

For: Uttlesford District Council Local Plan – Regulation 18



Viability Assessment (Stage 1 Draft Report)

Appendix III – Specific/ strategic site allocation proposal review result tables (Tables 3a – 3c)

(Part 2 – Appraisal summaries and
further sensitivity testing data
provided to rear)

September 2023

DSP23825

**Uttlesford DC - Appendix I: Regulation 18 Local Plan Viability Assessment Stage 1 - Specific Site Allocations Results: Table 3a:
SE Saffron Walden**

Site Name/Ref	SE Saffron Walden
	900
	Mixed (houses/flats)
Typical Site Type	Greenfield
Gross Land Area (ha)	30.02

Affordable Housing %	Construction: Rate/sq. m. Sensitivity Test	Residual Land Value (£ Total)			Surplus (£ Total) after deducting BLV			Surplus (£/dwelling)		
		VL5 £5,000	VL6 £5,250	VL7 £5,500	VL5 £5,000	VL6 £5,250	VL7 £5,500	VL5 £5,000	VL6 £5,250	VL7 £5,500
30% AH	-10%	£76,462,280	£85,738,101	£95,013,937	£68,957,280	£78,233,101	£87,508,937	£76,619	£86,926	£97,232
	-5%	£70,860,536	£80,136,356	£89,412,177	£63,355,536	£72,631,356	£81,907,177	£70,395	£80,702	£91,008
	0% BASE TEST	£65,256,584	£74,534,612	£83,810,432	£57,751,584	£67,029,612	£76,305,432	£64,168	£74,477	£84,784
	5%	£59,651,785	£68,930,266	£78,208,688	£52,146,785	£61,425,266	£70,703,688	£57,941	£68,250	£78,560
	10%	£54,044,901	£63,325,469	£72,603,947	£46,539,901	£55,820,469	£65,098,947	£51,711	£62,023	£72,332
35% AH	-10%	£69,403,796	£78,123,134	£86,840,755	£61,898,796	£70,618,134	£79,335,755	£68,776	£78,465	£88,151
	-5%	£63,800,669	£72,520,165	£81,239,664	£56,295,669	£65,015,165	£73,734,664	£62,551	£72,239	£81,927
	0% BASE TEST	£58,197,359	£66,917,039	£75,636,536	£50,692,359	£59,412,039	£68,131,536	£56,325	£66,013	£75,702
	5%	£52,591,188	£61,313,350	£70,033,410	£45,086,188	£53,808,350	£62,528,410	£50,096	£59,787	£69,476
	10%	£46,984,291	£55,707,181	£64,429,342	£39,479,291	£48,202,181	£56,924,342	£43,866	£53,558	£63,249
40% AH	-10%	£62,714,123	£70,864,826	£79,015,527	£55,209,123	£63,359,826	£71,510,527	£61,343	£70,400	£79,456
	-5%	£57,112,858	£65,263,559	£73,414,262	£49,607,858	£57,758,559	£65,909,262	£55,120	£64,176	£73,233
	0% BASE TEST	£51,509,969	£59,662,294	£67,812,995	£44,004,969	£52,157,294	£60,307,995	£48,894	£57,953	£67,009
	5%	£45,906,134	£54,058,684	£62,211,235	£38,401,134	£46,553,684	£54,706,235	£42,668	£51,726	£60,785
	10%	£40,301,075	£48,454,850	£56,607,400	£32,796,075	£40,949,850	£49,102,400	£36,440	£45,500	£54,558

**Uttlesford DC - Appendix I: Regulation 18 Local Plan Viability Assessment Stage 1 - Specific Site Allocations Results: Table 3b:
NE Great Dunmow**

Site Name/Ref	NE Great Dunmow
	1100
	Mixed (houses/flats)
Typical Site Type	Greenfield
Gross Land Area (ha)	68.00

Affordable Housing %	Construction: Rate/sq. m. Sensitivity Test	Residual Land Value (£ Total)			Surplus (£ Total) after deducting BLV			Surplus (£/dwelling)		
		VL2 £4,250	VL3 £4,500	VL4 £4,750	VL2 £4,250	VL3 £4,500	VL4 £4,750	VL2 £4,250	VL3 £4,500	VL4 £4,750
30% AH	-10%	£48,382,520	£59,813,503	£71,270,667	£31,382,520	£42,813,503	£54,270,667	£28,530	£38,921	£49,337
	-5%	£41,438,484	£52,873,561	£64,332,022	£24,438,484	£35,873,561	£47,332,022	£22,217	£32,612	£43,029
	0% BASE TEST	£34,494,220	£45,929,717	£57,392,081	£17,494,220	£28,929,717	£40,392,081	£15,904	£26,300	£36,720
	5%	£27,549,972	£38,985,455	£50,448,436	£10,549,972	£21,985,455	£33,448,436	£9,591	£19,987	£30,408
	10%	£20,605,733	£32,041,204	£43,504,172	£3,605,733	£15,041,204	£26,504,172	£3,278	£13,674	£24,095
35% AH	-10%	£43,008,501	£53,755,952	£64,529,241	£26,008,501	£36,755,952	£47,529,241	£23,644	£33,415	£43,208
	-5%	£36,066,065	£46,817,037	£57,590,504	£19,066,065	£29,817,037	£40,590,504	£17,333	£27,106	£36,900
	0% BASE TEST	£29,120,409	£39,874,564	£50,651,380	£12,120,409	£22,874,564	£33,651,380	£11,019	£20,795	£30,592
	5%	£22,167,631	£32,929,172	£43,708,907	£5,167,631	£15,929,172	£26,708,907	£4,698	£14,481	£24,281
	10%	£15,173,709	£25,978,332	£36,763,789	-£1,826,291	£8,978,332	£19,763,789	-£1,660	£8,162	£17,967
40% AH	-10%	£36,900,483	£46,946,718	£57,016,799	£19,900,483	£29,946,718	£40,016,799	£18,091	£27,224	£36,379
	-5%	£29,958,512	£40,007,471	£50,077,856	£12,958,512	£23,007,471	£33,077,856	£11,780	£20,916	£30,071
	0% BASE TEST	£23,012,950	£33,065,323	£43,138,609	£6,012,950	£16,065,323	£26,138,609	£5,466	£14,605	£23,762
	5%	£16,055,329	£26,120,072	£36,196,292	-£944,671	£9,120,072	£19,196,292	-£859	£8,291	£17,451
	10%	£9,050,918	£19,167,218	£29,251,362	-£7,949,082	£2,167,218	£12,251,362	-£7,226	£1,970	£11,138

**Uttlesford DC - Appendix I: Regulation 18 Local Plan Viability Assessment Stage 1 - Specific Site Allocations Results: Table 3c:
N Takeley**

Site Name/Ref	N Takeley
	1600
	Mixed (houses/flats)
Typical Site Type	Greenfield
Gross Land Area (ha)	107.40

Affordable Housing %	Construction: Rate/sq. m. Sensitivity Test	Residual Land Value (£ Total)			Surplus (£ Total) after deducting BLV			Surplus (£/dwelling)		
		VL3 £4,500	VL4 £4,750	VL5 £5,000	VL3 £4,500	VL4 £4,750	VL5 £5,000	VL3 £4,500	VL4 £4,750	VL5 £5,000
30% AH	-10%	£82,649,229	£98,375,606	£114,099,843	£55,799,229	£71,525,606	£87,249,843	£34,875	£44,704	£54,531
	-5%	£73,249,002	£88,980,566	£104,707,389	£46,399,002	£62,130,566	£77,857,389	£28,999	£38,832	£48,661
	0% BASE TEST	£63,840,462	£79,579,664	£95,311,592	£36,990,462	£52,729,664	£68,461,592	£23,119	£32,956	£42,788
	5%	£54,422,317	£70,171,177	£85,910,338	£27,572,317	£43,321,177	£59,060,338	£17,233	£27,076	£36,913
	10%	£44,986,056	£60,753,530	£76,501,892	£18,136,056	£33,903,530	£49,651,892	£11,335	£21,190	£31,032
35% AH	-10%	£73,597,188	£88,404,882	£103,212,252	£46,747,188	£61,554,882	£76,362,252	£29,217	£38,472	£47,726
	-5%	£64,177,114	£78,989,182	£93,798,136	£37,327,114	£52,139,182	£66,948,136	£23,329	£32,587	£41,843
	0% BASE TEST	£54,749,754	£69,568,288	£84,381,195	£27,899,754	£42,718,288	£57,531,195	£17,437	£26,699	£35,957
	5%	£45,312,882	£60,140,520	£74,959,475	£18,462,882	£33,290,520	£48,109,475	£11,539	£20,807	£30,068
	10%	£35,857,481	£50,703,833	£65,531,285	£9,007,481	£23,853,833	£38,681,285	£5,630	£14,909	£24,176
40% AH	-10%	£65,085,086	£78,991,273	£92,897,460	£38,235,086	£52,141,273	£66,047,460	£23,897	£32,588	£41,280
	-5%	£55,615,058	£69,521,245	£83,427,432	£28,765,058	£42,671,245	£56,577,432	£17,978	£26,670	£35,361
	0% BASE TEST	£46,145,029	£60,051,217	£73,957,404	£19,295,029	£33,201,217	£47,107,404	£12,059	£20,751	£29,442
	5%	£36,674,947	£50,581,188	£64,487,378	£9,824,947	£23,731,188	£37,637,378	£6,141	£14,832	£23,523
	10%	£27,199,879	£41,111,010	£55,017,350	£349,879	£14,261,010	£28,167,350	£219	£8,913	£17,605