sales/Marketing Costs		2.0%	Market Units Value		£28,500	
Contingencies		5.0%	Build Cost		£39,150	
Interest	5.0%	12	Month Build	6	Mth Sale Void	£36,100
Arrangement Fee	1.0%	Cost				£9,290
Development Profit	Market Hsg	20.0%	of GDV			£285,000

Total Cost						£1,259,419
------------	--	--	--	--	--	------------

GROSS RESIDUAL LAND VALUE	£165,581
GROSS RESIDUAL LAND VALUE PER HA	£662,326



Residential Viability Appraisal

DEVELOPMENT SCENARIO	Small Scale Urban Infill	Apartments	0
BASE LAND VALUE SCENARIO	Gross Residual Value	2 bed houses	10
DEVELOPMENT LOCATION (ZONE)	High Value	3 Bed houses	0
DEVELOPMENT DETAILS	10 Units	0.25	Site Area
		4 bed houses	0
		5 bed house	0

Development Floorspace 750 Sqm Market Housing

Development Value

Market Houses					
0	Apartments	65	sqm	1850	£ per sqm
10	2 bed houses	75	sqm	2250	£ per sqm
0	3 Bed houses	90	sqm	2200	£ per sqm
0	4 bed houses	120	sqm	2200	£ per sqm
0	5 bed house	150	sqm	2150	£ per sqm
Starter Homes		80%	Open Market Value		
0	Apartments	65	sqm	1480	£ per sqm
0	2 Bed house	75	sqm	1800	£ per sqm
0	3 Bed House	90	sqm	1760	£ per sqm
Intermediate		65%	Open Market Value		
0	Apartments	65	sqm	1202.5	£ per sqm
0	2 Bed house	75	sqm	1462.5	£ per sqm
0	3 Bed House	90	sqm	1430	£ per sqm
Afford/Social Rent		48%	Open Market Value		
0	Apartments	65	sqm	888	£ per sqm
0	2 Bed house	75	sqm	1080	£ per sqm
0	3 Bed House	90	sqm	1056	£ per sqm
10	Total Units				
Development Value					£1,687,500

Development Costs

Land							
Construction							
0	Apartments	65 sqm	1759.5	£ per sqm		£0	
10	2B Houses	75 sqm	1044	£ per sqm		£783,000	
0	3B Houses	90 sqm	1044	£ per sqm		£0	
0	4B Houses	120 sqm	1044	£ per sqm		£0	
0	5B Houses	150 sqm	1044	£ per sqm		£0	
10	750 Total sqm						
Professional Fees Legal Fees Statutory Fees Sales/Marketing Costs Contingencies							
				8.0%	Build Cost	£62,640	
				0.5%	GDV	£8,438	
				1.1%	Build Cost	£8,613	
				2.0%	Market Units Value	£33,750	
				5.0%	Build Cost	£39,150	
Interest	5.0%	12	Month Build		6	Mth Sale Void	£36,355
Arrangement Fee		1.0%	Cost				£9,356
Development Profit		Market Hsg	20.0%	of GDV			£337,500
Total Cost							£1,318,802

GROSS RESIDUAL LAND VALUE	£368,698
GROSS RESIDUAL LAND VALUE PER HA	£1,474,793

Residential Scenario 2

Title Small Scale Urban edge

Unit Numbers		Apartments
	5	2 bed houses
	5	3 Bed houses
		4 bed houses
		5 bed house



Residential Viability Appraisal

DEVELOPMENT SCENARIO BASE LAND VALUE SCENARIO DEVELOPMENT LOCATION (ZONE)		Small Scale Urban edge		Apartments	0	
		Greenfield		2 bed houses	5	
		Low Value		3 Bed houses	5	
DEVELOPMENT DETAILS		10	Total Units	4 bed houses	0	
Affordable Proportion	0%	0	Affordable Units	5 bed house	0	
Affordable Mix	15%	Starter Homes	15%	Intermediate	70%	Afford/Social Rent
Development Floorspace		825	Sqm Market Housing	0	Sqm Affordable Housing	
Development Value						
Market Houses						
0	Apartments	65	sqm	1750	£ per sqm	£0
5	2 bed houses	75	sqm	1900	£ per sqm	£712,500
5	3 Bed houses	90	sqm	1850	£ per sqm	£832,500
0	4 bed houses	120	sqm	1850	£ per sqm	£0
0	5 bed house	150	sqm	1800	£ per sqm	£0
Starter Homes		80%	Open Market Value			
0	Apartments	0	sqm	1400	£ per sqm	£0
0	2 Bed house	75	sqm	1520	£ per sqm	£0
0	3 Bed House	90	sqm	1480	£ per sqm	£0
Intermediate		65%	Open Market Value			
0	Apartments	0	sqm	1137.5	£ per sqm	£0
0	2 Bed house	75	sqm	1235	£ per sqm	£0
0	3 Bed House	90	sqm	1202.5	£ per sqm	£0
Afford/Social Rent		48%	Open Market Value			
0	Apartments	0	sqm	840	£ per sqm	£0
0	2 Bed house	75	sqm	912	£ per sqm	£0
0	3 Bed House	90	sqm	888	£ per sqm	£0
10	Total Units					
Development Value						£1,545,000

Development Costs									
Land	Apartments	0 Plots	3175	£ per plot					£0
	2 Bed House	5 Plots	7937	£ per plot					£39,687
	3 Bed House	5 Plots	9071	£ per plot					£45,356
	4 Bed House	0 Plots	12700	£ per plot					£0
	5 Bed House	0 Plots	15875	£ per plot		Total Land	£85,043		£0
Stamp Duty Land Tax			1.0%						£850
Construction									
	Apartments	1759.5	£ per sqm	Market Housing Construction Cost					£861,300
	2 bed houses	1044	£ per sqm	Affordable Housing Construction Cost					£0
	3 Bed houses	1044	£ per sqm						
	4 bed houses	1044	£ per sqm						
	5 bed house	1044	£ per sqm						
Additional Affordable Housing Land Cost									£0
Professional Fees			8.0%	Build Cost					£68,904
Legal Fees			0.5%	GDV					£7,725
Statutory Fees			1.1%	Build Cost					£9,474
Sales/Marketing Costs			2.0%	Market Units Value					£30,900
Contingencies			5.0%	Build Cost					£43,065
Planning Obligations			1729	£ per Market Unit					£17,290
Interest		5.0%	12	Month Build		6	Mth Sale Void		£47,036
Arrangement Fee		1.0%	Cost						£11,073
Development Profit		Market Hsg	20.0%	of GDV	Aff Hsg	6.0%	of Cost		£309,000
Total Cost									£1,491,660

VIABILITY MARGIN	£53,340
POTENTIAL CIL RATE PER SQ METRE OF MARKET HOUSING (IF APPLICABLE)	£65



Residential Viability Appraisal

DEVELOPMENT SCENARIO BASE LAND VALUE SCENARIO DEVELOPMENT LOCATION (ZONE)		Small Scale Urban edge		Apartments	0	
		Greenfield		2 bed houses	5	
		High Value		3 Bed houses	5	
DEVELOPMENT DETAILS		10 Total Units		4 bed houses	0	
Affordable Proportion	0%	0 Affordable Units		5 bed house	0	
Affordable Mix	15%	Starter Homes	15%	Intermediate	70%	Afford/Social Rent
Development Floorspace		825 Sqm Market Housing		0 Sqm Affordable Housing		
Development Value						
Market Houses						
0	Apartments	65	sqm	1850	£ per sqm	£0
5	2 bed houses	75	sqm	2250	£ per sqm	£843,750
5	3 Bed houses	90	sqm	2200	£ per sqm	£990,000
0	4 bed houses	120	sqm	2200	£ per sqm	£0
0	5 bed house	150	sqm	2150	£ per sqm	£0
Starter Homes		80%	Open Market Value			
0	Apartments	0	sqm	1480	£ per sqm	£0
0	2 Bed house	75	sqm	1800	£ per sqm	£0
0	3 Bed House	90	sqm	1760	£ per sqm	£0
Intermediate		65%	Open Market Value			
0	Apartments	0	sqm	1202.5	£ per sqm	£0
0	2 Bed house	75	sqm	1462.5	£ per sqm	£0
0	3 Bed House	90	sqm	1430	£ per sqm	£0
Afford/Social Rent		48%	Open Market Value			
0	Apartments	0	sqm	888	£ per sqm	£0
0	2 Bed house	75	sqm	1080	£ per sqm	£0
0	3 Bed House	90	sqm	1056	£ per sqm	£0
10	Total Units					
Development Value						£1,833,750

Development Costs										
Land	Apartments	0 Plots	7346	£ per plot					£0	
	2 Bed House	5 Plots	18364	£ per plot					£91,820	
	3 Bed House	5 Plots	20987	£ per plot					£104,937	
	4 Bed House	0 Plots	29382	£ per plot					£0	
	5 Bed House	0 Plots	36728	£ per plot		Total Land	£196,758		£0	
	Stamp Duty Land Tax			1.0%						£1,968
Construction										
	Apartments	1759.5	£ per sqm	Market Housing Construction Cost					£861,300	
	2 bed houses	1044	£ per sqm	Affordable Housing Construction Cost					£0	
	3 Bed houses	1044	£ per sqm							
	4 bed houses	1044	£ per sqm							
	5 bed house	1044	£ per sqm							
Additional Affordable Housing Land Cost									£0	
Professional Fees			8.0%	Build Cost						£68,904
Legal Fees			0.5%	GDV						£9,169
Statutory Fees			1.1%	Build Cost						£9,474
Sales/Marketing Costs			2.0%	Market Units Value						£36,675
Contingencies			5.0%	Build Cost						£43,065
Planning Obligations			1729	£ per Market Unit						£17,290
Interest		5.0%	12	Month Build			6	Mth Sale Void	£56,085	
Arrangement Fee		1.0%	Cost						£12,273	
Development Profit		Market Hsg	20.0%	of GDV	Aff Hsg	6.0%	of Cost	£366,750		
Total Cost										£1,679,710

VIABILITY MARGIN	£154,040
POTENTIAL CIL RATE PER SQ METRE OF MARKET HOUSING (IF APPLICABLE)	£187



Residential Viability Appraisal

DEVELOPMENT SCENARIO BASE LAND VALUE SCENARIO DEVELOPMENT LOCATION (ZONE)		Small Scale Urban edge			Apartments	0
		Brownfield			2 bed houses	5
		Low Value			3 Bed houses	5
DEVELOPMENT DETAILS		10 Total Units			4 bed houses	0
Affordable Proportion	0%	0 Affordable Units			5 bed house	0
Affordable Mix	15%	Starter Homes	15%	Intermediate	70%	Afford/Social Rent
Development Floorspace		825 Sqm Market Housing		0 Sqm Affordable Housing		
Development Value						
Market Houses						
0	Apartments	65	sqm	1750	£ per sqm	£0
5	2 bed houses	75	sqm	1900	£ per sqm	£712,500
5	3 Bed houses	90	sqm	1850	£ per sqm	£832,500
0	4 bed houses	120	sqm	1850	£ per sqm	£0
0	5 bed house	150	sqm	1800	£ per sqm	£0
Starter Homes		80%	Open Market Value			
0	Apartments	0	sqm	1400	£ per sqm	£0
0	2 Bed house	75	sqm	1520	£ per sqm	£0
0	3 Bed House	90	sqm	1480	£ per sqm	£0
Intermediate		65%	Open Market Value			
0	Apartments	0	sqm	1137.5	£ per sqm	£0
0	2 Bed house	75	sqm	1235	£ per sqm	£0
0	3 Bed House	90	sqm	1202.5	£ per sqm	£0
Afford/Social Rent		48%	Open Market Value			
0	Apartments	0	sqm	840	£ per sqm	£0
0	2 Bed house	75	sqm	912	£ per sqm	£0
0	3 Bed House	90	sqm	888	£ per sqm	£0
10	Total Units					
Development Value						£1,545,000

Development Costs									
Land	Apartments	0	Plots	5200	£ per plot				£0
	2 Bed House	5	Plots	13000	£ per plot				£64,999
	3 Bed House	5	Plots	14857	£ per plot				£74,285
	4 Bed House	0	Plots	20800	£ per plot				£0
	5 Bed House	0	Plots	26000	£ per plot				£0
	Stamp Duty Land Tax			1.0%			Total Land	£139,284	£0
Stamp Duty Land Tax									
1.0%									
£1,393									
Construction									
	Apartments	1759.5	£ per sqm	Market Housing Construction Cost					£861,300
	2 bed houses	1044	£ per sqm						
	3 Bed houses	1044	£ per sqm	Affordable Housing Construction Cost					£0
	4 bed houses	1044	£ per sqm						
	5 bed house	1044	£ per sqm						
Additional Affordable Housing Land Cost									£0
Professional Fees				8.0%	Build Cost				£68,904
Legal Fees				0.5%	GDV				£7,725
Statutory Fees				1.1%	Build Cost				£9,474
Sales/Marketing Costs				2.0%	Market Units Value				£30,900
Contingencies				5.0%	Build Cost				£43,065
Planning Obligations				1729	£ per Market Unit				£17,290
Interest		5.0%	12	Month Build			6	Mth Sale Void	£51,293
Arrangement Fee		1.0%	Cost						£11,620
Development Profit		Market Hsg	20.0%	of GDV		Aff Hsg	6.0%	of Cost	£309,000
Total Cost									
£1,551,249									

VIABILITY MARGIN	-£6,249
POTENTIAL CIL RATE PER SQ METRE OF MARKET HOUSING (IF APPLICABLE)	-£8



Residential Viability Appraisal

DEVELOPMENT SCENARIO BASE LAND VALUE SCENARIO DEVELOPMENT LOCATION (ZONE)		Small Scale Urban edge		Apartments	0	
		Brownfield		2 bed houses	5	
		High Value		3 Bed houses	5	
DEVELOPMENT DETAILS		10 Total Units		4 bed houses	0	
Affordable Proportion	0%	0 Affordable Units		5 bed house	0	
Affordable Mix	15%	Starter Homes	15%	Intermediate	70%	Afford/Social Rent
Development Floorspace		825 Sqm Market Housing		0 Sqm Affordable Housing		
Development Value						
Market Houses						
0	Apartments	65	sqm	1850	£ per sqm	£0
5	2 bed houses	75	sqm	2250	£ per sqm	£843,750
5	3 Bed houses	90	sqm	2200	£ per sqm	£990,000
0	4 bed houses	120	sqm	2200	£ per sqm	£0
0	5 bed house	150	sqm	2150	£ per sqm	£0
Starter Homes		80%	Open Market Value			
0	Apartments	0	sqm	1480	£ per sqm	£0
0	2 Bed house	75	sqm	1800	£ per sqm	£0
0	3 Bed House	90	sqm	1760	£ per sqm	£0
Intermediate		65%	Open Market Value			
0	Apartments	0	sqm	1202.5	£ per sqm	£0
0	2 Bed house	75	sqm	1462.5	£ per sqm	£0
0	3 Bed House	90	sqm	1430	£ per sqm	£0
Afford/Social Rent		48%	Open Market Value			
0	Apartments	0	sqm	888	£ per sqm	£0
0	2 Bed house	75	sqm	1080	£ per sqm	£0
0	3 Bed House	90	sqm	1056	£ per sqm	£0
10	Total Units					
Development Value						£1,833,750

Development Costs									
Land	Apartments	0 Plots	9371	£ per plot					£0
	2 Bed House	5 Plots	23427	£ per plot					£117,133
	3 Bed House	5 Plots	26773	£ per plot					£133,866
	4 Bed House	0 Plots	37482	£ per plot					£0
	5 Bed House	0 Plots	46853	£ per plot		Total Land	£250,999		£0
Stamp Duty Land Tax			3.0%						£7,530
Construction									
	Apartments	1759.5	£ per sqm	Market Housing Construction Cost					£861,300
	2 bed houses	1044	£ per sqm						
	3 Bed houses	1044	£ per sqm	Affordable Housing Construction Cost					£0
	4 bed houses	1044	£ per sqm						
	5 bed house	1044	£ per sqm						
Additional Affordable Housing Land Cost									£0
Professional Fees			8.0%	Build Cost					£68,904
Legal Fees			0.5%	GDV					£9,169
Statutory Fees			1.1%	Build Cost					£9,474
Sales/Marketing Costs			2.0%	Market Units Value					£36,675
Contingencies			5.0%	Build Cost					£43,065
Planning Obligations			1729	£ per Market Unit					£17,290
Interest		5.0%	12	Month Build		6	Mth Sale Void		£60,733
Arrangement Fee		1.0%	Cost						£12,871
Development Profit		Market Hsg	20.0%	of GDV	Aff Hsg	6.0%	of Cost		£366,750
Total Cost									
									£1,744,760

VIABILITY MARGIN	£88,990
POTENTIAL CIL RATE PER SQ METRE OF MARKET HOUSING (IF APPLICABLE)	£108



Residential Viability Appraisal

DEVELOPMENT SCENARIO	Small Scale Urban edge			Apartments	0	
BASE LAND VALUE SCENARIO	Gross Residual Value			2 bed houses	5	
DEVELOPMENT LOCATION (ZONE)	Low Value			3 Bed houses	5	
DEVELOPMENT DETAILS	10	Total Units	0.27	Site Area	4 bed houses	0
					5 bed house	0

Development Floorspace		825 Sqm Market Housing			
Development Value					
Market Houses					
0	Apartments	65	sqm	1750	£ per sqm
5	2 bed houses	75	sqm	1900	£ per sqm
5	3 Bed houses	90	sqm	1850	£ per sqm
0	4 bed houses	120	sqm	1850	£ per sqm
0	5 bed house	150	sqm	1800	£ per sqm
Starter Homes		80%	Open Market Value		
0	Apartments	65	sqm	1400	£ per sqm
0	2 Bed house	75	sqm	1520	£ per sqm
0	3 Bed House	90	sqm	1480	£ per sqm
Intermediate		65%	Open Market Value		
0	Apartments	65	sqm	1137.5	£ per sqm
0	2 Bed house	75	sqm	1235	£ per sqm
0	3 Bed House	90	sqm	1202.5	£ per sqm
Afford/Social Rent		48%	Open Market Value		
0	Apartments	65	sqm	840	£ per sqm
0	2 Bed house	75	sqm	912	£ per sqm
0	3 Bed House	90	sqm	888	£ per sqm
10	Total Units				
Development Value		£1,545,000			

Development Costs				
Construction				
0	Apartments	65 sqm	1759.5 £ per sqm	£0
5	2B Houses	75 sqm	1044 £ per sqm	£391,500
5	3B Houses	90 sqm	1044 £ per sqm	£469,800
0	4B Houses	120 sqm	1044 £ per sqm	£0
0	5B Houses	150 sqm	1044 £ per sqm	£0
10	825 Total sqm			
Professional Fees		8.0%	Build Cost	£68,904
Legal Fees		0.5%	GDV	£7,725
Statutory Fees		1.1%	Build Cost	£9,474
Sales/Marketing Costs		2.0%	Market Units Value	£30,900
Contingencies		5.0%	Build Cost	£43,065
Interest	5.0%	12 Month Build	6 Mth Sale Void	£39,688
Arrangement Fee	1.0%	Cost		£10,214
Development Profit	Market Hsg	20.0%	of GDV	£309,000
Total Cost				£1,380,270

GROSS RESIDUAL LAND VALUE	£164,730
GROSS RESIDUAL LAND VALUE PER HA	£614,990



Development Floorspace		825 Sqm Market Housing		
Development Value				
Market Houses				
0	Apartments	65 sqm	1850 £ per sqm	£0
5	2 bed houses	75 sqm	2250 £ per sqm	£843,750
5	3 Bed houses	90 sqm	2200 £ per sqm	£990,000
0	4 bed houses	120 sqm	2200 £ per sqm	£0
0	5 bed house	150 sqm	2150 £ per sqm	£0
Starter Homes		80% Open Market Value		
0	Apartments	65 sqm	1480 £ per sqm	£0
0	2 Bed house	75 sqm	1800 £ per sqm	£0
0	3 Bed House	90 sqm	1760 £ per sqm	£0
Intermediate		65% Open Market Value		
0	Apartments	65 sqm	1202.5 £ per sqm	£0
0	2 Bed house	75 sqm	1462.5 £ per sqm	£0
0	3 Bed House	90 sqm	1430 £ per sqm	£0
Afford/Social Rent		48% Open Market Value		
0	Apartments	65 sqm	888 £ per sqm	£0
0	2 Bed house	75 sqm	1080 £ per sqm	£0
0	3 Bed House	90 sqm	1056 £ per sqm	£0
10	Total Units			
Development Value				£1,833,750

GROSS RESIDUAL LAND VALUE	£388,158
GROSS RESIDUAL LAND VALUE PER HA	£1,449,124

Residential Scenario 3

Title Med Scale Urban Mixed Residential

Unit Numbers	0	Apartments
	60	2 bed houses
	30	3 Bed houses
	10	4 bed houses
		5 bed house



Residential Viability Appraisal

DEVELOPMENT SCENARIO BASE LAND VALUE SCENARIO DEVELOPMENT LOCATION (ZONE)		Med Scale Urban Mixed Residential			Apartments	0
		Greenfield			2 bed houses	60
		Low Value			3 Bed houses	30
DEVELOPMENT DETAILS		100 Total Units			4 bed houses	10
Affordable Proportion	10%	10 Affordable Units			5 bed house	0
Affordable Mix	15%	Starter Homes	15%	Intermediate	70%	Afford/Social Rent
Development Floorspace		7560 Sqm Market Housing		780 Sqm Affordable Housing		
Development Value						
Market Houses						
0	Apartments	65	sqm	1750	£ per sqm	£0
54	2 bed houses	75	sqm	1900	£ per sqm	£7,695,000
27	3 Bed houses	90	sqm	1850	£ per sqm	£4,495,500
9	4 bed houses	120	sqm	1850	£ per sqm	£1,998,000
0	5 bed house	150	sqm	1800	£ per sqm	£0
Starter Homes		80%	Open Market Value			
0	Apartments	0	sqm	1400	£ per sqm	£0
1	2 Bed house	75	sqm	1520	£ per sqm	£136,800
0	3 Bed House	90	sqm	1480	£ per sqm	£39,960
Intermediate		65%	Open Market Value			
0	Apartments	0	sqm	1137.5	£ per sqm	£0
1	2 Bed house	75	sqm	1235	£ per sqm	£111,150
0	3 Bed House	90	sqm	1202.5	£ per sqm	£32,468
Afford/Social Rent		48%	Open Market Value			
0	Apartments	0	sqm	840	£ per sqm	£0
6	2 Bed house	75	sqm	912	£ per sqm	£383,040
1	3 Bed House	90	sqm	888	£ per sqm	£111,888
100	Total Units					
Development Value						£15,003,806

Development Costs								
Land	Apartments	0	Plots	3189	£ per plot	£0		
	2 Bed House	54	Plots	7974	£ per plot	£430,579		
	3 Bed House	27	Plots	9113	£ per plot	£246,045		
	4 Bed House	9	Plots	12758	£ per plot	£114,821		
	5 Bed House	0	Plots	15947	£ per plot	£0		
Stamp Duty Land Tax				4.0%	Total Land	£791,446	£31,658	
Construction								
	Apartments	1759.5	£ per sqm	Market Housing Construction Cost			£7,892,640	
	2 bed houses	1044	£ per sqm					
	3 Bed houses	1044	£ per sqm	Affordable Housing Construction Cost			£814,320	
	4 bed houses	1044	£ per sqm					
	5 bed house	1044	£ per sqm					
Additional Affordable Housing Land Cost							£82,015	
Professional Fees			8.0%	Build Cost			£696,557	
Legal Fees			0.5%	GDV			£75,019	
Statutory Fees			1.1%	Build Cost			£95,777	
Sales/Marketing Costs			2.0%	Market Units Value			£283,770	
Contingencies			5.0%	Build Cost			£439,449	
Planning Obligations			1729	£ per Market Unit			£172,900	
Interest		5.0%	12	Month Build		6	Mth Sale Void	£474,017
Arrangement Fee		1.0%	Cost					£112,026
Development Profit		Market Hsg	20.0%	of GDV	Aff Hsg	6.0%	of Cost	£2,886,559
Total Cost								£14,848,152

VIABILITY MARGIN	£155,653
POTENTIAL CIL RATE PER SQ METRE OF MARKET HOUSING (IF APPLICABLE)	£21



Residential Viability Appraisal

DEVELOPMENT SCENARIO		Med Scale Urban Mixed Residential				Apartments	0
BASE LAND VALUE SCENARIO		Greenfield				2 bed houses	60
DEVELOPMENT LOCATION (ZONE)		High Value				3 Bed houses	30
DEVELOPMENT DETAILS		100 Total Units				4 bed houses	10
Affordable Proportion	20%	20 Affordable Units				5 bed house	0
Affordable Mix	15%	Starter Homes	15%	Intermediate	70%	Afford/Social Rent	
Development Floorspace		6720 Sqm Market Housing		1,560		Sqm Affordable Housing	
Development Value							
Market Houses							
0	Apartments	65	sqm	1850	£ per sqm	£0	
48	2 bed houses	75	sqm	2250	£ per sqm	£8,100,000	
24	3 Bed houses	90	sqm	2200	£ per sqm	£4,752,000	
8	4 bed houses	120	sqm	2200	£ per sqm	£2,112,000	
0	5 bed house	150	sqm	2150	£ per sqm	£0	
Starter Homes		80%	Open Market Value				
0	Apartments	0	sqm	1480	£ per sqm	£0	
2	2 Bed house	75	sqm	1800	£ per sqm	£324,000	
1	3 Bed House	90	sqm	1760	£ per sqm	£95,040	
Intermediate		65%	Open Market Value				
0	Apartments	0	sqm	1202.5	£ per sqm	£0	
2	2 Bed house	75	sqm	1462.5	£ per sqm	£263,250	
1	3 Bed House	90	sqm	1430	£ per sqm	£77,220	
Afford/Social Rent		48%	Open Market Value				
0	Apartments	0	sqm	888	£ per sqm	£0	
11	2 Bed house	75	sqm	1080	£ per sqm	£907,200	
3	3 Bed House	90	sqm	1056	£ per sqm	£266,112	
100	Total Units						
Development Value							£16,896,822

Development Costs									
Land	Apartments	0	Plots	7315	£ per plot				£0
	2 Bed House	48	Plots	18287	£ per plot				£877,795
	3 Bed House	24	Plots	20900	£ per plot				£501,597
	4 Bed House	8	Plots	29260	£ per plot				£234,079
	5 Bed House	0	Plots	36575	£ per plot	Total Land	£1,613,471		£0
Stamp Duty Land Tax				4.0%					£64,539
Construction									
	Apartments	1759.5	£ per sqm	Market Housing Construction Cost					£7,015,680
	2 bed houses	1044	£ per sqm						
	3 Bed houses	1044	£ per sqm	Affordable Housing Construction Cost					£1,628,640
	4 bed houses	1044	£ per sqm						
	5 bed house	1044	£ per sqm						
Additional Affordable Housing Land Cost									£376,198
Professional Fees				8.0%	Build Cost				£691,546
Legal Fees				0.5%	GDV				£84,484
Statutory Fees				1.1%	Build Cost				£95,088
Sales/Marketing Costs				2.0%	Market Units Value				£299,280
Contingencies				5.0%	Build Cost				£451,026
Planning Obligations				1729	£ per Market Unit				£172,900
Interest		5.0%	12	Month Build			6	Mth Sale Void	£550,653
Arrangement Fee		1.0%	Cost						£123,200
Development Profit		Market Hsg	20.0%	of GDV		Aff Hsg	6.0%	of Cost	£3,090,518
Total Cost									
									£16,257,221

VIABILITY MARGIN	£639,601
POTENTIAL CIL RATE PER SQ METRE OF MARKET HOUSING (IF APPLICABLE)	£95



Residential Viability Appraisal

DEVELOPMENT SCENARIO BASE LAND VALUE SCENARIO DEVELOPMENT LOCATION (ZONE)		Med Scale Urban Mixed Residential				Apartments	0
		Brownfield				2 bed houses	60
		Low Value				3 Bed houses	30
DEVELOPMENT DETAILS		100 Total Units				4 bed houses	10
Affordable Proportion	5%	5 Affordable Units				5 bed house	0
Affordable Mix	15%	Starter Homes	15%	Intermediate	70%	Afford/Social Rent	
Development Floorspace		7980 Sqm Market Housing				390 Sqm Affordable Housing	
Development Value							
Market Houses							
0	Apartments	65	sqm	1750	£ per sqm	£0	
57	2 bed houses	75	sqm	1900	£ per sqm	£8,122,500	
29	3 Bed houses	90	sqm	1850	£ per sqm	£4,745,250	
10	4 bed houses	120	sqm	1850	£ per sqm	£2,109,000	
0	5 bed house	150	sqm	1800	£ per sqm	£0	
Starter Homes		80%	Open Market Value				
0	Apartments	0	sqm	1400	£ per sqm	£0	
1	2 Bed house	75	sqm	1520	£ per sqm	£68,400	
0	3 Bed House	90	sqm	1480	£ per sqm	£19,980	
Intermediate		65%	Open Market Value				
0	Apartments	0	sqm	1137.5	£ per sqm	£0	
1	2 Bed house	75	sqm	1235	£ per sqm	£55,575	
0	3 Bed House	90	sqm	1202.5	£ per sqm	£16,234	
Afford/Social Rent		48%	Open Market Value				
0	Apartments	0	sqm	840	£ per sqm	£0	
3	2 Bed house	75	sqm	912	£ per sqm	£191,520	
1	3 Bed House	90	sqm	888	£ per sqm	£55,944	
100	Total Units						
Development Value							£15,384,403

Development Costs							
Land	Apartments	0	Plots	5214	£ per plot	£0	
	2 Bed House	57	Plots	13036	£ per plot	£743,063	
	3 Bed House	29	Plots	14899	£ per plot	£424,607	
	4 Bed House	10	Plots	20858	£ per plot	£198,150	
	5 Bed House	0	Plots	26072	£ per plot	£0	
Stamp Duty Land Tax					Total Land	£1,365,820	£0
				4.0%			£54,633
Construction							
	Apartments	1759.5	£ per sqm	Market Housing Construction Cost			£8,331,120
	2 bed houses	1044	£ per sqm				
	3 Bed houses	1044	£ per sqm	Affordable Housing Construction Cost			£407,160
	4 bed houses	1044	£ per sqm				
	5 bed house	1044	£ per sqm				
Additional Affordable Housing Land Cost							£67,043
Professional Fees				8.0%	Build Cost		£699,062
Legal Fees				0.5%	GDV		£76,922
Statutory Fees				1.1%	Build Cost		£96,121
Sales/Marketing Costs				2.0%	Market Units Value		£299,535
Contingencies				5.0%	Build Cost		£440,266
Planning Obligations				1729	£ per Market Unit		£172,900
Interest		5.0%	12	Month Build		6	Mth Sale Void
Arrangement Fee		1.0%	Cost				£118,377
Development Profit		Market Hsg	20.0%	of GDV	Aff Hsg	6.0%	of Cost
							£3,019,780
Total Cost							£15,670,644

VIABILITY MARGIN	-£286,241
POTENTIAL CIL RATE PER SQ METRE OF MARKET HOUSING (IF APPLICABLE)	-£36



Residential Viability Appraisal

DEVELOPMENT SCENARIO BASE LAND VALUE SCENARIO DEVELOPMENT LOCATION (ZONE)		Med Scale Urban Mixed Residential				Apartments	0
		Brownfield				2 bed houses	60
		High Value				3 Bed houses	30
DEVELOPMENT DETAILS		100 Total Units				4 bed houses	10
Affordable Proportion	10%	10 Affordable Units				5 bed house	0
Affordable Mix	15%	Starter Homes	15%	Intermediate	70%	Afford/Social Rent	
Development Floorspace		7560 Sqm Market Housing				780 Sqm Affordable Housing	
Development Value							
Market Houses							
0	Apartments	65	sqm	1850	£ per sqm	£0	
54	2 bed houses	75	sqm	2250	£ per sqm	£9,112,500	
27	3 Bed houses	90	sqm	2200	£ per sqm	£5,346,000	
9	4 bed houses	120	sqm	2200	£ per sqm	£2,376,000	
0	5 bed house	150	sqm	2150	£ per sqm	£0	
Starter Homes		80%	Open Market Value				
0	Apartments	0	sqm	1480	£ per sqm	£0	
1	2 Bed house	75	sqm	1800	£ per sqm	£162,000	
0	3 Bed House	90	sqm	1760	£ per sqm	£47,520	
Intermediate		65%	Open Market Value				
0	Apartments	0	sqm	1202.5	£ per sqm	£0	
1	2 Bed house	75	sqm	1462.5	£ per sqm	£131,625	
0	3 Bed House	90	sqm	1430	£ per sqm	£38,610	
Afford/Social Rent		48%	Open Market Value				
0	Apartments	0	sqm	888	£ per sqm	£0	
6	2 Bed house	75	sqm	1080	£ per sqm	£453,600	
1	3 Bed House	90	sqm	1056	£ per sqm	£133,056	
100	Total Units						
Development Value							£17,800,911

Development Costs									
Land	Apartments	0	Plots	9340	£ per plot				£0
	2 Bed House	54	Plots	23350	£ per plot				£1,260,894
	3 Bed House	27	Plots	26686	£ per plot				£720,511
	4 Bed House	9	Plots	37360	£ per plot				£336,239
	5 Bed House	0	Plots	46700	£ per plot	Total Land	£2,317,644		
Stamp Duty Land Tax				4.0%					£92,706
Construction									
	Apartments	1759.5	£ per sqm	Market Housing Construction Cost					£7,892,640
	2 bed houses	1044	£ per sqm						
	3 Bed houses	1044	£ per sqm	Affordable Housing Construction Cost					£814,320
	4 bed houses	1044	£ per sqm						
	5 bed house	1044	£ per sqm						
Additional Affordable Housing Land Cost									£240,170
Professional Fees				8.0%	Build Cost				£696,557
Legal Fees				0.5%	GDV				£89,005
Statutory Fees				1.1%	Build Cost				£95,777
Sales/Marketing Costs				2.0%	Market Units Value				£336,690
Contingencies				5.0%	Build Cost				£447,357
Planning Obligations				1729	£ per Market Unit				£172,900
Interest		5.0%	12	Month Build		6	Mth Sale Void	£606,424	
Arrangement Fee		1.0%	Cost						£130,229
Development Profit		Market Hsg	20.0%	of GDV	Aff Hsg	6.0%	of Cost	£3,415,759	
Total Cost									
									£17,348,176

VIABILITY MARGIN	£452,735
POTENTIAL CIL RATE PER SQ METRE OF MARKET HOUSING (IF APPLICABLE)	£60



Residential Viability Appraisal

DEVELOPMENT SCENARIO	Med Scale Urban Mixed Residential			Apartments	0	
BASE LAND VALUE SCENARIO	Gross Residual Value			2 bed houses	60	
DEVELOPMENT LOCATION (ZONE)	Low Value			3 Bed houses	30	
DEVELOPMENT DETAILS	100	Total Units	2.76	Site Area	4 bed houses	10
					5 bed house	0

Development Floorspace8400 Sqm Market Housing

Development Value

Market Houses						
0	Apartments	65	sqm	1750	£ per sqm	£0
60	2 bed houses	75	sqm	1900	£ per sqm	£8,550,000
30	3 Bed houses	90	sqm	1850	£ per sqm	£4,995,000
10	4 bed houses	120	sqm	1850	£ per sqm	£2,220,000
0	5 bed house	150	sqm	1800	£ per sqm	£0
Starter Homes		80%	Open Market Value			
0	Apartments	65	sqm	1400	£ per sqm	£0
0	2 Bed house	75	sqm	1520	£ per sqm	£0
0	3 Bed House	90	sqm	1480	£ per sqm	£0
Intermediate		65%	Open Market Value			
0	Apartments	65	sqm	1137.5	£ per sqm	£0
0	2 Bed house	75	sqm	1235	£ per sqm	£0
0	3 Bed House	90	sqm	1202.5	£ per sqm	£0
Afford/Social Rent		48%	Open Market Value			
0	Apartments	65	sqm	840	£ per sqm	£0
0	2 Bed house	75	sqm	912	£ per sqm	£0
0	3 Bed House	90	sqm	888	£ per sqm	£0
100	Total Units					
Development Value						£15,765,000

Development Costs

Construction

0	Apartments	65	sqm	1759.5	£ per sqm	£0
60	2B Houses	75	sqm	1044	£ per sqm	£4,698,000
30	3B Houses	90	sqm	1044	£ per sqm	£2,818,800
10	4B Houses	120	sqm	1044	£ per sqm	£1,252,800
0	5B Houses	150	sqm	1044	£ per sqm	£0
100	8400 Total sqm					
Professional Fees Legal Fees Statutory Fees Sales/Marketing Costs Contingencies						
			8.0%	Build Cost		£701,568
			0.5%	GDV		£78,825
			1.1%	Build Cost		£96,466
			2.0%	Market Units Value		£315,300
Interest			5.0%			
	12	Month Build				
Arrangement Fee	1.0%	Cost			6	Mth Sale Void
Development Profit	Market Hsg	20.0%	of GDV			
Total Cost						£14,061,375

GROSS RESIDUAL LAND VALUE	£1,703,625
GROSS RESIDUAL LAND VALUE PER HA	£617,895



Residential Viability Appraisal

DEVELOPMENT SCENARIO	Med Scale Urban Mixed Residential			Apartments	0	
BASE LAND VALUE SCENARIO	Gross Residual Value			2 bed houses	60	
DEVELOPMENT LOCATION (ZONE)	High Value			3 Bed houses	30	
DEVELOPMENT DETAILS	100	Total Units	2.76	Site Area	4 bed houses	10
				5 bed house	0	

Development Floorspace8400 Sqm Market Housing

Development Value

Market Houses						
0	Apartments	65	sqm	1850	£ per sqm	£0
60	2 bed houses	75	sqm	2250	£ per sqm	£10,125,000
30	3 Bed houses	90	sqm	2200	£ per sqm	£5,940,000
10	4 bed houses	120	sqm	2200	£ per sqm	£2,640,000
0	5 bed house	150	sqm	2150	£ per sqm	£0
Starter Homes		80%	Open Market Value			
0	Apartments	65	sqm	1480	£ per sqm	£0
0	2 Bed house	75	sqm	1800	£ per sqm	£0
0	3 Bed House	90	sqm	1760	£ per sqm	£0
Intermediate		65%	Open Market Value			
0	Apartments	65	sqm	1202.5	£ per sqm	£0
0	2 Bed house	75	sqm	1462.5	£ per sqm	£0
0	3 Bed House	90	sqm	1430	£ per sqm	£0
Afford/Social Rent		48%	Open Market Value			
0	Apartments	65	sqm	888	£ per sqm	£0
0	2 Bed house	75	sqm	1080	£ per sqm	£0
0	3 Bed House	90	sqm	1056	£ per sqm	£0
100	Total Units					
Development Value						£18,705,000

Development Costs

Construction					
0	Apartments	65 sqm	1759.5	£ per sqm	£0
60	2B Houses	75 sqm	1044	£ per sqm	£4,698,000
30	3B Houses	90 sqm	1044	£ per sqm	£2,818,800
10	4B Houses	120 sqm	1044	£ per sqm	£1,252,800
0	5B Houses	150 sqm	1044	£ per sqm	£0
100	8400 Total sqm				
Professional Fees Legal Fees Statutory Fees Sales/Marketing Costs Contingencies					
		8.0%	Build Cost	£701,568	
		0.5%	GDV	£93,525	
		1.1%	Build Cost	£96,466	
		2.0%	Market Units Value	£374,100	
		5.0%	Build Cost	£438,480	
Interest	5.0%	12	Month Build	6	Mth Sale Void
Arrangement Fee		1.0%	Cost	£104,737	
Development Profit		Market Hsg	20.0%	of GDV	£3,741,000
Total Cost					£14,726,466

GROSS RESIDUAL LAND VALUE	£3,978,534
GROSS RESIDUAL LAND VALUE PER HA	£1,442,992

Residential Scenario 4

Title Med Scale Urban Edge Mixed Residential

Unit Numbers		Apartments
	30	2 bed houses
	45	3 Bed houses
	20	4 bed houses
	5	5 bed house



Residential Viability Appraisal

DEVELOPMENT SCENARIO		Med Scale Urban Edge Mixed Residential				Apartments	0
BASE LAND VALUE SCENARIO		Greenfield				2 bed houses	30
DEVELOPMENT LOCATION (ZONE)		Low Value				3 Bed houses	45
DEVELOPMENT DETAILS		100 Total Units				4 bed houses	20
Affordable Proportion	10%	10 Affordable Units				5 bed house	5
Affordable Mix	15%	Starter Homes	15%	Intermediate	70%	Afford/Social Rent	
Development Floorspace		8505 Sqm Market Housing				780 Sqm Affordable Housing	
Development Value							
Market Houses							
0	Apartments	65	sqm	1750	£ per sqm	£0	
27	2 bed houses	75	sqm	1900	£ per sqm	£3,847,500	
41	3 Bed houses	90	sqm	1850	£ per sqm	£6,743,250	
18	4 bed houses	120	sqm	1850	£ per sqm	£3,996,000	
5	5 bed house	150	sqm	1800	£ per sqm	£1,215,000	
Starter Homes		80%	Open Market Value				
0	Apartments	0	sqm	1400	£ per sqm	£0	
1	2 Bed house	75	sqm	1520	£ per sqm	£136,800	
0	3 Bed House	90	sqm	1480	£ per sqm	£39,960	
Intermediate		65%	Open Market Value				
0	Apartments	0	sqm	1137.5	£ per sqm	£0	
1	2 Bed house	75	sqm	1235	£ per sqm	£111,150	
0	3 Bed House	90	sqm	1202.5	£ per sqm	£32,468	
Afford/Social Rent		48%	Open Market Value				
0	Apartments	0	sqm	840	£ per sqm	£0	
6	2 Bed house	75	sqm	912	£ per sqm	£383,040	
1	3 Bed House	90	sqm	888	£ per sqm	£111,888	
100	Total Units						
Development Value							£16,617,056

Development Costs						
Land	Apartments	0	Plots	2982	£ per plot	£0
	2 Bed House	27	Plots	7456	£ per plot	£201,301
	3 Bed House	41	Plots	8521	£ per plot	£345,087
	4 Bed House	18	Plots	11929	£ per plot	£214,721
	5 Bed House	5	Plots	14911	£ per plot	£67,100
Stamp Duty Land Tax				4.0%		£33,128
Construction						
	Apartments	1759.5	£ per sqm	Market Housing Construction Cost		£8,879,220
	2 bed houses	1044	£ per sqm			
	3 Bed houses	1044	£ per sqm	Affordable Housing Construction Cost		£814,320
	4 bed houses	1044	£ per sqm			
	5 bed house	1044	£ per sqm			
Additional Affordable Housing Land Cost						£76,686
Professional Fees			8.0%	Build Cost		£775,483
Legal Fees			0.5%	GDV		£83,085
Statutory Fees			1.1%	Build Cost		£106,629
Sales/Marketing Costs			2.0%	Market Units Value		£316,035
Contingencies			5.0%	Build Cost		£488,511
Planning Obligations			1729	£ per Market Unit		£172,900
Interest		5.0%	12	Month Build	6	Mth Sale Void
Arrangement Fee		1.0%	Cost			£124,013
Development Profit		Market Hsg	20.0%	of GDV	Aff Hsg	6.0%
					of Cost	£3,209,209
Total Cost						£16,429,509

VIABILITY MARGIN	£187,547
POTENTIAL CIL RATE PER SQ METRE OF MARKET HOUSING (IF APPLICABLE)	£22



Residential Viability Appraisal

DEVELOPMENT SCENARIO		Med Scale Urban Edge Mixed Residential				Apartments	0
BASE LAND VALUE SCENARIO		Greenfield				2 bed houses	30
DEVELOPMENT LOCATION (ZONE)		High Value				3 Bed houses	45
DEVELOPMENT DETAILS		100 Total Units				4 bed houses	20
Affordable Proportion	20%	20 Affordable Units				5 bed house	5
Affordable Mix	15%	Starter Homes	15%	Intermediate	70%	Afford/Social Rent	
Development Floorspace		7560 Sqm Market Housing		1,560		Sqm Affordable Housing	
Development Value							
Market Houses							
0	Apartments	65	sqm	1850	£ per sqm	£0	
24	2 bed houses	75	sqm	2250	£ per sqm	£4,050,000	
36	3 Bed houses	90	sqm	2200	£ per sqm	£7,128,000	
16	4 bed houses	120	sqm	2200	£ per sqm	£4,224,000	
4	5 bed house	150	sqm	2150	£ per sqm	£1,290,000	
Starter Homes		80%	Open Market Value				
0	Apartments	0	sqm	1480	£ per sqm	£0	
2	2 Bed house	75	sqm	1800	£ per sqm	£324,000	
1	3 Bed House	90	sqm	1760	£ per sqm	£95,040	
Intermediate		65%	Open Market Value				
0	Apartments	0	sqm	1202.5	£ per sqm	£0	
2	2 Bed house	75	sqm	1462.5	£ per sqm	£263,250	
1	3 Bed House	90	sqm	1430	£ per sqm	£77,220	
Afford/Social Rent		48%	Open Market Value				
0	Apartments	0	sqm	888	£ per sqm	£0	
11	2 Bed house	75	sqm	1080	£ per sqm	£907,200	
3	3 Bed House	90	sqm	1056	£ per sqm	£266,112	
100	Total Units						
Development Value							£18,624,822

Development Costs									
Land	Apartments	0	Plots	7129	£ per plot				£0
	2 Bed House	24	Plots	17823	£ per plot				£427,752
	3 Bed House	36	Plots	20369	£ per plot				£733,289
	4 Bed House	16	Plots	28517	£ per plot				£456,269
	5 Bed House	4	Plots	35646	£ per plot	Total Land	£1,759,894		£142,584
Stamp Duty Land Tax				4.0%					£70,396
Construction									
	Apartments	1759.5	£ per sqm	Market Housing Construction Cost					£7,892,640
	2 bed houses	1044	£ per sqm	Affordable Housing Construction Cost					£1,628,640
	3 Bed houses	1044	£ per sqm						
	4 bed houses	1044	£ per sqm						
	5 bed house	1044	£ per sqm						
Additional Affordable Housing Land Cost									£366,645
Professional Fees				8.0%	Build Cost				£761,702
Legal Fees				0.5%	GDV				£93,124
Statutory Fees				1.1%	Build Cost				£104,734
Sales/Marketing Costs				2.0%	Market Units Value				£333,840
Contingencies				5.0%	Build Cost				£494,396
Planning Obligations				1729	£ per Market Unit				£172,900
Interest		5.0%	12	Month Build			6	Mth Sale Void	£602,658
Arrangement Fee		1.0%	Cost						£135,060
Development Profit		Market Hsg	20.0%	of GDV	Aff Hsg	6.0%	of Cost		£3,436,118
Total Cost									
									£17,852,748

VIABILITY MARGIN	£772,074
POTENTIAL CIL RATE PER SQ METRE OF MARKET HOUSING (IF APPLICABLE)	£102



Residential Viability Appraisal

DEVELOPMENT SCENARIO BASE LAND VALUE SCENARIO DEVELOPMENT LOCATION (ZONE)		Med Scale Urban Edge Mixed Residential				Apartments	0
		Brownfield				2 bed houses	30
		Low Value				3 Bed houses	45
DEVELOPMENT DETAILS		100 Total Units				4 bed houses	20
Affordable Proportion	5%	5 Affordable Units				5 bed house	5
Affordable Mix	15%	Starter Homes	15%	Intermediate	70%	Afford/Social Rent	
Development Floorspace		8978 Sqm Market Housing		390 Sqm Affordable Housing			
Development Value							
Market Houses							
0	Apartments	65	sqm	1750	£ per sqm	£0	
29	2 bed houses	75	sqm	1900	£ per sqm	£4,061,250	
43	3 Bed houses	90	sqm	1850	£ per sqm	£7,117,875	
19	4 bed houses	120	sqm	1850	£ per sqm	£4,218,000	
5	5 bed house	150	sqm	1800	£ per sqm	£1,282,500	
Starter Homes		80%	Open Market Value				
0	Apartments	0	sqm	1400	£ per sqm	£0	
1	2 Bed house	75	sqm	1520	£ per sqm	£68,400	
0	3 Bed House	90	sqm	1480	£ per sqm	£19,980	
Intermediate		65%	Open Market Value				
0	Apartments	0	sqm	1137.5	£ per sqm	£0	
1	2 Bed house	75	sqm	1235	£ per sqm	£55,575	
0	3 Bed House	90	sqm	1202.5	£ per sqm	£16,234	
Afford/Social Rent		48%	Open Market Value				
0	Apartments	0	sqm	840	£ per sqm	£0	
3	2 Bed house	75	sqm	912	£ per sqm	£191,520	
1	3 Bed House	90	sqm	888	£ per sqm	£55,944	
100	Total Units						
Development Value							£17,087,278

Development Costs									
Land	Apartments	0	Plots	5007	£ per plot				£0
	2 Bed House	29	Plots	12518	£ per plot				£356,765
	3 Bed House	43	Plots	14306	£ per plot				£611,598
	4 Bed House	19	Plots	20029	£ per plot				£380,550
	5 Bed House	5	Plots	25036	£ per plot		Total Land	£1,467,834	£118,922
Stamp Duty Land Tax				4.0%					£58,713
Construction									
	Apartments	1759.5	£ per sqm	Market Housing Construction Cost					£9,372,510
	2 bed houses	1044	£ per sqm						
	3 Bed houses	1044	£ per sqm	Affordable Housing Construction Cost					£407,160
	4 bed houses	1044	£ per sqm						
	5 bed house	1044	£ per sqm						
Additional Affordable Housing Land Cost									£64,379
Professional Fees				8.0%	Build Cost				£782,374
Legal Fees				0.5%	GDV				£85,436
Statutory Fees				1.1%	Build Cost				£107,576
Sales/Marketing Costs				2.0%	Market Units Value				£333,593
Contingencies				5.0%	Build Cost				£492,202
Planning Obligations				1729	£ per Market Unit				£172,900
Interest		5.0%	12	Month Build			6	Mth Sale Void	£577,868
Arrangement Fee		1.0%	Cost						£131,718
Development Profit		Market Hsg	20.0%	of GDV		Aff Hsg	6.0%	of Cost	£3,360,355
Total Cost									
									£17,414,618

VIABILITY MARGIN	-£327,340
POTENTIAL CIL RATE PER SQ METRE OF MARKET HOUSING (IF APPLICABLE)	-£36



Residential Viability Appraisal

DEVELOPMENT SCENARIO	Med Scale Urban Edge Mixed Residential		Apartments	0
BASE LAND VALUE SCENARIO	Brownfield		2 bed houses	30
DEVELOPMENT LOCATION (ZONE)	High Value		3 Bed houses	45
DEVELOPMENT DETAILS	100 Total Units		4 bed houses	20
Affordable Proportion	10%	10 Affordable Units	5 bed house	5
Affordable Mix	15%	Starter Homes	15% Intermediate	70% Afford/Social Rent
Development Floorspace	8505	Sqm Market Housing	780	Sqm Affordable Housing
Development Value				
Market Houses				
0 Apartments	65	sqm	1850	£ per sqm
27 2 bed houses	75	sqm	2250	£ per sqm
41 3 Bed houses	90	sqm	2200	£ per sqm
18 4 bed houses	120	sqm	2200	£ per sqm
5 5 bed house	150	sqm	2150	£ per sqm
Starter Homes				
	80%	Open Market Value		
0 Apartments	0	sqm	1480	£ per sqm
1 2 Bed house	75	sqm	1800	£ per sqm
0 3 Bed House	90	sqm	1760	£ per sqm
Intermediate				
	65%	Open Market Value		
0 Apartments	0	sqm	1202.5	£ per sqm
1 2 Bed house	75	sqm	1462.5	£ per sqm
0 3 Bed House	90	sqm	1430	£ per sqm
Afford/Social Rent				
	48%	Open Market Value		
0 Apartments	0	sqm	888	£ per sqm
6 2 Bed house	75	sqm	1080	£ per sqm
1 3 Bed House	90	sqm	1056	£ per sqm
100 Total Units				
Development Value				£19,744,911

Development Costs				
Land	Apartments	0 Plots	9154	£ per plot
	2 Bed House	27 Plots	22886	£ per plot
	3 Bed House	41 Plots	26155	£ per plot
	4 Bed House	18 Plots	36617	£ per plot
	5 Bed House	5 Plots	45771	£ per plot
Stamp Duty Land Tax			4.0%	
Construction				
	Apartments	1759.5	£ per sqm	Market Housing Construction Cost
	2 bed houses	1044	£ per sqm	
	3 Bed houses	1044	£ per sqm	Affordable Housing Construction Cost
	4 bed houses	1044	£ per sqm	
	5 bed house	1044	£ per sqm	
Additional Affordable Housing Land Cost				
Professional Fees				
Legal Fees				
Statutory Fees				
Sales/Marketing Costs				
Contingencies				
Planning Obligations				
Interest				
Arrangement Fee				
Development Profit				
Total Cost				

VIABILITY MARGIN	£527,451
POTENTIAL CIL RATE PER SQ METRE OF MARKET HOUSING (IF APPLICABLE)	£62



Residential Viability Appraisal

DEVELOPMENT SCENARIO	Med Scale Urban Edge Mixed Residential		Apartments	0
BASE LAND VALUE SCENARIO	Gross Residual Value		2 bed houses	30
DEVELOPMENT LOCATION (ZONE)	Low Value		3 Bed houses	45
DEVELOPMENT DETAILS	100	Total Units	3.09	Site Area
			4 bed houses	20
			5 bed house	5

Development Floorspace 9450 Sqm Market Housing

Development Value

Market Houses					
0	Apartments	65	sqm	1750	£ per sqm
30	2 bed houses	75	sqm	1900	£ per sqm
45	3 Bed houses	90	sqm	1850	£ per sqm
20	4 bed houses	120	sqm	1850	£ per sqm
5	5 bed house	150	sqm	1800	£ per sqm

Starter Homes		80%	Open Market Value		
0	Apartments	65	sqm	1400	£ per sqm
0	2 Bed house	75	sqm	1520	£ per sqm
0	3 Bed House	90	sqm	1480	£ per sqm

Intermediate		65%	Open Market Value		
0	Apartments	65	sqm	1137.5	£ per sqm
0	2 Bed house	75	sqm	1235	£ per sqm
0	3 Bed House	90	sqm	1202.5	£ per sqm

Afford/Social Rent		48%	Open Market Value		
0	Apartments	65	sqm	840	£ per sqm
0	2 Bed house	75	sqm	912	£ per sqm
0	3 Bed House	90	sqm	888	£ per sqm

100	Total Units				
Development Value					£17,557,500

Development Costs

Construction

0	Apartments	65	sqm	1759.5	£ per sqm
30	2B Houses	75	sqm	1044	£ per sqm
45	3B Houses	90	sqm	1044	£ per sqm
20	4B Houses	120	sqm	1044	£ per sqm
5	5B Houses	150	sqm	1044	£ per sqm

100	9450	Total sqm			
Professional Fees		8.0%	Build Cost		£789,264
Legal Fees		0.5%	GDV		£87,788
Statutory Fees		1.1%	Build Cost		£108,524
Sales/Marketing Costs		2.0%	Market Units Value		£351,150
Contingencies		5.0%	Build Cost		£493,290
Interest	5.0%	12	Month Build	6	Mth Sale Void
Arrangement Fee	1.0%	Cost			£116,958
Development Profit	Market Hsg	20.0%	of GDV		

Total Cost					£15,778,751
------------	--	--	--	--	-------------

GROSS RESIDUAL LAND VALUE	£1,778,749
GROSS RESIDUAL LAND VALUE PER HA	£576,447



Residential Viability Appraisal

DEVELOPMENT SCENARIO	Med Scale Urban Edge Mixed Residential		Apartments	0
BASE LAND VALUE SCENARIO	Gross Residual Value		2 bed houses	30
DEVELOPMENT LOCATION (ZONE)	High Value		3 Bed houses	45
DEVELOPMENT DETAILS	100	Total Units	3.09	Site Area
			4 bed houses	20
			5 bed house	5

Development Floorspace 9450 Sqm Market Housing

Development Value

Market Houses					
0	Apartments	65	sqm	1850	£ per sqm
30	2 bed houses	75	sqm	2250	£ per sqm
45	3 Bed houses	90	sqm	2200	£ per sqm
20	4 bed houses	120	sqm	2200	£ per sqm
5	5 bed house	150	sqm	2150	£ per sqm

Starter Homes		80%	Open Market Value	
0	Apartments	65	sqm	1480 £ per sqm
0	2 Bed house	75	sqm	1800 £ per sqm
0	3 Bed House	90	sqm	1760 £ per sqm

Intermediate		65%	Open Market Value	
0	Apartments	65	sqm	1202.5 £ per sqm
0	2 Bed house	75	sqm	1462.5 £ per sqm
0	3 Bed House	90	sqm	1430 £ per sqm

Afford/Social Rent		48%	Open Market Value	
0	Apartments	65	sqm	888 £ per sqm
0	2 Bed house	75	sqm	1080 £ per sqm
0	3 Bed House	90	sqm	1056 £ per sqm

100	Total Units			
Development Value				£20,865,000

Development Costs

Construction

0	Apartments	65	sqm	1759.5	£ per sqm
30	2B Houses	75	sqm	1044	£ per sqm
45	3B Houses	90	sqm	1044	£ per sqm
20	4B Houses	120	sqm	1044	£ per sqm
5	5B Houses	150	sqm	1044	£ per sqm

100	9450 Total sqm				
Professional Fees Legal Fees Statutory Fees Sales/Marketing Costs Contingencies					
			8.0%	Build Cost	£789,264
			0.5%	GDV	£104,325
			1.1%	Build Cost	£108,524
			2.0%	Market Units Value	£417,300
		5.0%	Build Cost	£493,290	
Interest	5.0%	12	Month Build	6	Mth Sale Void
Arrangement Fee	1.0%	Cost			£117,785
Development Profit	Market Hsg	20.0%	of GDV		£4,173,000

Total Cost					£16,526,978
------------	--	--	--	--	-------------

GROSS RESIDUAL LAND VALUE	£4,338,022
GROSS RESIDUAL LAND VALUE PER HA	£1,405,840

Residential Scenario 5

Title Large Scale Urban Extension

Unit Numbers		Apartments
	70	2 bed houses
	105	3 Bed houses
	150	4 bed houses
	25	5 bed house



Residential Viability Appraisal

DEVELOPMENT SCENARIO BASE LAND VALUE SCENARIO DEVELOPMENT LOCATION (ZONE) DEVELOPMENT DETAILS		Large Scale Urban Extension				Apartments	0
		Greenfield				2 bed houses	70
		Low Value				3 Bed houses	105
Affordable Proportion		10%	350	Total Units		4 bed houses	150
		35		Affordable Units		5 bed house	25
Affordable Mix		15%	Starter Homes	15%	Intermediate	70%	Afford/Social Rent
Development Floorspace		32805			Sqm Market Housing	2,730	Sqm Affordable Housing
Development Value							
Market Houses							
0	Apartments	65	sqm	1750	£ per sqm		£0
63	2 bed houses	75	sqm	1900	£ per sqm		£8,977,500
95	3 Bed houses	90	sqm	1850	£ per sqm		£15,734,250
135	4 bed houses	120	sqm	1850	£ per sqm		£29,970,000
23	5 bed house	150	sqm	1800	£ per sqm		£6,075,000
Starter Homes		80%	Open Market Value				
0	Apartments	0	sqm	1400	£ per sqm		£0
4	2 Bed house	75	sqm	1520	£ per sqm		£478,800
1	3 Bed House	90	sqm	1480	£ per sqm		£139,860
Intermediate		65%	Open Market Value				
0	Apartments	0	sqm	1137.5	£ per sqm		£0
4	2 Bed house	75	sqm	1235	£ per sqm		£389,025
1	3 Bed House	90	sqm	1202.5	£ per sqm		£113,636
Afford/Social Rent		48%	Open Market Value				
0	Apartments	0	sqm	840	£ per sqm		£0
20	2 Bed house	75	sqm	912	£ per sqm		£1,340,640
5	3 Bed House	90	sqm	888	£ per sqm		£391,608
350	Total Units						
Development Value							£63,610,319

Development Costs									
Land	Apartments	0	Plots	2890	£ per plot				£0
	2 Bed House	63	Plots	7224	£ per plot				£455,115
	3 Bed House	95	Plots	8256	£ per plot				£780,197
	4 Bed House	135	Plots	11558	£ per plot				£1,560,393
	5 Bed House	23	Plots	14448	£ per plot				£325,082
Stamp Duty Land Tax				4.0%			Total Land	£3,120,786	£325,082
Stamp Duty Land Tax									
Stamp Duty Land Tax									
Stamp Duty Land Tax									
Stamp Duty Land Tax									
Stamp Duty Land Tax									
Stamp Duty Land Tax									
Stamp Duty Land Tax									
Stamp Duty Land Tax									
Stamp Duty Land Tax									
Stamp Duty Land Tax									
Stamp Duty Land Tax									
Stamp Duty Land Tax									
Stamp Duty Land Tax									
Stamp Duty Land Tax									
Stamp Duty Land Tax									
Stamp Duty Land Tax									
Stamp Duty Land Tax									
Stamp Duty Land Tax									
Stamp Duty Land Tax									
Stamp Duty Land Tax									
Stamp Duty Land Tax									
Stamp Duty Land Tax									
Stamp Duty Land Tax									
Stamp Duty Land Tax									
Stamp Duty Land Tax									
Stamp Duty Land Tax									
Stamp Duty Land Tax									
Stamp Duty Land Tax									
Stamp Duty Land Tax									
Stamp Duty Land Tax									
Stamp Duty Land Tax									
Stamp Duty Land Tax									
Stamp Duty Land Tax									
Stamp Duty Land Tax									
Stamp Duty Land Tax									
Stamp Duty Land Tax									
Stamp Duty Land Tax									
Stamp Duty Land Tax									
Stamp Duty Land Tax									
Stamp Duty Land Tax									
Stamp Duty Land Tax									
Stamp Duty Land Tax									
Stamp Duty Land Tax									
Stamp Duty Land Tax									
Stamp Duty Land Tax									
Stamp Duty Land Tax									
Stamp Duty Land Tax									
Stamp Duty Land Tax									
Stamp Duty Land Tax									
Stamp Duty Land Tax									
Stamp Duty Land Tax									
Stamp Duty Land Tax									
Stamp Duty Land Tax									
Stamp Duty Land Tax									
Stamp Duty Land Tax									
Stamp Duty Land Tax									
Stamp Duty Land Tax									
Stamp Duty Land Tax									
Stamp Duty Land Tax									
Stamp Duty Land Tax									
Stamp Duty Land Tax									
Stamp Duty Land Tax									
Stamp Duty Land Tax									
Stamp Duty Land Tax									
Stamp Duty Land Tax									
Stamp Duty Land Tax									
Stamp Duty Land Tax									
Stamp Duty Land Tax									
Stamp Duty Land Tax									
Stamp Duty Land Tax									
Stamp Duty Land Tax									
Stamp Duty Land Tax									
Stamp Duty Land Tax									
Stamp Duty Land Tax									
Stamp Duty Land Tax									
Stamp Duty Land Tax									
Stamp Duty Land Tax									
Stamp Duty Land Tax									
Stamp Duty Land Tax									
Stamp Duty Land Tax									
Stamp Duty Land Tax									
Stamp Duty Land Tax									
Stamp Duty Land Tax									
Stamp Duty Land Tax									
Stamp Duty Land Tax									
Stamp Duty Land Tax									
Stamp Duty Land Tax									
Stamp Duty Land Tax									
Stamp Duty Land Tax									
Stamp Duty Land Tax									
Stamp Duty Land Tax									
Stamp Duty Land Tax									
Stamp Duty Land Tax									
Stamp Duty Land Tax									
Stamp Duty Land Tax									
Stamp Duty Land Tax									
Stamp Duty Land Tax									
Stamp Duty Land Tax									
Stamp Duty Land Tax									
Stamp Duty Land Tax									
Stamp Duty Land Tax									
Stamp Duty Land Tax									
Stamp Duty Land Tax									
Stamp Duty Land Tax									
Stamp Duty Land Tax									
Stamp Duty Land Tax									
Stamp Duty Land Tax									
Stamp Duty Land Tax									
Stamp Duty Land Tax									
Stamp Duty Land Tax									
Stamp Duty Land Tax									
Stamp Duty Land Tax									
Stamp Duty Land Tax									
Stamp Duty Land Tax									
Stamp Duty Land Tax									
Stamp Duty Land Tax									
Stamp Duty Land Tax									
Stamp Duty Land Tax									
Stamp Duty Land Tax									
Stamp Duty Land Tax									
Stamp Duty Land Tax									
Stamp Duty Land Tax									
Stamp Duty Land Tax									
Stamp Duty Land Tax									
Stamp Duty Land Tax									
Stamp Duty Land Tax									
Stamp Duty Land Tax									
Stamp Duty Land Tax									
Stamp Duty Land Tax									
Stamp Duty Land Tax									
Stamp Duty Land Tax									
Stamp Duty Land Tax									
Stamp Duty Land Tax									
Stamp Duty Land Tax									
Stamp Duty Land Tax									
Stamp Duty Land Tax									
Stamp Duty Land Tax									
Stamp Duty Land Tax									
Stamp Duty Land Tax									
Stamp Duty Land Tax									
Stamp Duty Land Tax									
Stamp Duty Land Tax									
Stamp Duty Land Tax									
Stamp Duty Land Tax									
Stamp Duty Land Tax									
Stamp Duty Land Tax									
Stamp Duty Land Tax									
Stamp Duty Land Tax									
Stamp Duty Land Tax									
Stamp Duty Land Tax									
Stamp Duty Land Tax									
Stamp Duty Land Tax									
Stamp Duty Land Tax									
Stamp Duty Land Tax									
Stamp Duty Land Tax									
Stamp Duty Land Tax									
Stamp Duty Land Tax									
Stamp Duty Land Tax									
Stamp Duty Land Tax									
Stamp Duty Land Tax									
Stamp Duty Land Tax									
Stamp Duty Land Tax									
Stamp Duty Land Tax									
Stamp Duty Land Tax									
Stamp Duty Land Tax									
Stamp Duty Land Tax									
Stamp Duty Land Tax									
Stamp Duty Land Tax									
Stamp Duty Land Tax									
Stamp Duty Land Tax									
Stamp Duty Land Tax									
Stamp Duty Land Tax									
Stamp Duty Land Tax									
Stamp Duty Land Tax									
Stamp Duty Land Tax									
Stamp Duty Land Tax									
Stamp Duty Land Tax									
Stamp Duty Land Tax									
Stamp Duty Land Tax									
Stamp Duty Land Tax									
Stamp Duty Land Tax									
Stamp Duty Land Tax									
Stamp Duty Land Tax									
Stamp Duty Land Tax									
Stamp Duty Land Tax									
Stamp Duty Land Tax									
Stamp Duty Land Tax									
Stamp Duty Land Tax									
Stamp Duty Land Tax									
Stamp Duty Land Tax									
Stamp Duty Land Tax									
Stamp Duty Land Tax									
Stamp Duty Land Tax									
Stamp Duty Land Tax									
Stamp Duty Land Tax									
Stamp Duty Land Tax									
Stamp Duty Land Tax									
Stamp Duty Land Tax									
Stamp Duty Land Tax									
Stamp Duty Land Tax									
Stamp Duty Land Tax									
Stamp Duty Land Tax									
Stamp Duty Land Tax									
Stamp Duty Land Tax									
Stamp Duty Land Tax									
Stamp Duty Land Tax									
Stamp Duty Land Tax									
Stamp Duty Land Tax									
Stamp Duty Land Tax									
Stamp Duty Land Tax									
Stamp Duty Land Tax									
Stamp Duty Land Tax									
Stamp Duty Land Tax									
Stamp Duty Land Tax									
Stamp Duty Land Tax									
Stamp Duty Land Tax									
Stamp Duty Land Tax									
Stamp Duty Land Tax									
Stamp Duty Land Tax									
Stamp Duty Land Tax									
Stamp Duty Land Tax									
Stamp Duty Land Tax									
Stamp Duty Land Tax									
Stamp Duty Land Tax									
Stamp Duty Land Tax									
Stamp Duty Land Tax									
Stamp Duty Land Tax									
Stamp Duty Land Tax									
Stamp Duty Land Tax									
Stamp Duty Land Tax									
Stamp Duty Land Tax									
Stamp Duty Land Tax									
Stamp Duty Land Tax									
Stamp Duty Land Tax									
Stamp Duty Land Tax									
Stamp Duty Land Tax									
Stamp Duty Land Tax									
Stamp Duty Land Tax									
Stamp Duty Land Tax									
Stamp Duty Land Tax									
Stamp Duty Land Tax									
Stamp Duty Land Tax									
Stamp Duty Land Tax									
Stamp Duty Land Tax									
Stamp Duty Land Tax									
Stamp Duty Land Tax									
Stamp Duty Land Tax									
Stamp Duty Land Tax									
Stamp Duty Land Tax									
Stamp Duty Land Tax									
Stamp Duty Land Tax									
Stamp Duty Land Tax									
Stamp Duty Land Tax									

VIABILITY MARGIN	£836,910
POTENTIAL CIL RATE PER SQ METRE OF MARKET HOUSING (IF APPLICABLE)	£26



Residential Viability Appraisal

DEVELOPMENT MIX SCENARIO BASE LAND VALUE SCENARIO DEVELOPMENT LOCATION (ZONE)		Large Scale Urban Extension			Apartments	0
		Greenfield			2 bed houses	70
		High Value			3 Bed houses	105
DEVELOPMENT DETAILS		350 Total Units			4 bed houses	150
Affordable Proportion	20%	70 Affordable Units			5 bed house	25
Affordable Mix	15%	Starter Homes	15%	Intermediate	70%	Afford/Social Rent
Development Floorspace		29160 Sqm Market Housing		5,460 Sqm Affordable Housing		
Development Value						
Market Houses						
0	Apartments	65	sqm	1850	£ per sqm	£0
56	2 bed houses	75	sqm	2250	£ per sqm	£9,450,000
84	3 Bed houses	90	sqm	2200	£ per sqm	£16,632,000
120	4 bed houses	120	sqm	2200	£ per sqm	£31,680,000
20	5 bed house	150	sqm	2150	£ per sqm	£6,450,000
Starter Homes		80%	Open Market Value			
0	Apartments	0	sqm	1480	£ per sqm	£0
8	2 Bed house	75	sqm	1800	£ per sqm	£1,134,000
2	3 Bed House	90	sqm	1760	£ per sqm	£332,640
Intermediate		65%	Open Market Value			
0	Apartments	0	sqm	1202.5	£ per sqm	£0
8	2 Bed house	75	sqm	1462.5	£ per sqm	£921,375
2	3 Bed House	90	sqm	1430	£ per sqm	£270,270
Afford/Social Rent		48%	Open Market Value			
0	Apartments	0	sqm	888	£ per sqm	£0
39	2 Bed house	75	sqm	1080	£ per sqm	£3,175,200
10	3 Bed House	90	sqm	1056	£ per sqm	£931,392
350	Total Units					
Development Value						£70,976,877

Development Costs									
Land	Apartments	0	Plots	7003	£ per plot				£0
	2 Bed House	56	Plots	17507	£ per plot				£980,383
	3 Bed House	84	Plots	20008	£ per plot				£1,680,656
	4 Bed House	120	Plots	28011	£ per plot				£3,361,312
	5 Bed House	20	Plots	35014	£ per plot	Total Land	£6,722,624		£700,273
Stamp Duty Land Tax				4.0%					£268,905
Construction									
	Apartments	1759.5	£ per sqm	Market Housing Construction Cost					£30,443,040
	2 bed houses	1044	£ per sqm	Affordable Housing Construction Cost					£5,700,240
	3 Bed houses	1044	£ per sqm						
	4 bed houses	1044	£ per sqm						
	5 bed house	1044	£ per sqm						
Additional Affordable Housing Land Cost									£1,260,492
Professional Fees				8.0%	Build Cost				£2,891,462
Legal Fees				0.5%	GDV				£354,884
Statutory Fees				1.1%	Build Cost				£397,576
Sales/Marketing Costs				2.0%	Market Units Value				£1,284,240
Contingencies				5.0%	Build Cost				£1,870,189
Planning Obligations				1729	£ per Market Unit				£605,150
Interest		5.0%	12	Month Build			6	Mth Sale Void	£2,284,481
Arrangement Fee		1.0%	Cost						£511,937
Development Profit		Market Hsg	20.0%	of GDV	Aff Hsg	6.0%	of Cost		£13,184,414
Total Cost									
									£67,779,634



Residential Viability Appraisal

DEVELOPMENT SCENARIO BASE LAND VALUE SCENARIO DEVELOPMENT LOCATION (ZONE) DEVELOPMENT DETAILS		Large Scale Urban Extension				Apartments	0
		Brownfield				2 bed houses	70
		Low Value				3 Bed houses	105
Affordable Proportion		5%	350	Total Units		4 bed houses	150
			18	Affordable Units		5 bed house	25
Affordable Mix		15%	Starter Homes	15%	Intermediate	70%	Afford/Social Rent
Development Floorspace			34628	Sqm Market Housing		1,365	Sqm Affordable Housing
Development Value							
Market Houses							
0	Apartments	65	sqm	1750	£ per sqm		£0
67	2 bed houses	75	sqm	1900	£ per sqm		£9,476,250
100	3 Bed houses	90	sqm	1850	£ per sqm		£16,608,375
143	4 bed houses	120	sqm	1850	£ per sqm		£31,635,000
24	5 bed house	150	sqm	1800	£ per sqm		£6,412,500
Starter Homes		80%	Open Market Value				
0	Apartments	0	sqm	1400	£ per sqm		£0
2	2 Bed house	75	sqm	1520	£ per sqm		£239,400
1	3 Bed House	90	sqm	1480	£ per sqm		£69,930
Intermediate		65%	Open Market Value				
0	Apartments	0	sqm	1137.5	£ per sqm		£0
2	2 Bed house	75	sqm	1235	£ per sqm		£194,513
1	3 Bed House	90	sqm	1202.5	£ per sqm		£56,818
Afford/Social Rent		48%	Open Market Value				
0	Apartments	0	sqm	840	£ per sqm		£0
10	2 Bed house	75	sqm	912	£ per sqm		£670,320
2	3 Bed House	90	sqm	888	£ per sqm		£195,804
350	Total Units						
Development Value							£65,558,910

Development Costs									
Land	Apartments	0	Plots	4915	£ per plot				£0
	2 Bed House	67	Plots	12287	£ per plot				£817,055
	3 Bed House	100	Plots	14042	£ per plot				£1,400,666
	4 Bed House	143	Plots	19658	£ per plot				£2,801,332
	5 Bed House	24	Plots	24573	£ per plot				£583,611
Stamp Duty Land Tax				4.0%			Total Land	£5,602,663	£583,611
Stamp Duty Land Tax									
Stamp Duty Land Tax									
Stamp Duty Land Tax									
Stamp Duty Land Tax									
Stamp Duty Land Tax									
Stamp Duty Land Tax									
Stamp Duty Land Tax									
Stamp Duty Land Tax									
Stamp Duty Land Tax									
Stamp Duty Land Tax									
Stamp Duty Land Tax									
Stamp Duty Land Tax									
Stamp Duty Land Tax									
Stamp Duty Land Tax									
Stamp Duty Land Tax									
Stamp Duty Land Tax									
Stamp Duty Land Tax									
Stamp Duty Land Tax									
Stamp Duty Land Tax									
Stamp Duty Land Tax									
Stamp Duty Land Tax									
Stamp Duty Land Tax									
Stamp Duty Land Tax									
Stamp Duty Land Tax									
Stamp Duty Land Tax									
Stamp Duty Land Tax									
Stamp Duty Land Tax									
Stamp Duty Land Tax									
Stamp Duty Land Tax									
Stamp Duty Land Tax									
Stamp Duty Land Tax									
Stamp Duty Land Tax									
Stamp Duty Land Tax									
Stamp Duty Land Tax									
Stamp Duty Land Tax									
Stamp Duty Land Tax									
Stamp Duty Land Tax									
Stamp Duty Land Tax									
Stamp Duty Land Tax									
Stamp Duty Land Tax									
Stamp Duty Land Tax									
Stamp Duty Land Tax									
Stamp Duty Land Tax									
Stamp Duty Land Tax									
Stamp Duty Land Tax									
Stamp Duty Land Tax									
Stamp Duty Land Tax									
Stamp Duty Land Tax									
Stamp Duty Land Tax									
Stamp Duty Land Tax									
Stamp Duty Land Tax									
Stamp Duty Land Tax									
Stamp Duty Land Tax									
Stamp Duty Land Tax									
Stamp Duty Land Tax									
Stamp Duty Land Tax									
Stamp Duty Land Tax									
Stamp Duty Land Tax									
Stamp Duty Land Tax									
Stamp Duty Land Tax									
Stamp Duty Land Tax									
Stamp Duty Land Tax									
Stamp Duty Land Tax									
Stamp Duty Land Tax									
Stamp Duty Land Tax									
Stamp Duty Land Tax									
Stamp Duty Land Tax									
Stamp Duty Land Tax									
Stamp Duty Land Tax									
Stamp Duty Land Tax									
Stamp Duty Land Tax									
Stamp Duty Land Tax									
Stamp Duty Land Tax									
Stamp Duty Land Tax									
Stamp Duty Land Tax									
Stamp Duty Land Tax									
Stamp Duty Land Tax									
Stamp Duty Land Tax									
Stamp Duty Land Tax									
Stamp Duty Land Tax									
Stamp Duty Land Tax									
Stamp Duty Land Tax									
Stamp Duty Land Tax									
Stamp Duty Land Tax									
Stamp Duty Land Tax									
Stamp Duty Land Tax									
Stamp Duty Land Tax									
Stamp Duty Land Tax									
Stamp Duty Land Tax									
Stamp Duty Land Tax									
Stamp Duty Land Tax									
Stamp Duty Land Tax									
Stamp Duty Land Tax									
Stamp Duty Land Tax									
Stamp Duty Land Tax									
Stamp Duty Land Tax									
Stamp Duty Land Tax									
Stamp Duty Land Tax									
Stamp Duty Land Tax									
Stamp Duty Land Tax									
Stamp Duty Land Tax									
Stamp Duty Land Tax									
Stamp Duty Land Tax									
Stamp Duty Land Tax									
Stamp Duty Land Tax									
Stamp Duty Land Tax									
Stamp Duty Land Tax									
Stamp Duty Land Tax									
Stamp Duty Land Tax									
Stamp Duty Land Tax									
Stamp Duty Land Tax									
Stamp Duty Land Tax									
Stamp Duty Land Tax									
Stamp Duty Land Tax									
Stamp Duty Land Tax									
Stamp Duty Land Tax									
Stamp Duty Land Tax									
Stamp Duty Land Tax									
Stamp Duty Land Tax									
Stamp Duty Land Tax									
Stamp Duty Land Tax									
Stamp Duty Land Tax									
Stamp Duty Land Tax									
Stamp Duty Land Tax									
Stamp Duty Land Tax									
Stamp Duty Land Tax									
Stamp Duty Land Tax									
Stamp Duty Land Tax									
Stamp Duty Land Tax									
Stamp Duty Land Tax									
Stamp Duty Land Tax									
Stamp Duty Land Tax									
Stamp Duty Land Tax									
Stamp Duty Land Tax									
Stamp Duty Land Tax									
Stamp Duty Land Tax									
Stamp Duty Land Tax									
Stamp Duty Land Tax									
Stamp Duty Land Tax									
Stamp Duty Land Tax									
Stamp Duty Land Tax									
Stamp Duty Land Tax									
Stamp Duty Land Tax									
Stamp Duty Land Tax									
Stamp Duty Land Tax									
Stamp Duty Land Tax									
Stamp Duty Land Tax									
Stamp Duty Land Tax									
Stamp Duty Land Tax									
Stamp Duty Land Tax									
Stamp Duty Land Tax									
Stamp Duty Land Tax									
Stamp Duty Land Tax									
Stamp Duty Land Tax									
Stamp Duty Land Tax									
Stamp Duty Land Tax									
Stamp Duty Land Tax									
Stamp Duty Land Tax									
Stamp Duty Land Tax									
Stamp Duty Land Tax									
Stamp Duty Land Tax									
Stamp Duty Land Tax									
Stamp Duty Land Tax									
Stamp Duty Land Tax									
Stamp Duty Land Tax									
Stamp Duty Land Tax									
Stamp Duty Land Tax									
Stamp Duty Land Tax									
Stamp Duty Land Tax									
Stamp Duty Land Tax									
Stamp Duty Land Tax									
Stamp Duty Land Tax									
Stamp Duty Land Tax									
Stamp Duty Land Tax									
Stamp Duty Land Tax									
Stamp Duty Land Tax									
Stamp Duty Land Tax									
Stamp Duty Land Tax									
Stamp Duty Land Tax									
Stamp Duty Land Tax									
Stamp Duty Land Tax									
Stamp Duty Land Tax									
Stamp Duty Land Tax									
Stamp Duty Land Tax									
Stamp Duty Land Tax									
Stamp Duty Land Tax									
Stamp Duty Land Tax									
Stamp Duty Land Tax									
Stamp Duty Land Tax									
Stamp Duty Land Tax									
Stamp Duty Land Tax									
Stamp Duty Land Tax									
Stamp Duty Land Tax									
Stamp Duty Land Tax									
Stamp Duty Land Tax									
Stamp Duty Land Tax									
Stamp Duty Land Tax									
Stamp Duty Land Tax									
Stamp Duty Land Tax									
Stamp Duty Land Tax									
Stamp Duty Land Tax									
Stamp Duty Land Tax									
Stamp Duty Land Tax									
Stamp Duty Land Tax									
Stamp Duty Land Tax									
Stamp Duty Land Tax									
Stamp Duty Land Tax									
Stamp Duty Land Tax									
Stamp Duty Land Tax									
Stamp Duty Land Tax									
Stamp Duty Land Tax									
Stamp Duty Land Tax									
Stamp Duty Land Tax									
Stamp Duty Land Tax									
Stamp Duty Land Tax									
Stamp Duty Land Tax									
Stamp Duty Land Tax									
Stamp Duty Land Tax									
Stamp Duty Land Tax									
Stamp Duty Land Tax									
Stamp Duty Land Tax									
Stamp Duty Land Tax									
Stamp Duty Land Tax									
Stamp Duty Land Tax									
Stamp Duty Land Tax									
Stamp Duty Land Tax									
Stamp Duty Land Tax									
Stamp Duty Land Tax									
Stamp Duty Land Tax									
Stamp Duty Land Tax									
Stamp Duty Land Tax									
Stamp Duty Land Tax									
Stamp Duty Land Tax									
Stamp Duty Land Tax									
Stamp Duty Land Tax									
Stamp Duty Land Tax									
Stamp Duty Land Tax									
Stamp Duty Land Tax									
Stamp Duty Land Tax									
Stamp Duty Land Tax									
Stamp Duty Land Tax									
Stamp Duty Land Tax									
Stamp Duty Land Tax									
Stamp Duty Land Tax									
Stamp Duty Land Tax									
Stamp Duty Land Tax									
Stamp Duty Land Tax									
Stamp Duty Land Tax									
Stamp Duty Land Tax									
Stamp Duty Land Tax									
Stamp Duty Land Tax									
Stamp Duty Land Tax									
Stamp Duty Land Tax									
Stamp Duty Land Tax									
Stamp Duty Land Tax									
Stamp Duty Land Tax									
Stamp Duty Land Tax									
Stamp Duty Land Tax									
Stamp Duty Land Tax									
Stamp Duty Land Tax									
Stamp Duty Land Tax									
Stamp Duty Land Tax									

VIABILITY MARGIN	-£1,221,410
POTENTIAL CIL RATE PER SQ METRE OF MARKET HOUSING (IF APPLICABLE)	-£35



Residential Viability Appraisal

DEVELOPMENT MIX SCENARIO BASE LAND VALUE SCENARIO DEVELOPMENT LOCATION (ZONE)		Large Scale Urban Extension				Apartments	0
		Brownfield				2 bed houses	70
		High Value				3 Bed houses	105
DEVELOPMENT DETAILS		350 Total Units				4 bed houses	150
Affordable Proportion	10%	35 Affordable Units				5 bed house	25
Affordable Mix	15%	Starter Homes	15%	Intermediate	70%	Afford/Social Rent	
Development Floorspace		32805 Sqm Market Housing		2,730		Sqm Affordable Housing	
Development Value							
Market Houses							
0	Apartments	65	sqm	1850	£ per sqm	£0	
63	2 bed houses	75	sqm	2250	£ per sqm	£10,631,250	
95	3 Bed houses	90	sqm	2200	£ per sqm	£18,711,000	
135	4 bed houses	120	sqm	2200	£ per sqm	£35,640,000	
23	5 bed house	150	sqm	2150	£ per sqm	£7,256,250	
Starter Homes		80%	Open Market Value				
0	Apartments	0	sqm	1480	£ per sqm	£0	
4	2 Bed house	75	sqm	1800	£ per sqm	£567,000	
1	3 Bed House	90	sqm	1760	£ per sqm	£166,320	
Intermediate		65%	Open Market Value				
0	Apartments	0	sqm	1202.5	£ per sqm	£0	
4	2 Bed house	75	sqm	1462.5	£ per sqm	£460,688	
1	3 Bed House	90	sqm	1430	£ per sqm	£135,135	
Afford/Social Rent		48%	Open Market Value				
0	Apartments	0	sqm	888	£ per sqm	£0	
20	2 Bed house	75	sqm	1080	£ per sqm	£1,587,600	
5	3 Bed House	90	sqm	1056	£ per sqm	£465,696	
350	Total Units						
Development Value							£75,620,939

Development Costs									
Land	Apartments	0	Plots	9028	£ per plot				£0
	2 Bed House	63	Plots	22569	£ per plot				£1,421,868
	3 Bed House	95	Plots	25794	£ per plot				£2,437,488
	4 Bed House	135	Plots	36111	£ per plot				£4,874,976
	5 Bed House	23	Plots	45139	£ per plot		Total Land	£9,749,952	£1,015,620
Stamp Duty Land Tax				4.0%					£389,998
Construction									
	Apartments	1759.5	£ per sqm	Market Housing Construction Cost					£34,248,420
	2 bed houses	1044	£ per sqm						
	3 Bed houses	1044	£ per sqm	Affordable Housing Construction Cost					£2,850,120
	4 bed houses	1044	£ per sqm						
	5 bed house	1044	£ per sqm						
Additional Affordable Housing Land Cost									£812,496
Professional Fees				8.0%	Build Cost				£2,967,883
Legal Fees				0.5%	GDV				£378,105
Statutory Fees				1.1%	Build Cost				£408,084
Sales/Marketing Costs				2.0%	Market Units Value				£1,444,770
Contingencies				5.0%	Build Cost				£1,895,552
Planning Obligations				1729	£ per Market Unit				£605,150
Interest		5.0%	12	Month Build			6	Mth Sale Void	£2,560,379
Arrangement Fee		1.0%	Cost						£551,454
Development Profit		Market Hsg	20.0%	of GDV	Aff Hsg	6.0%	of Cost	£14,618,707	
Total Cost									
									£73,481,070

VIABILITY MARGIN	£2,139,868
POTENTIAL CIL RATE PER SQ METRE OF MARKET HOUSING (IF APPLICABLE)	£65



Residential Viability Appraisal

DEVELOPMENT SCENARIO	Large Scale Urban Extension			Apartments	0	
BASE LAND VALUE SCENARIO	Gross Residual Value			2 bed houses	70	
DEVELOPMENT LOCATION (ZONE)	Low Value			3 Bed houses	105	
DEVELOPMENT DETAILS	350	Total Units	12.00	Site Area	4 bed houses	150
				5 bed house	25	

Development Floorspace36450 Sqm Market Housing

Development Value

Market Houses					
0	Apartments	65	sqm	1750	£ per sqm
70	2 bed houses	75	sqm	1900	£ per sqm
105	3 Bed houses	90	sqm	1850	£ per sqm
150	4 bed houses	120	sqm	1850	£ per sqm
25	5 bed house	150	sqm	1800	£ per sqm

Starter Homes		80%	Open Market Value	
0	Apartments	65	sqm	1400 £ per sqm
0	2 Bed house	75	sqm	1520 £ per sqm
0	3 Bed House	90	sqm	1480 £ per sqm

Intermediate		65%	Open Market Value	
0	Apartments	65	sqm	1137.5 £ per sqm
0	2 Bed house	75	sqm	1235 £ per sqm
0	3 Bed House	90	sqm	1202.5 £ per sqm

Afford/Social Rent		48%	Open Market Value	
0	Apartments	65	sqm	840 £ per sqm
0	2 Bed house	75	sqm	912 £ per sqm
0	3 Bed House	90	sqm	888 £ per sqm

350	Total Units			
Development Value				£67,507,500

Development Costs

Construction

0	Apartments	65	sqm	1759.5	£ per sqm
70	2B Houses	75	sqm	1044	£ per sqm
105	3B Houses	90	sqm	1044	£ per sqm
150	4B Houses	120	sqm	1044	£ per sqm
25	5B Houses	150	sqm	1044	£ per sqm

350	36450 Total sqm				
Professional Fees Legal Fees Statutory Fees Sales/Marketing Costs Contingencies					
			8.0%	Build Cost	£3,044,304
			0.5%	GDV	£337,538
			1.1%	Build Cost	£418,592
			2.0%	Market Units Value	£1,350,150
Contingencies			5.0%	Build Cost	£1,902,690
Interest	5.0%	12	Month Build	6	Mth Sale Void
Arrangement Fee	1.0%	Cost			
Development Profit	Market Hsg	20.0%	of GDV		

Total Cost					£60,812,419
------------	--	--	--	--	-------------

GROSS RESIDUAL LAND VALUE	£6,695,081
GROSS RESIDUAL LAND VALUE PER HA	£557,923



Residential Viability Appraisal

DEVELOPMENT SCENARIO	Large Scale Urban Extension			Apartments	0	
BASE LAND VALUE SCENARIO	Gross Residual Value			2 bed houses	70	
DEVELOPMENT LOCATION (ZONE)	High Value			3 Bed houses	105	
DEVELOPMENT DETAILS	350	Total Units	12.00	Site Area	4 bed houses	150
				5 bed house	25	

Development Floorspace 36450 Sqm Market Housing

Development Value

Market Houses					
0	Apartments	65	sqm	1850	£ per sqm
70	2 bed houses	75	sqm	2250	£ per sqm
105	3 Bed houses	90	sqm	2200	£ per sqm
150	4 bed houses	120	sqm	2200	£ per sqm
25	5 bed house	150	sqm	2150	£ per sqm

Starter Homes		80%	Open Market Value	
0	Apartments	65	sqm	1480 £ per sqm
0	2 Bed house	75	sqm	1800 £ per sqm
0	3 Bed House	90	sqm	1760 £ per sqm

Intermediate		65%	Open Market Value	
0	Apartments	65	sqm	1202.5 £ per sqm
0	2 Bed house	75	sqm	1462.5 £ per sqm
0	3 Bed House	90	sqm	1430 £ per sqm

Afford/Social Rent		48%	Open Market Value	
0	Apartments	65	sqm	888 £ per sqm
0	2 Bed house	75	sqm	1080 £ per sqm
0	3 Bed House	90	sqm	1056 £ per sqm

350	Total Units			
Development Value				£80,265,000

Development Costs

Construction

0	Apartments	65	sqm	1759.5	£ per sqm
70	2B Houses	75	sqm	1044	£ per sqm
105	3B Houses	90	sqm	1044	£ per sqm
150	4B Houses	120	sqm	1044	£ per sqm
25	5B Houses	150	sqm	1044	£ per sqm

350	36450 Total sqm				
Professional Fees Legal Fees Statutory Fees Sales/Marketing Costs Contingencies					
			8.0%	Build Cost	£3,044,304
			0.5%	GDV	£401,325
			1.1%	Build Cost	£418,592
			2.0%	Market Units Value	£1,605,300
			5.0%	Build Cost	£1,902,690
Interest	5.0%	12	Month Build	6	Mth Sale Void
Arrangement Fee	1.0%	Cost			
Development Profit	Market Hsg	20.0%	of GDV		

Total Cost					£63,698,440
------------	--	--	--	--	-------------

GROSS RESIDUAL LAND VALUE	£16,566,560
GROSS RESIDUAL LAND VALUE PER HA	£1,380,547

LAND VALUE ASSUMPTIONS

Gross Residual Land Value per Ha	Zone 1	Zone 2
Small Scale Urban Infill	662326	1474793
Small Scale Urban edge	614990	1449124
Med Scale Urban Mixed Residential	617895	1442992
Med Scale Urban Edge Mixed Residential	576447	1405840
Large Scale Urban Extension	557923	1380547
Existing Use Values		
Brownfield Existing Use Value per Ha	425000	
Greenfield Existing Use Value per Ha	20000	
Land Value Uplift Split	50%	

Affordable Housing Land Value	
Proportion of OM Plot Value	100%

Density per Ha				
Apt	2Bed	3Bed	4 Bed	5Bed
100	40	35	25	20

Affordable Housing Assumptions			
Type			
Starter Homes	Size (sqm)	Proportion	Cost Rate
Apartments			
2 Bed house	75	80%	£1,044
3 Bed House	90	20%	£1,044
Intermediate			
Intermediate	Size (sqm)	Proportion	Cost Rate
Apartments			
2 Bed house	75	80%	£1,044
3 Bed House	90	20%	£1,044
Afford/Social Rent			
Afford/Social Rent	Size (sqm)	Proportion	Cost Rate
Apartments			
2 Bed house	75	80%	£1,044
3 Bed House	90	20%	£1,044

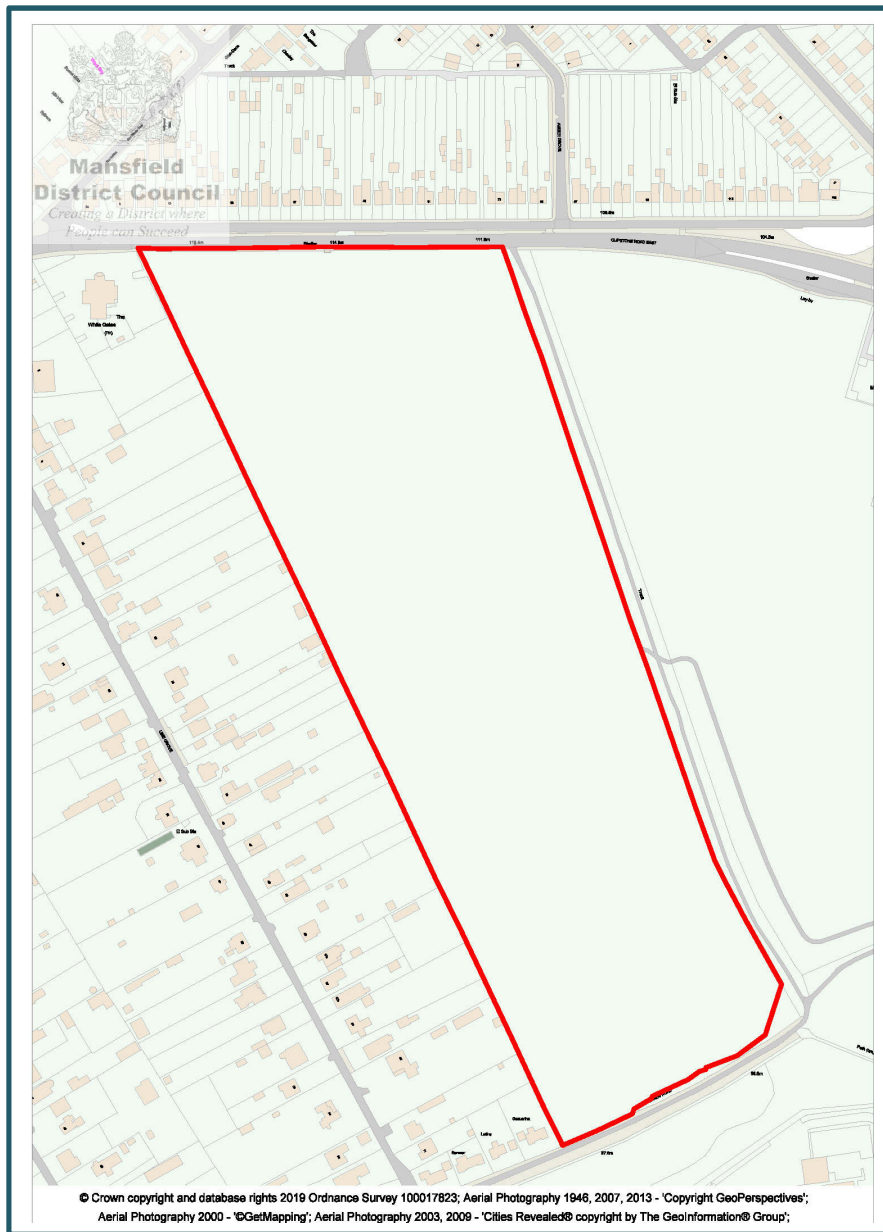
Maximum Residential CIL Rates per sqm

Charging Zone/Base Land Value	Small Scale Urban Infill	Small Scale Urban edge	Med Scale Urban Mixed Residential	Med Scale Urban Edge Mixed Residential	Large Scale Urban Extension
Low Value					
Greenfield	£72	£65	£21	£22	£26
Brownfield	-£2	-£8	-£36	-£36	-£35
High Value					
Greenfield	£194	£187	£95	£102	£110
Brownfield	£120	£108	£60	£62	£65

Annex B

Statements of Common Ground

Statement of Common Ground: Clipstone Road East



Site Information			
Location:	Land to south of Clipstone Road East, Forest Town.	Settlement:	Forest Town
Ward:	Newlands	Land Type:	Greenfield
Local Plan Ref:	H1a	HELAA Ref:	101 (west)
Within Urban Boundary:	Yes	Approximate Capacity:	313 dwellings
Site Area (ha):	10.56	Developable Area (ha):	10.56

AVAILABILITY

West:

The land owner is Sherwood Developments Limited.

STAGE

An outline application (2014/0248/NT) was granted for up to 313 dwellings and associated works on 20/09/2018. The developer who signed the s106 agreement for this scheme is Newlands Development limited. A Reserved Matters application has now been submitted for 30 dwellings. The following reserved matters for subsequent phases will follow.

PROJECTED DELIVERY

West:

It is expected that development of the site will commence during the 2022/23 financial year. 3 years for reserved matters and lead in time prior to completions is assumed. It is projected that 263 homes will be delivered within the plan period and 50 post plan period.

YEAR	Pre-18	18/19	19/20	20/21	21/22	22/23	23/24	24/25	25/26	26/27	27/28	28/29	29/30	30/31	31/32	32/33	Post Plan Period
Annual Delivery	-	-	-	-	-	13	25	25	25	25	25	25	25	25	25	25	50
Cumulative Delivery	-	-	-	-	-	25	38	63	88	113	138	163	188	213	238	263	313

KNOWN INFRASTRUCTURE REQUIREMENTS

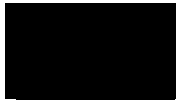
The following infrastructure requirements are specified in the s106 agreement signed on 18/09/2018:

- Residential public open space contribution of £1,100 per residential unit.
- Education contribution of £756,030 to be used towards the expansion of educational facilities to provide 66 new primary school places at John T. Rice Infant School and/or Newlands Junior School.
- Highway contribution of £60,000 to be used towards the provision of two pedestrian refuges on Clipstone Road East (£10,000) and towards the relocation of the west bound bus stop along Clipstone Road East to the extent of the frontage of the site (£50,000).
- Local Rights of Way contribution not exceeding £70,000 towards improvements to the Local Rights of Way to encourage walking and cycling.

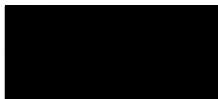
- Affordable housing contribution of:
 - 20% of the total number of residential units delivered on the site;
 - £25,000 index linked in respect of each affordable housing unit not provided on the site;
 - Commuted sum of £1,575,000 index linked to be paid to the council in the event that the owner elects not to construct the affordable housing units. This will be used towards: apartment blocks for general needs (Rock Court), apartment complex for older people (Sandy Lane), provision of new housing through the regeneration of Bellamy Road estate, conversion of disused Tenant Meeting Rooms or such other projects that will deliver the provision of affordable housing within the council's area.

The requirements set out in this statement do not override the terms set out in the s106 agreement. The applicant should refer to the signed 106 for the exact terms of agreement.

SIGNATURES

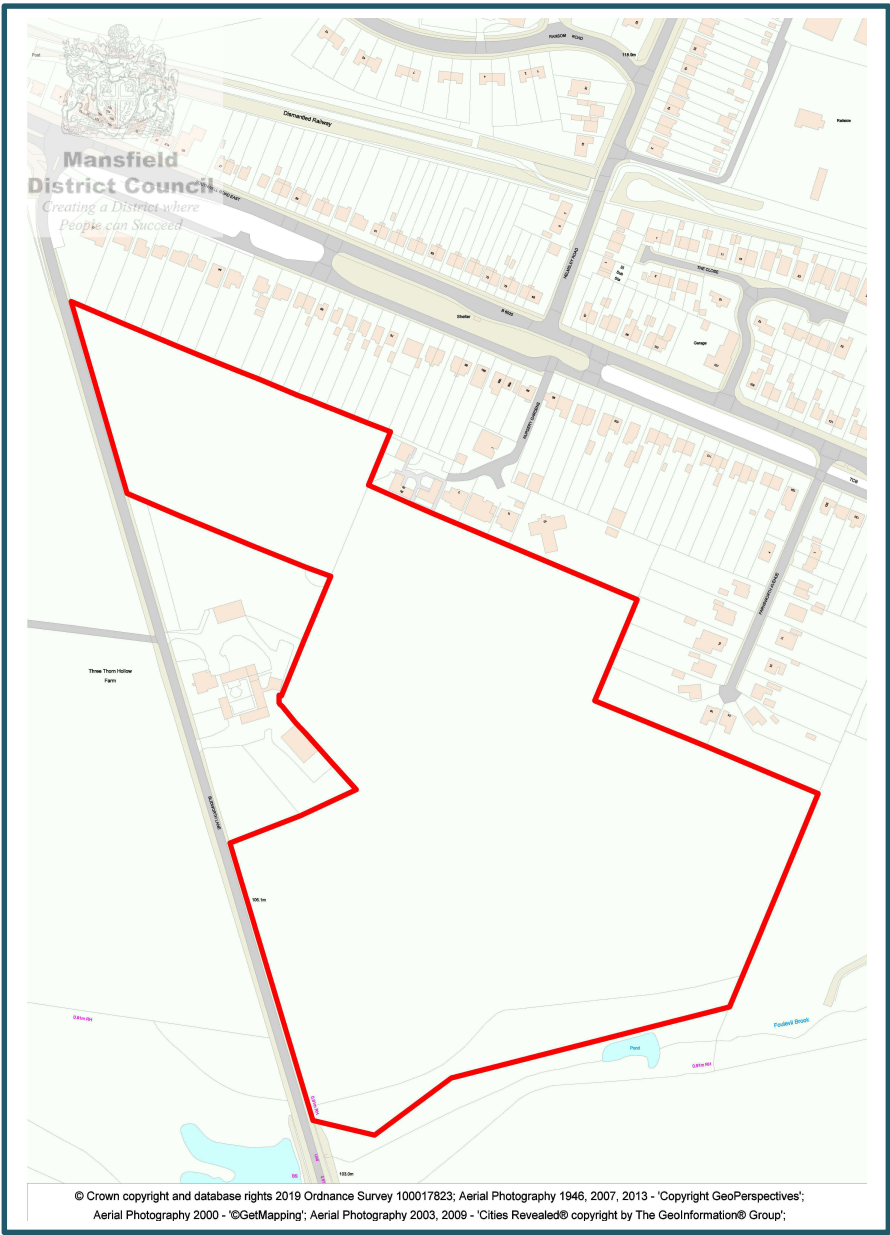


Director, PB Planning Ltd, On behalf of Sherwood Developments Limited



Planning Policy Team Leader, Mansfield District Council

Statement of Common Ground: Three Thorn Hollow Farm



Site Information			
Location:	Blidworth Lane	Settlement:	Rainworth
Ward:	Ransom Wood	Land Type:	Greenfield
Local Plan Ref:	H1d	HELAA Ref:	73
Within Urban Boundary:	No	Approximate Capacity:	200
Site Area (ha):	10.58	Developable Area (ha):	7.60

AVAILABILITY

The site is owned by Mr Mark Warrener who has confirmed that the site is available for development. The site is being promoted by Savills on behalf of Barratt David Wilson Homes.

STAGE

There is no current planning application. It has been identified by the agent that an outline planning application is expected to be submitted in summer 2019.

Barratt David Wilson Homes are developing the site. Written confirmation of this agreement was provided by the land owner via email on 5 April 2018. The following supporting documents have been produced and are available from <https://savillsglobal.box.com/s/dil92dk9wf3vhbmzane5ws1eh1ttghw>

- Heritage Appraisal;
- Preliminary Ecological Assessment;
- Hydrology Report; and
- Pre-application Response from Natural England.



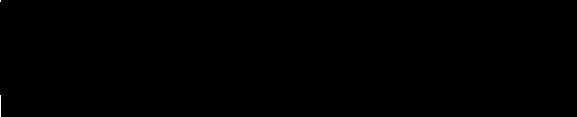
PROJECTED DELIVERY

It is anticipated that development of the site will commence during the 2020/21 financial year. It is projected that all 200 homes will be delivered within the plan period. An indicative timetable is provided below.

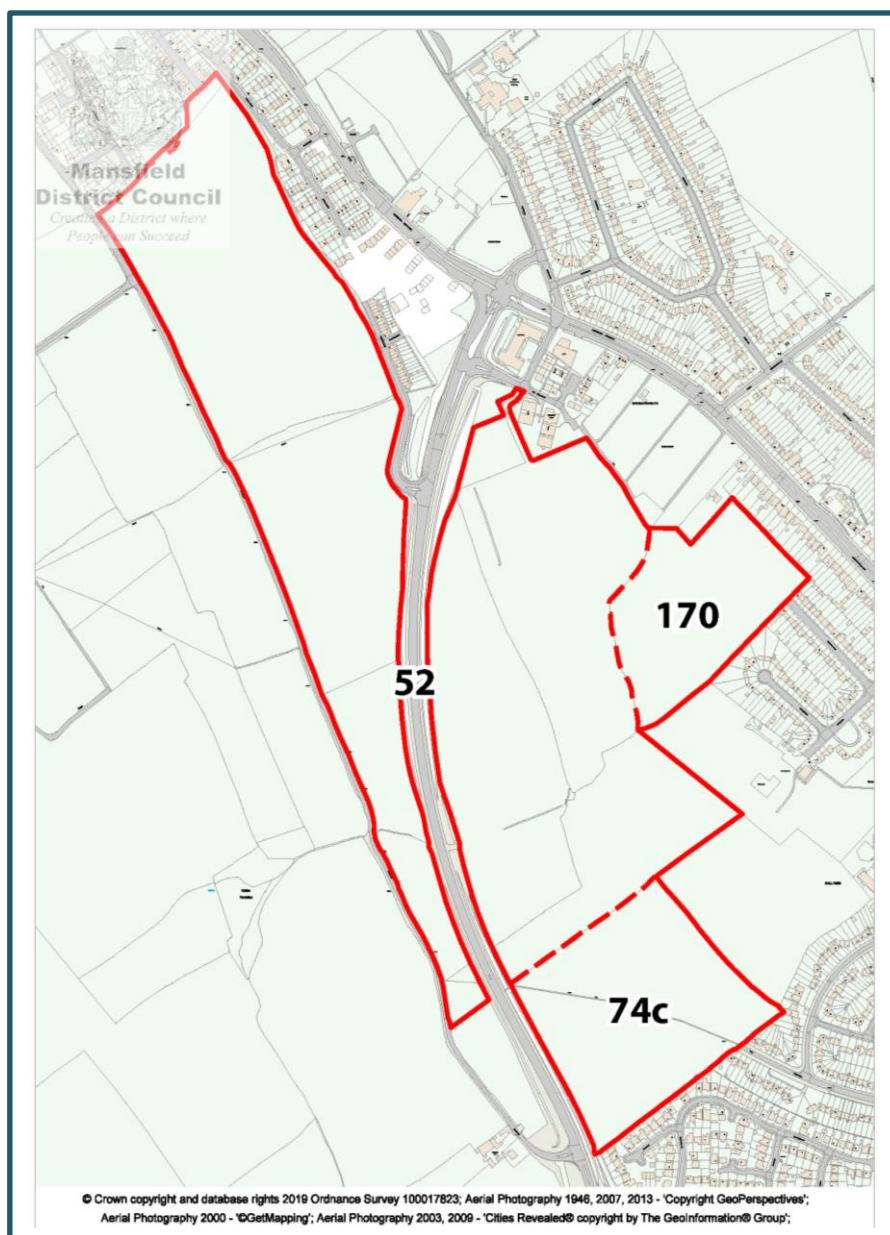
Stage	Expected start date
Submission of Pre-application Inquiry	Spring 2019
EIA Screening (if required)	Spring 2019
Submission of Outline Planning Application	Summer 2019
Agreement of s106	Spring 2020
Submission of Reserved Matters Applications	Spring 2020
Discharge of Conditions	Autumn 2020
Opening up Works	Winter 2020
Construction of first dwelling	Summer 2021

YEAR	Pre-18	18/19	19/20	20/21	21/22	22/23	23/24	24/25	25/26	26/27	27/28	28/29	29/30	30/31	31/32	32/33	Post Plan Period
Annual Delivery	-	-	-	-	20	40	40	40	40	20	-	-	-	-	-	-	-
Cumulative Delivery	-	-	-	-	20	60	100	140	180	200	-	-	-	-	-	-	-

SIGNATURES

 Mansfield District Council	Signed Electronically 29.04.19
 Savills (on behalf of Barratt David Wilson Homes)	

Statement of Common Ground: Pleasley Hill Farm



Site Information			
Location:	Pleasley Hill Farm	Settlement:	Mansfield
Ward:	Bull Farm and Pleasley Hill	Land Type:	Greenfield
Local Plan Ref:	SUE1	HELAA Ref:	52, 74c & 170
Within Urban Boundary:	No	Expected Capacity:	925 new homes (including retirement accommodation), A care home New local centre A minimum of 1.7 ha (developable area) of mixed employment uses.

			There is also land available for a petrol filling station, nursery and gym
Site Area (ha):	41.81	Developable Area (ha):	39.65

AVAILABILITY

There is an agreement between the landowners to work together to ensure that the two sites provide pedestrian connectivity and compatibility of the layouts where they abut. The signed letter is at Appendix A.

Site – 170 Land off Wharmby Avenue

The land is owned by Dunthorne & Morley who is represented by Claremont Planning Consultancy.

Sites 52 and 74c

Helier Limited have a controlling interest in sites 52 and 74c and fully intend to bring the site forward to develop both the employment land and residential land with partners.

There are agreed terms with CWC Limited to develop the employment land. CWC are engaging with potential end users to inform the design of the employment land.

Helier are also working with three major house builders who have agreed in principle to deliver the site subject to allocation in the Local Plan and gaining planning permission. Letters of support are included at Appendix B.

STAGE

Sites 52 and 74c

An EIA screening opinion (2019/0127/SCRE) was submitted on 4 March 2019 where it has been concluded that an EIA will be required. An outline application is expected to be submitted in July/August 2019.

Site 170 - Land off Wharmby Avenue

No application has been submitted for the site.

PROJECTED PLAN

Stage	Expected start date
EIA Screening (if required)	Submitted 04/03/2019
Submission of Outline Planning Application	Summer 2019
Agreement of s106	Early 2020
Submission of Reserved Matters Application	Spring 2020
Discharge of Conditions	Autumn 2020
Opening up Works	Spring 2021
Construction of first dwelling	Spring 2022

Site 170 – Land off Wharmby Avenue

Stage	Expected start date
EIA Screening (if required)	Winter 2023
Submission of Outline Planning Application	Summer 2024
Agreement of s106	Winter 2025
Submission of Reserved Matters Application	Summer 2026
Discharge of Conditions	Winter 2026
Opening up Works	Spring 2027
Construction of first dwelling	Spring 2028

A much more cautious approach to delivery has been taken for the delivery of site 170 as no house builders have currently been identified to deliver the site and there are a number of sites already within the vicinity mainly Penniment Farm that is currently under construction. If the site were to come forward more quickly than set out in the below trajectory this would be supported by the Council. These delivery timescales have not been agreed with the site promoter but have been included to present the full picture of the site.

52 and 74c (Pleasley Hill Farm)

Housing

YEAR	Pre-18	18/19	19/20	20/21	21/22	22/23	23/24	24/25	25/26	26/27	27/28	28/29	29/30	30/31	31/32	32/33	Post Plan Period
Annual Delivery	-	-	-	-	-	15	30	50	60	75	75	75	75	75	54	50	165
Cumulative Delivery	-	-	-	-	-	15	45	95	155	230	305	380	455	530	584	634	799

It is expected that 634 homes will be delivered within the plan period, and 165 post plan period. Given the size of the site the phasing plan at Appendix C has been submitted.

Site 170 – Land off Wharmby Avenue

Housing

YEAR	Pre-18	18/19	19/20	20/21	21/22	22/23	23/24	24/25	25/26	26/27	27/28	28/29	29/30	30/31	31/32	32/33	Post Plan Period
Annual Delivery	-	-	-	-	-	-	-	-				10	25	25	25	25	15
Cumulative Delivery	-	-	-	-	-	-	-	-				10	35	60	85	110	125

It is expected that 110 homes will be delivered within the plan period, and 15 post plan period.

KNOWN INFRASTRUCTURE REQUIREMENTS

The following infrastructure requirements are stated in the Mansfield District Local Plan (20013-2033) for this site:

- an appropriate buffer to the adjoining employment development and Pleasley village to the north;
- a network of green infrastructure linking to nearby local wildlife sites (Cotton Plantation and Pleasley Hill Pastures), and the existing public rights of way;
- adequate SuDS along the existing flooding routes, including enhancing ecological connections with the adjoining natural spring and local wildlife site;
- on-site open space and play facilities in locations which are accessible from surrounding areas; and
- the protection of areas of archaeological significance informed by a Geophysical Survey.

Contributions will be required to mitigate the impact of development on the following junctions:

- Chesterfield Road/Debdale Lane;
- Kings Mill Road/Beck Lane/Skegby Lane/Mansfield Road ; and
- A6191 Chesterfield Road/A617 MARR Pleasley.

It should be noted that the Local plan needs to be read as a whole. Future planning applications will need to be supported with sufficient information to help the council make an informed assessment of the potential impact and help to secure the necessary supporting infrastructure.

SIGNATURES



CONSULTANT ON BEHALF
OF HELIX LIMITED.

ATTACHMENTS

Helier Limited
Millennium House
Victoria Road
Douglas
Isle of Man
IM2 4RW

Katie Mills
Team Leader Planning Policy
Mansfield District Council
Civic Centre
Chesterfield Road South
Mansfield
NG19 7BH

26 June 2018

Dear Sirs,

Re Land at Pleasley, Mansfield

We write, to confirm Helier Limited, owner of a controlling interest in the land edged red on the attached plan and Dunthorne & Morley, owner of the land edged blue on the attached plan, have agreed to explore opportunities to co-operate in the preparation of a comprehensive delivery strategy in respect of the identified development area at Pleasley, Mansfield.

Whilst both parties intend to procure their sites independently by way of the provision of their own technical reports, planning submissions and timescales, we agree on the merits of attempting to agree a strategy in advance in respect of pedestrian connectivity, utilities and compatibility of the layouts where they abut.

Yours faithfully,



David Winterbotham
Consultant – Helier Limited



For & On behalf of
Dunthorne & Morley

Redrow Homes East Midlands

5 Riverside Court
Pride Park
Derby DE24 8JN

Tel: 01332 205200
Fax: 01332 340422
Email: eastmidlands@redrow.co.uk
Website: www.redrow.co.uk

Tuesday 30th April 2019

To Whom it May Concern

RE: Land at Pleasley, sites 52 and 74C.

I write to confirm that we are fully aware of the proposed development at Pleasley which we consider to be a highly sustainable location for development and which would be potentially suitable for our 'Harwood Range' of dwellings in meeting the local housing needs.

Should the site be allocated within the Local Plan and following the grant of Planning Permission we would be interested in considering the purchase of suitable phases within the site to facilitate the early delivery housing completions.

Yours sincerely



Land Director

Redrow Homes East Midlands Ltd.

Avant Homes Central
Unit C3 & C4 Holmewood Business Park,
Holmewood,
Chesterfield,
S42 5US

30th April 2019

Without prejudice & Subject to Contract

RE : Land at Pleasley, Mansfield – (52 & 74C) of the proposed allocation.

To Whom it may concern,

We write in support of the above proposed allocation. Pleaseley and the surrounding villages has seen very little development opportunities over the former years, its geographical position and overall connectivity is an ideal location for new home owners from both a local and regional perspective.

We have been aware of the proposal for some time and have been liaising with Helier Limited on the progress of overall residential scheme.

If the development is successfully allocated, within the Local Plan, Avant Homes consider this site would fit in well with their portfolio and would look to acquire a phase of the residential allocation.

Avant Homes are one of the UK's leading privately-owned house builders. Our homes have established a reputation for innovative design and high specification. Operating in Scotland, the North East of England, Yorkshire and the Midlands, we have five offices across the country and employ over 600 people.

As a progressive, responsible homebuilder, we have a commitment to the communities we build in, and the people that live within them. As such, our focus is firmly on quality, attention to detail and the local area.

From our Central regional office, based at Holmewood, Chesterfield we have successfully developed several design led schemes across the Derbyshire and Nottinghamshire regions and we are currently developing sites at De Rhodes Point, Woodthorpe; Klyppr Village,

Avant Homes (Central), Unit C3 & C4, Holmewood Business Park,
Holmewood, Chesterfield S42 5US

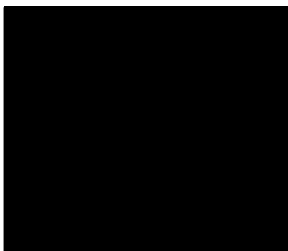
T: 01246 511800
avanthomes.co.uk

GOOD. BETTER. DIFFERENT

Clipstone; Babington Quarter, South Normanton and have recently acquired land in Carlton in Lindrick and Chesterfield Waterside.

The above opportunity is therefore central to our operating region and would be certainly considered as part of our overall portfolio of developments.

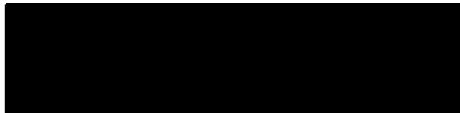
**For and on behalf of
Avant Homes**



Land Manager

M:

E:



Avant Homes (Central), Unit C3 & C4, Holmewood Business Park,
Holmewood, Chesterfield S42 5US

T: 01246 511800
avanthomes.co.uk

GOOD. BETTER. DIFFERENT



COUNTRYSIDE

Places People Love

To whom it may concern

24 April 2019

Dear Sirs,

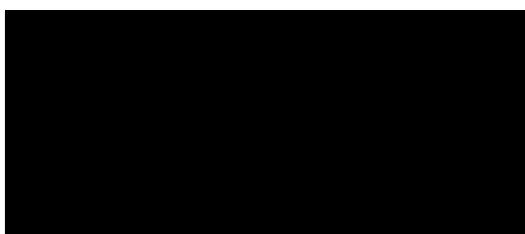
Re: Land at Pleasley, sites 52 and 74C – Subject to Contract

We write to confirm that Countryside Properties Plc have been working with both Helier Limited and their consultants in the development of the residential phases of the proposed masterplan for sites 52 and 74C at Pleasley ("**Site**").

We would also confirm that Countryside Properties Plc have an in-principle agreement with Helier Limited to acquire certain of the residential phases, should the Site be allocated within the Local Plan and gain planning permission

We believe that the Site would create an ideal location for sustainable new homes for the future and we would also welcome the opportunity to contribute to the delivery of the Site with the Countryside Properties product.

Yours sincerely





**Clowes Developments
(UK) Limited**

Ednaston Park
Painters Lane
Ednaston
Derbyshire DE6 3FA

t / 01335 360353
e / enquiries@cw-group.co.uk

cw-group.co.uk

Dear David

Statement of intent – Pleasley Hill Farm, Pleasley.

CWC Group have been working with yourselves on the promotion of the land at Pleasley Hill with an eye to bringing forward the commercial element of the scheme using our vast experience of not only industrial, but mixed use schemes as well, as detailed below. Upon receipt of an allocation we would look to put together a comprehensive planning application using a tried and tested collection of consultants to work with Mansfield District Council allowing a smooth delivery of the site.

Résumé

The CWC Group was founded over 50 years ago by the Chairman, Charles W Clowes. Charles, who passed away in early 2015, established a strong and resourceful team within a resilient corporate structure, built on a family of focused and dedicated companies. His son David is now taking the Group forward as the new Chairman.

The flexibility provided by this structure, together with prudent and entrepreneurial management, has delivered strong year on year growth, even through recessionary periods. This has provided a sound financial platform for the Group to take up opportunities through its own resources as and when they arise.

The CWC Group is one of the strongest and largest privately owned property development groups in the UK. The Group is well placed to meet the challenges and opportunities over the next 50 years.

The Group has 130 sites nationwide and a land bank of over 3,000 acres. <http://www.cw-group.co.uk>

Directors / David Clowes (Chairman), Andrew Bock BSc MRICS, Ian Dickinson BA ACA, Paul Shanley MBA MRICS, Gordon Arthur BSc FRICS, James Richards, Ralph Jones MRICS, Marc Freeman BSc (Hons) MRICS, Robert Hepwood BSc (Hons) Dip.TP MRTPI MRICS

Registered address / Ednaston Park, Painters Lane, Ednaston, Derbyshire DE6 3FA

Registered Company No. / 00819793
VAT No. / 558 3396 05



Major commercial, industrial and distribution sites

East Midlands Distribution Centre, Castle Donington, Leicestershire

A 2.6 million sqft National Distribution Centre at the heart of the UK. EMDC offers a multi-modal Distribution Centre with excellent access to national and international markets. The roads, services and railhead infrastructure have been completed and all of the plots are ready for immediate development. The Group has completed a 1 million sqft unit for Marks and Spencer for their flagship distribution centre. There are a number of other smaller owner occupiers and tenants on the site with all completed units occupied.

Castlewood Business Park, Junction 28 - M1, North Nottingham

All infrastructure has been completed and plots formed ready for development on this 120 acre site. Units have been built for The Co-operative Group, Meridian Lightweight Technologies, Midland Aerospace, Bombardier, Parker Knoll and UDG/Alloga totalling over 950,000sqft with space remaining for a further 1.2msqft of development.

GSK, Dartford (Capacity)

A former manufacturing facility purchased from GSK in May 2013. This brownfield site has been cleared and a new access road built. A 132,000sqft unit has been completed for TNT and 2 housing plots and a school site have been sold.

Tournament Fields, Warwick

A partly completed office and commercial park purchased in December 2012. We have completed 3 new units since acquisition to add to the 8 office blocks and 2 commercial units already built. A further 20 acres is still available for development. A 25,000sqft unit is in build for Geberit.

Dove Valley Park, Foston, Derby

Dove Valley Park is a 200 acre industrial/distribution development located on the A50 - M1/M6 Derby/Stoke link road at Foston. The park has outline planning permission for 2.3m sqft of business space. Existing occupiers include JCB, Kuehne & Nagel, Dairy Crest, Futaba Industrial (UK) Ltd and Truma (UK) Ltd. On site infrastructure and all mains services are installed. A speculative 118,000 sqft unit is complete and under offer.

South Wales - Town Centre Development

A 12 acre site in the Welsh Valleys purchased in March 2012. The site was highly contaminated with asbestos from partly demolished industrial buildings. We have cleared and de-contaminated the site and have now obtained planning permission for 8 acres of residential and 4 acres of roadside leisure/retail development.



Didcot A, Didcot Power Station, Oxfordshire

We completed the purchase of the cleared Didcot A site (116 acres) on 19 December 2014 from RWE Npower. An outline planning consent has been granted which includes a mixed-use development of 400 houses, employment, retail, a pub/restaurant, a hotel, and offices. We are building a 242,000sqft distribution unit currently.

Scotland

Canderside Toll

Canderside Toll is an industrial/distribution development located at Junction 8 of the M74, some 20 miles south east of Glasgow. It has one major blue-chip tenant occupying a purpose built 10.8 acre facility. The remaining 8.2 acres is available for third party development for distribution use in this superb location.

Ardersier

A 790 acre site formerly the McDermott Shipyard purchased in 2016 and consented for up to 2000 houses. We are working on transfer of consents to dredge the harbour for operational use.

East Kilbride

A 35 acre site formerly the Motorola Microchip manufacturing facility, purchased in 2011. The existing buildings have been demolished in stages. 69,000sqft of grade A offices have been retained and leased back to the previous owners. The site is zoned for commercial, industrial development but could suit residential use.

Kilmarnock

A 40 acre site with 800,000 sqft of derelict buildings has been cleared and engineered land raising completed. The first phase of housing is on site with further land raising ongoing for phase 2.



Residential Projects

Boulton Moor, Chellaston, Derby

A joint development with Bellway where we have assembled land holdings of circa 520 acres over several years. We have obtained planning for phases of 200 and 800 dwellings on green wedge land. We have assisted the local authority in formulating their Core Strategy to ensure it is robust on housing number supply prior to Public Examination stage. Planning consent for the first phase has already been received and the site is being built out by Bellway.

Castle Donington, Leicestershire

A joint development with Miller Homes, this development is the culmination of a land assembly over a number of years. We have obtained planning for circa 900 dwellings plus 24 acres of light industrial/commercial development. We will be required to build a new relief road around the village as part of this development. Start on site expected late 2016.

Christies Warehouse, Nine Elms, London, SW8

Planning consent for 500+ residential units was achieved in June 2014 as part of the wider development of the area on the South Bank of the river between Vauxhall and Battersea. The site is adjacent to the new American Embassy and the new Nine Elms tube station. The site was sold to Bellway in December 2014.

Fairham Pastures, Nottingham

Planning subject to 106 for 3,000 houses and 1m sqft of B1, B2 and B8 development south of Clifton, Nottingham. This is a key site for Rushcliffe Borough Council and sits along side the newly dualed A453 dual carriageway that acts as a gateway for Nottingham.

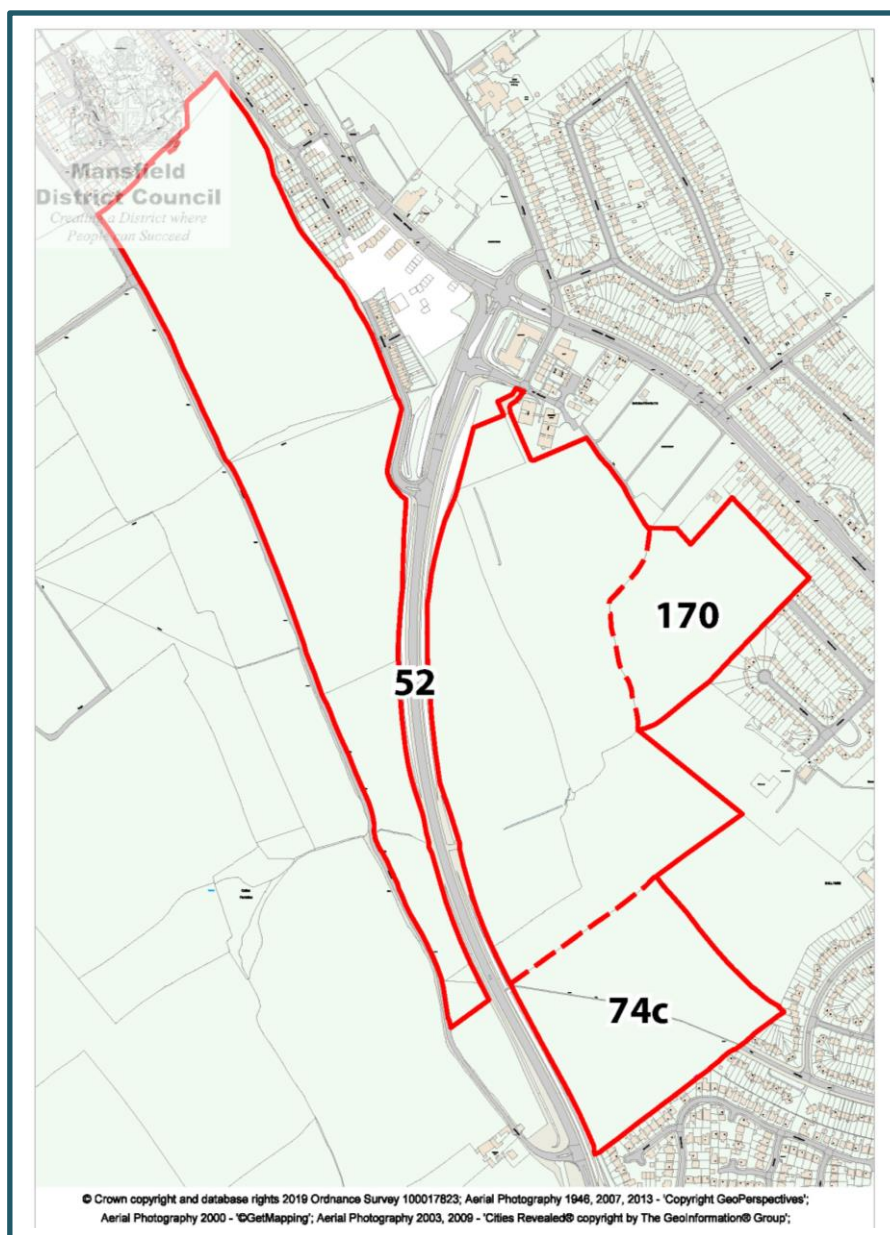
I trust this gives you comfort on the Group's ability to help delivery this scheme.

Yours sincerely


Surveyor
CWC-Group




Statement of Common Ground: Pleasley Hill Farm



Site Information			
Location:	Pleasley Hill Farm	Settlement:	Mansfield
Ward:	Bull Farm and Pleasley Hill	Land Type:	Greenfield
Local Plan Ref:	SUE1	HELAA Ref:	52, 74c & 170
Within Urban Boundary:	No	Expected Capacity:	925 new homes (including retirement accommodation), A care home New local centre A minimum of 1.7 ha (developable area) of mixed employment uses.

			There is also land available for a petrol filling station, nursery and gym
Site Area (ha):	41.81	Developable Area (ha):	39.65

AVAILABILITY

There is an agreement between the landowners to work together to ensure that the two sites provide pedestrian connectivity and compatibility of the layouts where they abut. The signed letter is at Appendix A.

Site – 170 Land off Wharmby Avenue

The land is owned by Dunthorne & Morley who is represented by Claremont Planning Consultancy.

Sites 52 and 74c

Helier Limited have a controlling interest in sites 52 and 74c and fully intend to bring the site forward to develop both the employment land and residential land with partners.

There are agreed terms with CWC Limited to develop the employment land. CWC are engaging with potential end users to inform the design of the employment land.

Helier are also working with three major house builders who have agreed in principle to deliver the site subject to allocation in the Local Plan and gaining planning permission. Letters of support are included at Appendix B.

STAGE

Sites 52 and 74c

An EIA screening opinion (2019/0127/SCRE) was submitted on 4 March 2019 where it has been concluded that an EIA will be required. An outline application is expected to be submitted in July/August 2019.

Site 170 - Land off Wharmby Avenue

No application has been submitted for the site.

PROJECTED PLAN

Stage	Expected start date
EIA Screening (if required)	Submitted 04/03/2019
Submission of Outline Planning Application	Summer 2019
Agreement of s106	Early 2020
Submission of Reserved Matters Application	Spring 2020
Discharge of Conditions	Autumn 2020
Opening up Works	Spring 2021
Construction of first dwelling	Spring 2022

Site 170 – Land off Wharmby Avenue

Stage	Expected start date
EIA Screening (if required)	Winter 2023
Submission of Outline Planning Application	Summer 2024
Agreement of s106	Winter 2025
Submission of Reserved Matters Application	Summer 2026
Discharge of Conditions	Winter 2026
Opening up Works	Spring 2027
Construction of first dwelling	Spring 2028

A much more cautious approach to delivery has been taken for the delivery of site 170 as no house builders have currently been identified to deliver the site and there are a number of sites already within the vicinity mainly Penniment Farm that is currently under construction. If the site were to come forward more quickly than set out in the below trajectory this would be supported by the Council. These delivery timescales have not been agreed with the site promoter but have been included to present the full picture of the site.

52 and 74c (Pleasley Hill Farm)

Housing

YEAR	Pre-18	18/19	19/20	20/21	21/22	22/23	23/24	24/25	25/26	26/27	27/28	28/29	29/30	30/31	31/32	32/33	Post Plan Period
Annual Delivery	-	-	-	-	-	15	30	50	60	75	75	75	75	75	54	50	165
Cumulative Delivery	-	-	-	-	-	15	45	95	155	230	305	380	455	530	584	634	799

It is expected that 634 homes will be delivered within the plan period, and 165 post plan period. Given the size of the site the phasing plan at Appendix C has been submitted.

Site 170 – Land off Wharmby Avenue

Housing

YEAR	Pre-18	18/19	19/20	20/21	21/22	22/23	23/24	24/25	25/26	26/27	27/28	28/29	29/30	30/31	31/32	32/33	Post Plan Period
Annual Delivery	-	-	-	-	-	-	-	-				10	25	25	25	25	15
Cumulative Delivery	-	-	-	-	-	-	-	-				10	35	60	85	110	125

It is expected that 110 homes will be delivered within the plan period, and 15 post plan period.

KNOWN INFRASTRUCTURE REQUIREMENTS

The following infrastructure requirements are stated in the Mansfield District Local Plan (20013-2033) for this site:

- an appropriate buffer to the adjoining employment development and Pleasley village to the north;
- a network of green infrastructure linking to nearby local wildlife sites (Cotton Plantation and Pleasley Hill Pastures), and the existing public rights of way;
- adequate SuDS along the existing flooding routes, including enhancing ecological connections with the adjoining natural spring and local wildlife site;
- on-site open space and play facilities in locations which are accessible from surrounding areas; and
- the protection of areas of archaeological significance informed by a Geophysical Survey.

Contributions will be required to mitigate the impact of development on the following junctions:

- Chesterfield Road/Debdale Lane;
- Kings Mill Road/Beck Lane/Skegby Lane/Mansfield Road ; and
- A6191 Chesterfield Road/A617 MARR Pleasley.

It should be noted that the Local plan needs to be read as a whole. Future planning applications will need to be supported with sufficient information to help the council make an informed assessment of the potential impact and help to secure the necessary supporting infrastructure.

SIGNATURES



CONSULTANT ON BEHALF
OF HELIX LIMITED.

ATTACHMENTS

Helier Limited
Millennium House
Victoria Road
Douglas
Isle of Man
IM2 4RW

Katie Mills
Team Leader Planning Policy
Mansfield District Council
Civic Centre
Chesterfield Road South
Mansfield
NG19 7BH

26 June 2018

Dear Sirs,

Re Land at Pleasley, Mansfield

We write, to confirm Helier Limited, owner of a controlling interest in the land edged red on the attached plan and Dunthorne & Morley, owner of the land edged blue on the attached plan, have agreed to explore opportunities to co-operate in the preparation of a comprehensive delivery strategy in respect of the identified development area at Pleasley, Mansfield.

Whilst both parties intend to procure their sites independently by way of the provision of their own technical reports, planning submissions and timescales, we agree on the merits of attempting to agree a strategy in advance in respect of pedestrian connectivity, utilities and compatibility of the layouts where they abut.

Yours faithfully,



David Winterbotham
Consultant – Helier Limited



For & On behalf of
Dunthorne & Morley

Redrow Homes East Midlands

5 Riverside Court
Pride Park
Derby DE24 8JN

Tel: 01332 205200
Fax: 01332 340422
Email: eastmidlands@redrow.co.uk
Website: www.redrow.co.uk

Tuesday 30th April 2019

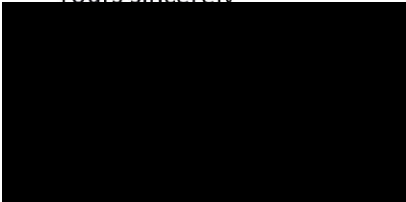
To Whom it May Concern

RE: Land at Pleasley, sites 52 and 74C.

I write to confirm that we are fully aware of the proposed development at Pleasley which we consider to be a highly sustainable location for development and which would be potentially suitable for our 'Harwood Range' of dwellings in meeting the local housing needs.

Should the site be allocated within the Local Plan and following the grant of Planning Permission we would be interested in considering the purchase of suitable phases within the site to facilitate the early delivery housing completions.

Yours sincerely



Land Director

Redrow Homes East Midlands Ltd.

Avant Homes Central
Unit C3 & C4 Holmewood Business Park,
Holmewood,
Chesterfield,
S42 5US

30th April 2019

Without prejudice & Subject to Contract

RE : Land at Pleasley, Mansfield – (52 & 74C) of the proposed allocation.

To Whom it may concern,

We write in support of the above proposed allocation. Pleaseley and the surrounding villages has seen very little development opportunities over the former years, its geographical position and overall connectivity is an ideal location for new home owners from both a local and regional perspective.

We have been aware of the proposal for some time and have been liaising with Helier Limited on the progress of overall residential scheme.


If the development is successfully allocated, within the Local Plan, Avant Homes consider this site would fit in well with their portfolio and would look to acquire a phase of the residential allocation.

Avant Homes are one of the UK's leading privately-owned house builders. Our homes have established a reputation for innovative design and high specification. Operating in Scotland, the North East of England, Yorkshire and the Midlands, we have five offices across the country and employ over 600 people.

As a progressive, responsible homebuilder, we have a commitment to the communities we build in, and the people that live within them. As such, our focus is firmly on quality, attention to detail and the local area.

From our Central regional office, based at Holmewood, Chesterfield we have successfully developed several design led schemes across the Derbyshire and Nottinghamshire regions and we are currently developing sites at De Rhodes Point, Woodthorpe; Klyppr Village,

Avant Homes (Central), Unit C3 & C4, Holmewood Business Park,
Holmewood, Chesterfield S42 5US



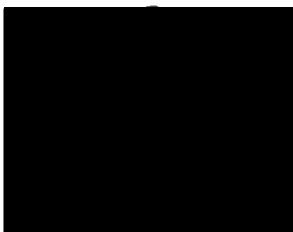
T: 01246 511800
avanthomes.co.uk

GOOD. BETTER. DIFFERENT

Clipstone; Babington Quarter, South Normanton and have recently acquired land in Carlton in Lindrick and Chesterfield Waterside.

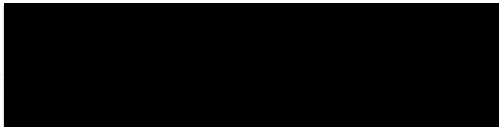
The above opportunity is therefore central to our operating region and would be certainly considered as part of our overall portfolio of developments.

**For and on behalf of
Avant Homes**



Land Manager

M:
E:



Avant Homes (Central), Unit C3 & C4, Holmewood Business Park,
Holmewood, Chesterfield S42 5US

T: 01246 511800
avanthomes.co.uk

GOOD. BETTER. DIFFERENT



COUNTRYSIDE

Places People Love

To whom it may concern

24 April 2019

Dear Sirs,

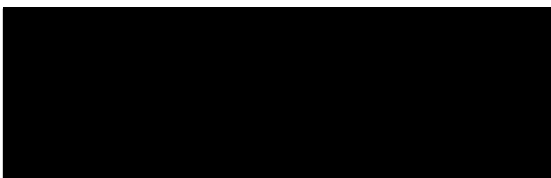
Re: Land at Pleasley, sites 52 and 74C – Subject to Contract

We write to confirm that Countryside Properties Plc have been working with both Helier Limited and their consultants in the development of the residential phases of the proposed masterplan for sites 52 and 74C at Pleasley ("**Site**").

We would also confirm that Countryside Properties Plc have an in-principle agreement with Helier Limited to acquire certain of the residential phases, should the Site be allocated within the Local Plan and gain planning permission

We believe that the Site would create an ideal location for sustainable new homes for the future and we would also welcome the opportunity to contribute to the delivery of the Site with the Countryside Properties product.

Yours sincerely



Land Director



**Clowes Developments
(UK) Limited**

Ednaston Park
Painters Lane
Ednaston
Derbyshire DE6 3FA

t / 01335 360353
e / enquiries@cw-group.co.uk

cw-group.co.uk

Dear David

Statement of intent – Pleasley Hill Farm, Pleasley.

CWC Group have been working with yourselves on the promotion of the land at Pleasley Hill with an eye to bringing forward the commercial element of the scheme using our vast experience of not only industrial, but mixed use schemes as well, as detailed below. Upon receipt of an allocation we would look to put together a comprehensive planning application using a tried and tested collection of consultants to work with Mansfield District Council allowing a smooth delivery of the site.

Résumé

The CWC Group was founded over 50 years ago by the Chairman, Charles W Clowes. Charles, who passed away in early 2015, established a strong and resourceful team within a resilient corporate structure, built on a family of focused and dedicated companies. His son David is now taking the Group forward as the new Chairman.

The flexibility provided by this structure, together with prudent and entrepreneurial management, has delivered strong year on year growth, even through recessionary periods. This has provided a sound financial platform for the Group to take up opportunities through its own resources as and when they arise.

The CWC Group is one of the strongest and largest privately owned property development groups in the UK. The Group is well placed to meet the challenges and opportunities over the next 50 years.

The Group has 130 sites nationwide and a land bank of over 3,000 acres. <http://www.cw-group.co.uk>

Directors / David Clowes (Chairman), Andrew Bock BSc MRICS, Ian Dickinson BA ACA, Paul Shanley MBA MRICS, Gordon Arthur BSc FRICS, James Richards, Ralph Jones MRICS, Marc Freeman BSc (Hons) MRICS, Robert Hepwood BSc (Hons) Dip.TP MRTPI MRICS

Registered address / Ednaston Park, Painters Lane, Ednaston, Derbyshire DE6 3FA

Registered Company No. / 00819793
VAT No. / 558 3396 05



Major commercial, industrial and distribution sites

East Midlands Distribution Centre, Castle Donington, Leicestershire

A 2.6 million sqft National Distribution Centre at the heart of the UK. EMDC offers a multi-modal Distribution Centre with excellent access to national and international markets. The roads, services and railhead infrastructure have been completed and all of the plots are ready for immediate development. The Group has completed a 1 million sqft unit for Marks and Spencer for their flagship distribution centre. There are a number of other smaller owner occupiers and tenants on the site with all completed units occupied.

Castlewood Business Park, Junction 28 - M1, North Nottingham

All infrastructure has been completed and plots formed ready for development on this 120 acre site. Units have been built for The Co-operative Group, Meridian Lightweight Technologies, Midland Aerospace, Bombardier, Parker Knoll and UDG/Alloga totalling over 950,000sqft with space remaining for a further 1.2msqft of development.

GSK, Dartford (Capacity)

A former manufacturing facility purchased from GSK in May 2013. This brownfield site has been cleared and a new access road built. A 132,000sqft unit has been completed for TNT and 2 housing plots and a school site have been sold.

Tournament Fields, Warwick

A partly completed office and commercial park purchased in December 2012. We have completed 3 new units since acquisition to add to the 8 office blocks and 2 commercial units already built. A further 20 acres is still available for development. A 25,000sqft unit is in build for Geberit.

Dove Valley Park, Foston, Derby

Dove Valley Park is a 200 acre industrial/distribution development located on the A50 - M1/M6 Derby/Stoke link road at Foston. The park has outline planning permission for 2.3m sqft of business space. Existing occupiers include JCB, Kuehne & Nagel, Dairy Crest, Futaba Industrial (UK) Ltd and Truma (UK) Ltd. On site infrastructure and all mains services are installed. A speculative 118,000 sqft unit is complete and under offer.

South Wales - Town Centre Development

A 12 acre site in the Welsh Valleys purchased in March 2012. The site was highly contaminated with asbestos from partly demolished industrial buildings. We have cleared and de-contaminated the site and have now obtained planning permission for 8 acres of residential and 4 acres of roadside leisure/retail development.



Didcot A, Didcot Power Station, Oxfordshire

We completed the purchase of the cleared Didcot A site (116 acres) on 19 December 2014 from RWE Npower. An outline planning consent has been granted which includes a mixed-use development of 400 houses, employment, retail, a pub/restaurant, a hotel, and offices. We are building a 242,000sqft distribution unit currently.

Scotland

Canderside Toll

Canderside Toll is an industrial/distribution development located at Junction 8 of the M74, some 20 miles south east of Glasgow. It has one major blue-chip tenant occupying a purpose built 10.8 acre facility. The remaining 8.2 acres is available for third party development for distribution use in this superb location.

Ardersier

A 790 acre site formerly the McDermott Shipyard purchased in 2016 and consented for up to 2000 houses. We are working on transfer of consents to dredge the harbour for operational use.

East Kilbride

A 35 acre site formerly the Motorola Microchip manufacturing facility, purchased in 2011. The existing buildings have been demolished in stages. 69,000sqft of grade A offices have been retained and leased back to the previous owners. The site is zoned for commercial, industrial development but could suit residential use.

Kilmarnock

A 40 acre site with 800,000 sqft of derelict buildings has been cleared and engineered land raising completed. The first phase of housing is on site with further land raising ongoing for phase 2.



Residential Projects

Boulton Moor, Chellaston, Derby

A joint development with Bellway where we have assembled land holdings of circa 520 acres over several years. We have obtained planning for phases of 200 and 800 dwellings on green wedge land. We have assisted the local authority in formulating their Core Strategy to ensure it is robust on housing number supply prior to Public Examination stage. Planning consent for the first phase has already been received and the site is being built out by Bellway.

Castle Donington, Leicestershire

A joint development with Miller Homes, this development is the culmination of a land assembly over a number of years. We have obtained planning for circa 900 dwellings plus 24 acres of light industrial/commercial development. We will be required to build a new relief road around the village as part of this development. Start on site expected late 2016.

Christies Warehouse, Nine Elms, London, SW8

Planning consent for 500+ residential units was achieved in June 2014 as part of the wider development of the area on the South Bank of the river between Vauxhall and Battersea. The site is adjacent to the new American Embassy and the new Nine Elms tube station. The site was sold to Bellway in December 2014.

Fairham Pastures, Nottingham

Planning subject to 106 for 3,000 houses and 1m sqft of B1, B2 and B8 development south of Clifton, Nottingham. This is a key site for Rushcliffe Borough Council and sits along side the newly dualed A453 dual carriageway that acts as a gateway for Nottingham.

I trust this gives you comfort on the Group's ability to help delivery this scheme.

Yours sincerely


Surveyor
CWC-Group




Annex C
Housing Trajectory (March 2019)
&
Five Year Supply Assessment
24.04.19

[illegible]

	Past Completions						Year 1- 5					Year 6- 10					Year 11-14			
Plan Period Year	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20
Monitoring Year	13/14	14/15	15/16	16/17	17/18	18/19	19/20	20/21	21/22	22/23	23/24	24/25	25/26	26/27	27/28	28/29	29/30	30/31	31/32	32/33
Local Plan Annual Housing Requirement	325	325	325	325	325	325	325	325	325	325	325	325	325	325	325	325	325	325	325	325
Five Year Build Requirement (inc under/over supply)	1950						1640					1345					-517			
Five Year Supply Requirement (Build Requiremet plus 5% buffer)	2048						1722					1412					-543			
Total Dwelling Supply (Net)	295	254	391	367	237	391	311	424	419	363	403	594	705	661	589	613	608	508	320	253
Five Year Supply	1935						1920					3162					1689			
Under/Over Supply Against Five Year Build Requirement	15						-280					-1817					-2206			
Years of Supply	5.95						5.57					11.19					-12.45			

