

# For: Uttlesford District Council Local Plan – Regulation 18



## Viability Assessment (Stage 1 Draft Report)

### Appendix II – Residential typologies review results tables (Tables 2a – 2m)

(Part 2 – Sample appraisal summaries  
provided to the rear)

**September 2023**

**DSP23825**



**Uttlesford District Council - Regulation 18 Local Plan Viability Assessment Stage 1 - Appendix II**  
**Residential Indications: Table 2a: 5 Houses - PDL**

Development Scenario	5
Typical Site Type	Mixed
Typical Site Type	PDL
Site Density (dph)*	40.00
Net Land Area (ha)	0.13
Gross Land Area (ha)	0.14

\*based on residential net developable area

Value Level	£10,000/dwelling s.106	£20,000/dwelling s.106
	0% Affordable Housing	0% Affordable Housing
	Residual Land Value (£)	Residual Land Value (£)
VL1 £4,000/sq. m	£358,397	£313,256
VL2 £4,250/sq. m	£444,117	£398,976
VL3 £4,500/sq. m	£530,044	£484,902
VL4 £4,750/sq. m	£615,970	£570,829
VL5 £5,000/sq. m	£701,690	£656,549
VL6 £5,250/sq. m	£787,617	£742,475
VL7 £5,500/sq. m	£873,543	£828,402
VL8 £5,750/sq. m	£959,263	£914,122
VL9 £6,000/sq. m	£1,045,189	£1,000,048
	Residual Land Value (£/ha)	Residual Land Value (£/ha)
VL1 £4,000/sq. m	£2,493,196	£2,179,171
VL2 £4,250/sq. m	£3,089,511	£2,775,486
VL3 £4,500/sq. m	£3,687,259	£3,373,235
VL4 £4,750/sq. m	£4,285,008	£3,970,983
VL5 £5,000/sq. m	£4,881,323	£4,567,298
VL6 £5,250/sq. m	£5,479,071	£5,165,047
VL7 £5,500/sq. m	£6,076,820	£5,762,795
VL8 £5,750/sq. m	£6,673,135	£6,359,110
VL9 £6,000/sq. m	£7,270,883	£6,956,859

Key:

Indicative non-viability	RLV beneath Viability Test 1 (RLV <£500,000/ha)
Potential viability on lower value PDL	Viability Test 2 (RLV £500,000 to £1,250,000/ha)
Viable indications - Medium value PDL	Viability Test 3 (RLV £1,250,000 to £3,000,000/ha)
Viability indications - higher value PDL	Viability Test 4 (RLV >£3,000,000/ha)

BLV Notes:

EUUV+ £/ha	Notes
£500,000	Low-grade PDL (e.g. former community uses etc.)
£1,250,000	Medium PDL - industrial/commercial
£3,000,000	Upper PDL Benchmark/residential land values

**Uttlesford District Council - Regulation 18 Local Plan Viability Assessment Stage 1 - Appendix II**  
**Residential Indications: Table 2b: 10 Houses - Greenfield**

Development Scenario	10 Houses
Typical Site Type	Greenfield
Site Density (dph)*	35.00
Net Land Area (ha)	0.29
Gross Land Area (ha)	0.33

\*based on residential net developable area

Value Level	£10,000/dwelling s.106		£20,000/dwelling s.106	
	30% Affordable Housing	35% / 40% Affordable Housing	30% Affordable Housing	35% / 40% Affordable Housing
	Residual Land Value (£)		Residual Land Value (£)	
VL1 £4,000/sq. m	£267,347	£143,237	£174,966	£49,458
VL2 £4,250/sq. m	£395,903	£257,922	£305,621	£165,269
VL3 £4,500/sq. m	£524,767	£369,825	£434,485	£279,543
VL4 £4,750/sq. m	£653,632	£481,728	£563,350	£391,446
VL5 £5,000/sq. m	£782,187	£593,363	£691,905	£503,081
VL6 £5,250/sq. m	£911,052	£705,266	£820,770	£614,984
VL7 £5,500/sq. m	£1,039,917	£817,169	£949,634	£726,887
VL8 £5,750/sq. m	£1,168,472	£928,804	£1,078,190	£838,521
VL9 £6,000/sq. m	£1,297,337	£1,040,707	£1,207,055	£950,425
	Residual Land Value (£/ha)		Residual Land Value (£/ha)	
VL1 £4,000/sq. m	£813,665	£435,940	£532,506	£150,524
VL2 £4,250/sq. m	£1,204,921	£784,980	£930,150	£502,994
VL3 £4,500/sq. m	£1,597,118	£1,125,554	£1,322,346	£850,782
VL4 £4,750/sq. m	£1,989,314	£1,466,128	£1,714,543	£1,191,357
VL5 £5,000/sq. m	£2,380,569	£1,805,886	£2,105,798	£1,531,115
VL6 £5,250/sq. m	£2,772,767	£2,146,463	£2,497,995	£1,871,689
VL7 £5,500/sq. m	£3,164,963	£2,487,035	£2,890,192	£2,212,263
VL8 £5,750/sq. m	£3,556,219	£2,826,793	£3,281,448	£2,552,022
VL9 £6,000/sq. m	£3,948,416	£3,167,368	£3,673,644	£2,892,596

Key:

Indicative non-viability	RLV beneath Viability Test 1 (RLV <£250,000/ha)
Potential/marginal viability	Viability Test 2 (RLV £250,000 to £500,000/ha)
Indicative positive viability scenario	Viability Test 3 (RLV >£500,000/ha)

BLV Notes:

EUV+ £/ha	Notes
£250,000	Greenfield Enhancement - reflecting larger scale development
£500,000	Greenfield Enhancement (Upper) - reflecting smaller scale development



**Uttlesford District Council - Regulation 18 Local Plan Viability Assessment Stage 1 - Appendix II**  
**Residential Indications: Table 2c: 10 Houses - PDL**

Development Scenario	10 Houses
Typical Site Type	PDL
Site Density (dph)*	40.00
Net Land Area (ha)	0.25
Gross Land Area (ha)	0.29

\*based on residential net developable area

Value Level	£10,000/dwelling s.106			£20,000/dwelling s.106		
	20% Affordable Housing	30% Affordable Housing	35% / 40% Affordable Housing	20% Affordable Housing	30% Affordable Housing	35% / 40% Affordable Housing
	Residual Land Value (£)			Residual Land Value (£)		
VL1 £4,000/sq. m	£420,109	£298,782	£175,366	£329,827	£207,305	£81,832
VL2 £4,250/sq. m	£565,586	£427,337	£289,089	£475,304	£337,055	£197,333
VL3 £4,500/sq. m	£711,412	£556,202	£400,992	£621,130	£465,920	£310,710
VL4 £4,750/sq. m	£857,239	£685,066	£512,895	£766,956	£594,784	£422,613
VL5 £5,000/sq. m	£1,002,714	£813,621	£624,530	£912,434	£723,339	£534,248
VL6 £5,250/sq. m	£1,148,540	£942,486	£736,434	£1,058,258	£852,204	£646,151
VL7 £5,500/sq. m	£1,294,366	£1,071,351	£848,336	£1,204,084	£981,069	£758,054
VL8 £5,750/sq. m	£1,439,843	£1,199,907	£959,971	£1,349,560	£1,109,624	£869,689
VL9 £6,000/sq. m	£1,585,669	£1,328,771	£1,071,874	£1,495,387	£1,238,489	£981,592
	Residual Land Value (£/ha)			Residual Land Value (£/ha)		
VL1 £4,000/sq. m	£1,461,250	£1,039,241	£609,970	£1,147,226	£721,062	£284,634
VL2 £4,250/sq. m	£1,967,255	£1,486,390	£1,005,526	£1,653,230	£1,172,366	£686,377
VL3 £4,500/sq. m	£2,474,476	£1,934,615	£1,394,754	£2,160,451	£1,620,590	£1,080,730
VL4 £4,750/sq. m	£2,981,700	£2,382,839	£1,783,982	£2,667,672	£2,068,815	£1,469,958
VL5 £5,000/sq. m	£3,487,701	£2,829,987	£2,172,277	£3,173,683	£2,515,961	£1,858,252
VL6 £5,250/sq. m	£3,994,922	£3,278,214	£2,561,510	£3,680,898	£2,964,189	£2,247,481
VL7 £5,500/sq. m	£4,502,143	£3,726,438	£2,950,733	£4,188,119	£3,412,414	£2,636,709
VL8 £5,750/sq. m	£5,008,148	£4,173,588	£3,339,028	£4,694,123	£3,859,563	£3,025,003
VL9 £6,000/sq. m	£5,515,369	£4,621,813	£3,728,256	£5,201,344	£4,307,788	£3,414,232

Key:

Indicative non-viability	RLV beneath Viability Test 1 (RLV <£500,000/ha)
Potential viability on lower value PDL	Viability Test 2 (RLV £500,000 to £1,250,000/ha)
Viable indications - Medium value PDL	Viability Test 3 (RLV £1,250,000 to £3,000,000/ha)
Viability indications - higher value PDL	Viability Test 4 (RLV >£3,000,000/ha)

BLV Notes:

EUV+ £/ha	Notes
£500,000	Low-grade PDL (e.g. former community uses etc.)
£1,250,000	Medium PDL - industrial/commercial
£3,000,000	Upper PDL Benchmark/residential land values



**Uttlesford District Council - Regulation 18 Local Plan Viability Assessment Stage 1 - Appendix II**  
**Residential Indications: Table 2d: 25 Houses - Greenfield**

Development Scenario	25 Houses
Typical Site Type	Greenfield
Site Density (dph)*	40.00
Net Land Area (ha)	0.63
Gross Land Area (ha)	0.72

\*based on residential net developable area

Value Level	£10,000/dwelling s.106			£20,000/dwelling s.106		
	30% Affordable Housing	35% Affordable Housing	40% Affordable Housing	30% Affordable Housing	35% Affordable Housing	40% Affordable Housing
	Residual Land Value (£)			Residual Land Value (£)		
VL1 £4,000/sq. m	£656,532	£534,428	£412,039	£430,827	£308,722	£184,502
VL2 £4,250/sq. m	£971,661	£832,855	£692,471	£745,956	£607,150	£466,765
VL3 £4,500/sq. m	£1,287,547	£1,131,999	£973,576	£1,061,841	£906,295	£747,871
VL4 £4,750/sq. m	£1,603,434	£1,431,145	£1,254,681	£1,377,729	£1,205,438	£1,028,976
VL5 £5,000/sq. m	£1,918,563	£1,729,573	£1,535,113	£1,692,857	£1,503,867	£1,309,406
VL6 £5,250/sq. m	£2,234,449	£2,028,718	£1,816,218	£2,008,744	£1,803,012	£1,590,513
VL7 £5,500/sq. m	£2,550,336	£2,327,863	£2,097,323	£2,324,630	£2,102,157	£1,871,618
VL8 £5,750/sq. m	£2,865,464	£2,626,290	£2,377,754	£2,639,759	£2,400,585	£2,152,049
VL9 £6,000/sq. m	£3,181,351	£2,925,435	£2,658,860	£2,955,646	£2,699,730	£2,433,155
	Residual Land Value (£/ha)			Residual Land Value (£/ha)		
VL1 £4,000/sq. m	£913,436	£743,552	£573,272	£599,411	£429,527	£256,698
VL2 £4,250/sq. m	£1,351,876	£1,158,755	£963,437	£1,037,851	£844,730	£649,413
VL3 £4,500/sq. m	£1,791,370	£1,574,955	£1,354,540	£1,477,344	£1,260,932	£1,040,516
VL4 £4,750/sq. m	£2,230,864	£1,991,158	£1,745,643	£1,916,840	£1,677,132	£1,431,619
VL5 £5,000/sq. m	£2,669,305	£2,406,362	£2,135,809	£2,355,280	£2,092,337	£1,821,783
VL6 £5,250/sq. m	£3,108,799	£2,822,564	£2,526,912	£2,794,774	£2,508,539	£2,212,887
VL7 £5,500/sq. m	£3,548,293	£3,238,765	£2,918,015	£3,234,268	£2,924,741	£2,603,990
VL8 £5,750/sq. m	£3,986,733	£3,653,969	£3,308,180	£3,672,709	£3,339,944	£2,994,155
VL9 £6,000/sq. m	£4,426,227	£4,070,170	£3,699,283	£4,112,203	£3,756,146	£3,385,259

Key:

Indicative non-viability	RLV beneath Viability Test 1 (RLV <£250,000/ha)
Potential/marginal viability	Viability Test 2 (RLV £250,000 to £500,000/ha)
Indicative positive viability scenario	Viability Test 3 (RLV >£500,000/ha)

BLV Notes:

EUUV+ £/ha	Notes
£250,000	Greenfield Enhancement - reflecting larger scale development
£500,000	Greenfield Enhancement (Upper) - reflecting smaller scale development



**Uttlesford District Council - Regulation 18 Local Plan Viability Assessment Stage 1 - Appendix II**  
**Residential Indications: Table 2e: 25 Houses - PDL**

Development Scenario	25 Houses
Typical Site Type	PDL
Site Density (dph)*	50.00
Net Land Area (ha)	0.50
Gross Land Area (ha)	0.58

\*based on residential net developable area

Value Level	£10,000/dwelling s.106				£20,000/dwelling s.106			
	20% Affordable Housing	30% Affordable Housing	35% Affordable Housing	40% Affordable Housing	20% Affordable Housing	30% Affordable Housing	35% Affordable Housing	40% Affordable Housing
	Residual Land Value (£)				Residual Land Value (£)			
VL1 £4,000/sq. m	£1,101,642	£733,898	£611,531	£488,522	£875,937	£508,193	£385,826	£262,817
VL2 £4,250/sq. m	£1,468,170	£1,049,026	£909,959	£768,953	£1,242,465	£823,322	£684,253	£543,248
VL3 £4,500/sq. m	£1,835,579	£1,364,914	£1,209,101	£1,050,059	£1,609,874	£1,139,207	£983,398	£824,353
VL4 £4,750/sq. m	£2,202,988	£1,680,800	£1,508,248	£1,331,167	£1,977,283	£1,455,095	£1,282,541	£1,105,459
VL5 £5,000/sq. m	£2,569,516	£1,995,929	£1,806,676	£1,611,595	£2,343,811	£1,770,224	£1,580,971	£1,385,890
VL6 £5,250/sq. m	£2,936,925	£2,311,816	£2,105,821	£1,892,701	£2,711,220	£2,086,110	£1,880,116	£1,666,995
VL7 £5,500/sq. m	£3,304,334	£2,627,702	£2,404,966	£2,173,806	£3,078,629	£2,401,997	£2,179,261	£1,948,101
VL8 £5,750/sq. m	£3,670,862	£2,942,831	£2,703,393	£2,454,237	£3,445,157	£2,717,126	£2,477,688	£2,228,532
VL9 £6,000/sq. m	£4,038,271	£3,258,717	£3,002,538	£2,735,343	£3,812,566	£3,033,012	£2,776,833	£2,509,637
	Residual Land Value (£/ha)				Residual Land Value (£/ha)			
VL1 £4,000/sq. m	£1,915,899	£1,276,345	£1,063,532	£849,604	£1,523,368	£883,814	£671,001	£457,073
VL2 £4,250/sq. m	£2,553,339	£1,824,393	£1,582,537	£1,337,310	£2,160,808	£1,431,865	£1,190,006	£944,779
VL3 £4,500/sq. m	£3,192,312	£2,373,763	£2,102,785	£1,826,189	£2,799,781	£1,981,230	£1,710,258	£1,433,658
VL4 £4,750/sq. m	£3,831,284	£2,923,131	£2,623,041	£2,315,073	£3,438,753	£2,530,600	£2,230,506	£1,922,537
VL5 £5,000/sq. m	£4,468,724	£3,471,181	£3,142,045	£2,802,774	£4,076,193	£3,078,650	£2,749,514	£2,410,244
VL6 £5,250/sq. m	£5,107,696	£4,020,549	£3,662,297	£3,291,653	£4,715,165	£3,628,018	£3,269,766	£2,899,122
VL7 £5,500/sq. m	£5,746,669	£4,569,917	£4,182,549	£3,780,532	£5,354,138	£4,177,386	£3,790,018	£3,388,001
VL8 £5,750/sq. m	£6,384,109	£5,117,967	£4,701,554	£4,268,239	£5,991,578	£4,725,436	£4,309,023	£3,875,708
VL9 £6,000/sq. m	£7,023,081	£5,667,335	£5,221,806	£4,757,117	£6,630,550	£5,274,804	£4,829,275	£4,364,587

Key:

Indicative non-viability	RLV beneath Viability Test 1 (RLV <£500,000/ha)
Potential viability on lower value PDL	Viability Test 2 (RLV £500,000 to £1,250,000/ha)
Viable indications - Medium value PDL	Viability Test 3 (RLV £1,250,000 to £3,000,000/ha)
Viability indications - higher value PDL	Viability Test 4 (RLV >£3,000,000/ha)

BLV Notes:

EUV+ £/ha	Notes
£500,000	Low-grade PDL (e.g. former community uses etc.)
£1,250,000	Medium PDL - industrial/commercial
£3,000,000	Upper PDL Benchmark/residential land values



**Uttlesford District Council - Regulation 18 Local Plan Viability Assessment Stage 1 - Appendix II**  
**Residential Indications: Table 2f: 30 Flats Sheltered - PDL**

Development Scenario	30 Flats
Typical Site Type	PDL
Site Density (dph)*	125.00
Net Land Area (ha)	0.24
Gross Land Area (ha)	0.28

\*based on residential net developable area

Value Level	£10,000/dwelling s.106				£20,000/dwelling s.106			
	20% Affordable Housing	30% Affordable Housing	35% Affordable Housing	40% Affordable Housing	20% Affordable Housing	30% Affordable Housing	35% Affordable Housing	40% Affordable Housing
	Residual Land Value (£)				Residual Land Value (£)			
VL8 £5,750/sq. m	£462,686	£2,255	-£331,455	-£499,076	£190,166	-£297,595	-£631,455	-£799,076
VL9 £6,000/sq. m	£738,945	£255,056	-£84,104	-£262,763	£468,099	-£26,787	-£384,104	-£562,763
VL10 £6,250/sq. m	£1,014,486	£498,910	£152,465	-£27,754	£743,640	£227,433	-£137,397	-£327,754
VL11 £6,500/sq. m	£1,292,898	£745,307	£380,246	£196,211	£1,022,048	£474,461	£104,922	-£90,297
Value Level	Residual Land Value (£/ha)				Residual Land Value (£/ha)			
	20% Affordable Housing	30% Affordable Housing	35% Affordable Housing	40% Affordable Housing	20% Affordable Housing	30% Affordable Housing	35% Affordable Housing	40% Affordable Housing
	Residual Land Value (£/ha)				Residual Land Value (£/ha)			
VL8 £5,750/sq. m	£1,676,399	£8,172	-£1,200,922	-£1,808,246	£689,008	-£1,078,243	-£2,287,879	-£2,895,202
VL9 £6,000/sq. m	£2,677,337	£924,116	-£304,726	-£952,041	£1,696,010	-£97,054	-£1,391,683	-£2,038,997
VL10 £6,250/sq. m	£3,675,675	£1,807,647	£552,410	-£100,558	£2,694,348	£824,032	-£497,814	-£1,187,515
VL11 £6,500/sq. m	£4,684,412	£2,700,387	£1,377,704	£710,911	£3,703,072	£1,719,060	£380,150	-£327,163

Key:

Indicative non-viability	RLV beneath Viability Test 1 (RLV <£500,000/ha)
Potential viability on lower value PDL	Viability Test 2 (RLV £500,000 to £1,250,000/ha)
Viable indications - Medium value PDL	Viability Test 3 (RLV £1,250,000 to £3,000,000/ha)
Viability indications - higher value PDL	Viability Test 4 (RLV >£3,000,000/ha)

BLV Notes:

EUV+ £/ha	Notes
£500,000	Low-grade PDL (e.g. former community uses etc.)
£1,250,000	Medium PDL - industrial/commercial
£3,000,000	Upper PDL Benchmark/residential land values

Dixon Searle Partnership (2023)



**Uttlesford District Council - Regulation 18 Local Plan Viability Assessment Stage 1 - Appendix II**  
**Residential Indications: Table 2g: 50 Mixed - Greenfield**

Development Scenario	50 Mixed
Typical Site Type	Greenfield
Site Density (dph)*	40.00
Net Land Area (ha)	1.25
Gross Land Area (ha)	1.44

\*based on residential net developable area

Value Level	£10,000/dwelling s.106			£20,000/dwelling s.106		
	30% Affordable Housing	35% Affordable Housing	40% Affordable Housing	30% Affordable Housing	35% Affordable Housing	40% Affordable Housing
	Residual Land Value (£)			Residual Land Value (£)		
VL1 £4,000/sq. m	£790,148	£467,869	£242,147	£338,738	£8,380	£-240,840
VL2 £4,250/sq. m	£1,363,723	£995,447	£736,659	£912,313	£544,037	£285,248
VL3 £4,500/sq. m	£1,938,683	£1,524,289	£1,232,139	£1,487,265	£1,072,883	£780,728
VL4 £4,750/sq. m	£2,513,630	£2,053,140	£1,727,619	£2,062,220	£1,601,725	£1,276,208
VL5 £5,000/sq. m	£3,087,205	£2,580,719	£2,221,917	£2,635,794	£2,129,308	£1,770,494
VL6 £5,250/sq. m	£3,662,158	£3,109,565	£2,717,391	£3,210,748	£2,658,155	£2,265,980
VL7 £5,500/sq. m	£4,237,111	£3,638,411	£3,212,871	£3,785,701	£3,187,001	£2,761,460
VL8 £5,750/sq. m	£4,810,686	£4,165,990	£3,707,162	£4,359,276	£3,714,579	£3,255,752
VL9 £6,000/sq. m	£5,385,640	£4,694,836	£4,202,642	£4,934,229	£4,243,426	£3,751,232
	Residual Land Value (£/ha)			Residual Land Value (£/ha)		
VL1 £4,000/sq. m	£549,668	£325,474	£168,450	£235,644	£5,829	£-167,541
VL2 £4,250/sq. m	£948,677	£692,485	£512,458	£634,652	£378,460	£198,434
VL3 £4,500/sq. m	£1,348,649	£1,060,375	£857,140	£1,034,619	£746,354	£543,115
VL4 £4,750/sq. m	£1,748,612	£1,428,272	£1,201,822	£1,434,588	£1,114,244	£887,797
VL5 £5,000/sq. m	£2,147,621	£1,795,282	£1,545,681	£1,833,596	£1,481,258	£1,231,648
VL6 £5,250/sq. m	£2,547,588	£2,163,176	£1,890,359	£2,233,564	£1,849,151	£1,576,334
VL7 £5,500/sq. m	£2,947,556	£2,531,069	£2,235,040	£2,633,531	£2,217,044	£1,921,016
VL8 £5,750/sq. m	£3,346,564	£2,898,080	£2,578,896	£3,032,540	£2,584,055	£2,264,871
VL9 £6,000/sq. m	£3,746,532	£3,265,973	£2,923,577	£3,432,507	£2,951,948	£2,609,553

Key:

Indicative non-viability	RLV beneath Viability Test 1 (RLV <£250,000/ha)
Potential/marginal viability	Viability Test 2 (RLV £250,000 to £500,000/ha)
Indicative positive viability scenario	Viability Test 3 (RLV >£500,000/ha)

BLV Notes:

EUUV+ £/ha	Notes
£250,000	Greenfield Enhancement - reflecting larger scale development
£500,000	Greenfield Enhancement (Upper) - reflecting smaller scale development



**Uttlesford District Council - Regulation 18 Local Plan Viability Assessment Stage 1 - Appendix II**  
**Residential Indications: Table 2h: 50 Mixed - PDL**

Development Scenario	50 Mixed
Typical Site Type	PDL
Site Density (dph)*	55.00
Net Land Area (ha)	0.91
Gross Land Area (ha)	1.05

\*based on residential net developable area

Value Level	£10,000/dwelling s.106				£20,000/dwelling s.106			
	20% Affordable Housing	30% Affordable Housing	35% Affordable Housing	40% Affordable Housing	20% Affordable Housing	30% Affordable Housing	35% Affordable Housing	40% Affordable Housing
	Residual Land Value (£)				Residual Land Value (£)			
VL1 £4,000/sq. m	£1,683,082	£1,131,765	£807,698	£580,452	£1,231,668	£680,354	£356,287	£125,324
VL2 £4,250/sq. m	£2,335,936	£1,705,340	£1,335,274	£1,074,744	£1,884,531	£1,253,929	£883,866	£623,333
VL3 £4,500/sq. m	£2,990,362	£2,280,293	£1,864,123	£1,570,219	£2,538,952	£1,828,883	£1,412,710	£1,118,813
VL4 £4,750/sq. m	£3,644,789	£2,855,246	£2,392,969	£2,065,709	£3,193,379	£2,403,836	£1,941,559	£1,614,289
VL5 £5,000/sq. m	£4,297,647	£3,428,821	£2,920,547	£2,559,995	£3,846,236	£2,977,411	£2,469,137	£2,108,585
VL6 £5,250/sq. m	£4,952,074	£4,003,775	£3,449,394	£3,055,475	£4,500,663	£3,552,364	£2,997,983	£2,604,065
VL7 £5,500/sq. m	£5,606,501	£4,578,728	£3,978,240	£3,550,955	£5,155,090	£4,127,318	£3,526,830	£3,099,545
VL8 £5,750/sq. m	£6,259,358	£5,152,303	£4,505,819	£4,045,247	£5,807,948	£4,700,892	£4,054,408	£3,593,837
VL9 £6,000/sq. m	£6,913,785	£5,727,256	£5,034,665	£4,540,727	£6,462,375	£5,275,846	£4,583,255	£4,089,317
	Residual Land Value (£/ha)				Residual Land Value (£/ha)			
VL1 £4,000/sq. m	£1,609,905	£1,082,558	£772,581	£555,215	£1,178,117	£650,774	£340,797	£119,875
VL2 £4,250/sq. m	£2,234,373	£1,631,194	£1,277,219	£1,028,016	£1,802,595	£1,199,410	£845,437	£596,232
VL3 £4,500/sq. m	£2,860,347	£2,181,150	£1,783,074	£1,501,948	£2,428,563	£1,749,366	£1,351,288	£1,070,169
VL4 £4,750/sq. m	£3,486,320	£2,731,105	£2,288,927	£1,975,896	£3,054,536	£2,299,321	£1,857,143	£1,544,102
VL5 £5,000/sq. m	£4,110,793	£3,279,742	£2,793,567	£2,448,691	£3,679,009	£2,847,958	£2,361,783	£2,016,907
VL6 £5,250/sq. m	£4,736,766	£3,829,697	£3,299,420	£2,922,629	£4,304,982	£3,397,913	£2,867,636	£2,490,845
VL7 £5,500/sq. m	£5,362,740	£4,379,653	£3,805,273	£3,396,566	£4,930,956	£3,947,869	£3,373,489	£2,964,782
VL8 £5,750/sq. m	£5,987,212	£4,928,289	£4,309,913	£3,869,367	£5,555,428	£4,496,506	£3,878,129	£3,437,583
VL9 £6,000/sq. m	£6,613,186	£5,478,245	£4,815,767	£4,343,304	£6,181,402	£5,046,461	£4,383,983	£3,911,520

Key:

Indicative non-viability	RLV beneath Viability Test 1 (RLV <£500,000/ha)
Potential viability on lower value PDL	Viability Test 2 (RLV £500,000 to £1,250,000/ha)
Viable indications - Medium value PDL	Viability Test 3 (RLV £1,250,000 to £3,000,000/ha)
Viability indications - higher value PDL	Viability Test 4 (RLV >£3,000,000/ha)

BLV Notes:

EUV+ £/ha	Notes
£500,000	Low-grade PDL (e.g. former community uses etc.)
£1,250,000	Medium PDL - industrial/commercial
£3,000,000	Upper PDL Benchmark/residential land values



**Uttlesford District Council - Regulation 18 Local Plan Viability Assessment Stage 1 - Appendix II**  
**Residential Indications: Table 2i: 50 Flats - PDL**

Development Scenario	50 Flats
Typical Site Type	PDL
Site Density (dph)*	100.00
Net Land Area (ha)	0.50
Gross Land Area (ha)	0.58

\*based on residential net developable area

Value Level	£10,000/dwelling s.106				£20,000/dwelling s.106			
	20% Affordable Housing	30% Affordable Housing	35% Affordable Housing	40% Affordable Housing	20% Affordable Housing	30% Affordable Housing	35% Affordable Housing	40% Affordable Housing
	Residual Land Value (£)				Residual Land Value (£)			
VL1 £4,000/sq. m	-£254,947	-£626,594	-£850,965	-£1,001,526	-£754,947	-£1,126,594	-£1,350,965	-£1,501,526
VL2 £4,250/sq. m	£193,626	-£217,520	-£472,183	-£641,171	-£293,080	-£717,520	-£972,183	-£1,141,171
VL3 £4,500/sq. m	£613,189	£180,086	-£94,191	-£284,087	£159,239	-£307,658	-£594,191	-£784,087
VL4 £4,750/sq. m	£1,031,174	£552,073	£264,613	£68,198	£579,764	£95,846	-£216,199	-£427,279
VL5 £5,000/sq. m	£1,448,158	£921,217	£605,054	£395,407	£996,747	£469,807	£150,870	-£71,326
VL6 £5,250/sq. m	£1,866,142	£1,291,249	£946,311	£717,542	£1,414,734	£839,838	£494,902	£266,131
VL7 £5,500/sq. m	£2,284,128	£1,661,282	£1,287,572	£1,039,672	£1,832,717	£1,209,865	£836,161	£588,265
VL8 £5,750/sq. m	£2,701,111	£2,030,424	£1,628,015	£1,361,037	£2,249,701	£1,579,018	£1,176,602	£909,627
VL9 £6,000/sq. m	£3,119,096	£2,400,456	£1,969,272	£1,683,174	£2,667,686	£1,949,045	£1,517,861	£1,231,761
Value Level	Residual Land Value (£/ha)				Residual Land Value (£/ha)			
	20% Affordable Housing	30% Affordable Housing	35% Affordable Housing	40% Affordable Housing	20% Affordable Housing	30% Affordable Housing	35% Affordable Housing	40% Affordable Housing
	Residual Land Value (£/ha)				Residual Land Value (£/ha)			
VL1 £4,000/sq. m	-£443,386	-£1,089,729	-£1,479,939	-£1,741,785	-£1,312,952	-£1,959,294	-£2,349,504	-£2,611,349
VL2 £4,250/sq. m	£336,741	-£378,295	-£821,189	-£1,115,080	-£509,705	-£1,247,860	-£1,690,754	-£1,984,645
VL3 £4,500/sq. m	£1,066,415	£313,193	-£163,811	-£494,065	£276,938	-£535,058	-£1,033,376	-£1,363,630
VL4 £4,750/sq. m	£1,793,345	£960,127	£460,196	£118,605	£1,008,284	£166,688	-£375,999	-£743,093
VL5 £5,000/sq. m	£2,518,536	£1,602,117	£1,052,267	£687,665	£1,733,472	£817,055	£262,383	-£124,045
VL6 £5,250/sq. m	£3,245,465	£2,245,650	£1,645,757	£1,247,898	£2,460,408	£1,460,588	£860,699	£462,837
VL7 £5,500/sq. m	£3,972,396	£2,889,186	£2,239,255	£1,808,126	£3,187,335	£2,104,112	£1,454,194	£1,023,070
VL8 £5,750/sq. m	£4,697,584	£3,531,173	£2,831,330	£2,367,021	£3,912,523	£2,746,118	£2,046,264	£1,581,960
VL9 £6,000/sq. m	£5,424,515	£4,174,706	£3,424,820	£2,927,258	£4,639,454	£3,389,644	£2,639,758	£2,142,193

Key:

Indicative non-viability	RLV beneath Viability Test 1 (RLV <£500,000/ha)
Potential viability on lower value PDL	Viability Test 2 (RLV £500,000 to £1,250,000/ha)
Viable indications - Medium value PDL	Viability Test 3 (RLV £1,250,000 to £3,000,000/ha)
Viability indications - higher value PDL	Viability Test 4 (RLV >£3,000,000/ha)

BLV Notes:

EUUV+ £/ha	Notes
£500,000	Low-grade PDL (e.g. former community uses etc.)
£1,250,000	Medium PDL - industrial/commercial
£3,000,000	Upper PDL Benchmark/residential land values



**Uttlesford District Council - Regulation 18 Local Plan Viability Assessment Stage 1 - Appendix II**  
**Residential Indications: Table 2j: 60 Flats Extra Care - PDL**

Development Scenario	60 Flats
Typical Site Type	PDL
Site Density (dph)*	125.00
Net Land Area (ha)	0.48
Gross Land Area (ha)	0.55

\*based on residential net developable area

Value Level	£10,000/dwelling s.106				£20,000/dwelling s.106			
	20% Affordable Housing	30% Affordable Housing	35% Affordable Housing	40% Affordable Housing	20% Affordable Housing	30% Affordable Housing	35% Affordable Housing	40% Affordable Housing
	Residual Land Value (£)				Residual Land Value (£)			
VL8 £5,750/sq. m	-£609,367	-£1,519,839	-£1,964,576	-£2,439,036	-£1,209,367	-£2,119,839	-£2,564,576	-£3,039,036
VL9 £6,000/sq. m	-£2,893	-£973,293	-£1,447,736	-£1,954,325	-£602,893	-£1,573,293	-£2,047,736	-£2,554,325
VL10 £6,250/sq. m	£551,895	-£432,100	-£934,901	-£1,472,393	£1,881	-£1,032,100	-£1,534,901	-£2,072,393
VL11 £6,500/sq. m	£1,103,700	£106,491	-£420,361	-£987,792	£562,007	-£486,445	-£1,020,361	-£1,587,792
	1645550.493				Residual Land Value (£/ha)			
VL8 £5,750/sq. m	-£1,103,926	-£2,753,331	-£3,559,015	-£4,418,544	-£2,190,883	-£3,840,287	-£4,645,972	-£5,505,500
VL9 £6,000/sq. m	-£5,241	-£1,763,212	-£2,622,710	-£3,540,445	-£1,092,197	-£2,850,169	-£3,709,667	-£4,627,401
VL10 £6,250/sq. m	£999,810	-£782,790	-£1,693,662	-£2,667,379	£3,408	-£1,869,747	-£2,780,618	-£3,754,336
VL11 £6,500/sq. m	£1,999,456	£192,919	-£761,524	-£1,789,478	£1,018,129	-£881,241	-£1,848,480	-£2,876,435

Key:

Indicative non-viability	RLV beneath Viability Test 1 (RLV <£500,000/ha)
Potential viability on lower value PDL	Viability Test 2 (RLV £500,000 to £1,250,000/ha)
Viable indications - Medium value PDL	Viability Test 3 (RLV £1,250,000 to £3,000,000/ha)
Viability indications - higher value PDL	Viability Test 4 (RLV >£3,000,000/ha)

BLV Notes:

EUV+ £/ha	Notes
£500,000	Low-grade PDL (e.g. former community uses etc.)
£1,250,000	Medium PDL - industrial/commercial
£3,000,000	Upper PDL Benchmark/residential land values

Dixon Searle Partnership (2023)



**Uttlesford District Council - Regulation 18 Local Plan Viability Assessment Stage 1 - Appendix II**  
**Residential Indications: Table 2k: 100 Mixed - Greenfield**

Development Scenario	100 Mixed
Typical Site Type	Greenfield
Site Density (dph)*	40.00
Net Land Area (ha)	2.50
Gross Land Area (ha)	3.25

\*based on residential net developable area

Value Level	£10,000/dwelling s.106			£20,000/dwelling s.106		
	30% Affordable Housing	35% Affordable Housing	40% Affordable Housing	30% Affordable Housing	35% Affordable Housing	40% Affordable Housing
	Residual Land Value (£)			Residual Land Value (£)		
VL1 £4,000/sq. m	£1,224,196	£664,249	£99,633	£321,370	-£273,546	-£893,758
VL2 £4,250/sq. m	£2,352,344	£1,714,434	£1,076,525	£1,449,532	£811,614	£171,508
VL3 £4,500/sq. m	£3,483,209	£2,767,144	£2,051,079	£2,580,388	£1,864,323	£1,148,258
VL4 £4,750/sq. m	£4,614,075	£3,819,853	£3,025,632	£3,711,254	£2,917,032	£2,122,811
VL5 £5,000/sq. m	£5,742,228	£4,870,038	£3,997,849	£4,839,407	£3,967,217	£3,095,028
VL6 £5,250/sq. m	£6,873,093	£5,922,748	£4,972,402	£5,970,272	£5,019,927	£4,069,581
VL7 £5,500/sq. m	£8,003,959	£6,975,457	£5,946,956	£7,101,138	£6,072,636	£5,044,135
VL8 £5,750/sq. m	£9,132,112	£8,025,642	£6,919,172	£8,229,291	£7,122,821	£6,016,351
VL9 £6,000/sq. m	£10,262,977	£9,078,352	£7,893,726	£9,360,156	£8,175,531	£6,990,905
	Residual Land Value (£/ha)			Residual Land Value (£/ha)		
VL1 £4,000/sq. m	£376,676	£204,384	£30,656	£98,883	-£84,168	-£275,003
VL2 £4,250/sq. m	£723,798	£527,518	£331,238	£446,010	£249,727	£52,772
VL3 £4,500/sq. m	£1,071,757	£851,429	£631,101	£793,966	£573,638	£353,310
VL4 £4,750/sq. m	£1,419,715	£1,175,339	£930,964	£1,141,924	£897,548	£653,173
VL5 £5,000/sq. m	£1,766,839	£1,498,473	£1,230,107	£1,489,048	£1,220,682	£952,316
VL6 £5,250/sq. m	£2,114,798	£1,822,384	£1,529,970	£1,837,007	£1,544,593	£1,252,179
VL7 £5,500/sq. m	£2,462,756	£2,146,295	£1,829,833	£2,184,965	£1,868,503	£1,552,042
VL8 £5,750/sq. m	£2,809,881	£2,469,428	£2,128,976	£2,532,090	£2,191,637	£1,851,185
VL9 £6,000/sq. m	£3,157,839	£2,793,339	£2,428,839	£2,880,048	£2,515,548	£2,151,048

Key:

Indicative non-viability	RLV beneath Viability Test 1 (RLV <£250,000/ha)
Potential/marginal viability	Viability Test 2 (RLV £250,000 to £500,000/ha)
Indicative positive viability scenario	Viability Test 3 (RLV >£500,000/ha)

BLV Notes:

EUR+ £/ha	Notes
£250,000	Greenfield Enhancement - reflecting larger scale development
£500,000	Greenfield Enhancement (Upper) - reflecting smaller scale development



**Uttlesford District Council - Regulation 18 Local Plan Viability Assessment Stage 1 - Appendix II**  
**Residential Indications: Table 2I: 100 Mixed - PDL**

Development Scenario	100 Mixed
Typical Site Type	PDL
Site Density (dph)*	55.00
Net Land Area (ha)	1.82
Gross Land Area (ha)	2.36

\*based on residential net developable area

Value Level	£10,000/dwelling s.106				£20,000/dwelling s.106			
	20% Affordable Housing	30% Affordable Housing	35% Affordable Housing	40% Affordable Housing	20% Affordable Housing	30% Affordable Housing	35% Affordable Housing	40% Affordable Housing
	Residual Land Value (£)				Residual Land Value (£)			
VL1 £4,000/sq. m	£2,645,922	£1,508,148	£944,732	£381,314	£1,743,102	£605,327	£34,817	£-586,936
VL2 £4,250/sq. m	£3,932,588	£2,636,301	£1,994,916	£1,353,531	£3,029,767	£1,733,481	£1,092,100	£450,705
VL3 £4,500/sq. m	£5,222,347	£3,767,167	£3,047,626	£2,328,085	£4,319,526	£2,864,346	£2,144,805	£1,425,264
VL4 £4,750/sq. m	£6,512,106	£4,898,032	£4,100,335	£3,302,638	£5,609,285	£3,995,211	£3,197,514	£2,399,817
VL5 £5,000/sq. m	£7,798,771	£6,026,185	£5,150,520	£4,274,855	£6,895,950	£5,123,365	£4,247,699	£3,372,034
VL6 £5,250/sq. m	£9,088,530	£7,157,051	£6,203,229	£5,249,408	£8,185,709	£6,254,230	£5,300,409	£4,346,587
VL7 £5,500/sq. m	£10,378,289	£8,287,916	£7,255,939	£6,223,962	£9,475,468	£7,385,095	£6,353,118	£5,321,141
VL8 £5,750/sq. m	£11,664,954	£9,416,070	£8,306,124	£7,196,178	£10,762,133	£8,513,249	£7,403,303	£6,293,357
VL9 £6,000/sq. m	£12,954,713	£10,546,935	£9,358,833	£8,170,732	£12,051,892	£9,644,114	£8,456,013	£7,267,911
	Residual Land Value (£/ha)				Residual Land Value (£/ha)			
VL1 £4,000/sq. m	£1,119,429	£638,063	£399,694	£161,325	£737,466	£256,100	£14,730	£-248,319
VL2 £4,250/sq. m	£1,663,787	£1,115,358	£844,003	£572,648	£1,281,825	£733,396	£462,042	£190,683
VL3 £4,500/sq. m	£2,209,454	£1,593,801	£1,289,380	£984,959	£1,827,492	£1,211,839	£907,417	£602,996
VL4 £4,750/sq. m	£2,755,122	£2,072,244	£1,734,757	£1,397,270	£2,373,159	£1,690,282	£1,352,794	£1,015,307
VL5 £5,000/sq. m	£3,299,480	£2,549,540	£2,179,066	£1,808,592	£2,917,517	£2,167,577	£1,797,104	£1,426,630
VL6 £5,250/sq. m	£3,845,147	£3,027,983	£2,624,443	£2,220,903	£3,463,185	£2,646,020	£2,242,481	£1,838,941
VL7 £5,500/sq. m	£4,390,814	£3,506,426	£3,069,820	£2,633,215	£4,008,852	£3,124,463	£2,687,858	£2,251,252
VL8 £5,750/sq. m	£4,935,173	£3,983,722	£3,514,129	£3,044,537	£4,553,210	£3,601,759	£3,132,167	£2,662,574
VL9 £6,000/sq. m	£5,480,840	£4,462,165	£3,959,506	£3,456,848	£5,098,877	£4,080,202	£3,577,544	£3,074,885

Key:

Indicative non-viability	RLV beneath Viability Test 1 (RLV <£500,000/ha)
Potential viability on lower value PDL	Viability Test 2 (RLV £500,000 to £1,250,000/ha)
Viable indications - Medium value PDL	Viability Test 3 (RLV £1,250,000 to £3,000,000/ha)
Viability indications - higher value PDL	Viability Test 4 (RLV >£3,000,000/ha)

BLV Notes:

EUV+ £/ha	Notes
£500,000	Low-grade PDL (e.g. former community uses etc.)
£1,250,000	Medium PDL - industrial/commercial
£3,000,000	Upper PDL Benchmark/residential land values



**Uttlesford District Council - Regulation 18 Local Plan Viability Assessment Stage 1 - Appendix II**  
**Residential Indications: Table 2m: 250 Mixed - Greenfield**

Development Scenario	250 Mixed
Typical Site Type	Greenfield
Site Density (dph)*	40.00
Net Land Area (ha)	6.25
Gross Land Area (ha)	8.13

\*based on residential net developable area

Value Level	£10,000/dwelling s.106			£20,000/dwelling s.106		
	30% Affordable Housing	35% Affordable Housing	40% Affordable Housing	30% Affordable Housing	35% Affordable Housing	40% Affordable Housing
	Residual Land Value (£)			Residual Land Value (£)		
VL1 £4,000/sq. m	£3,058,286	£1,598,263	£248,131	£801,234	-£738,976	-£2,234,395
VL2 £4,250/sq. m	£5,881,245	£4,217,491	£2,678,725	£3,624,193	£1,960,419	£421,673
VL3 £4,500/sq. m	£8,710,990	£6,842,998	£5,115,109	£6,453,938	£4,585,946	£2,858,057
VL4 £4,750/sq. m	£11,540,735	£9,468,505	£7,551,493	£9,283,683	£7,211,453	£5,294,441
VL5 £5,000/sq. m	£14,363,694	£12,087,716	£9,982,034	£12,106,642	£9,830,664	£7,724,982
VL6 £5,250/sq. m	£17,193,439	£14,713,223	£12,418,418	£14,936,386	£12,456,171	£10,161,366
VL7 £5,500/sq. m	£20,023,184	£17,338,730	£14,854,802	£17,766,131	£15,081,678	£12,597,750
VL8 £5,750/sq. m	£22,846,142	£19,957,941	£17,285,343	£20,589,090	£17,700,889	£15,028,291
VL9 £6,000/sq. m	£25,675,887	£22,583,448	£19,721,727	£23,418,835	£20,326,396	£17,464,675
	Residual Land Value (£/ha)			Residual Land Value (£/ha)		
VL1 £4,000/sq. m	£376,404	£196,709	£30,539	£98,613	-£90,951	-£275,003
VL2 £4,250/sq. m	£723,846	£519,076	£329,689	£446,055	£241,282	£51,898
VL3 £4,500/sq. m	£1,072,122	£842,215	£629,552	£794,331	£564,424	£351,761
VL4 £4,750/sq. m	£1,420,398	£1,165,354	£929,414	£1,142,607	£887,563	£651,623
VL5 £5,000/sq. m	£1,767,839	£1,487,719	£1,228,558	£1,490,048	£1,209,928	£950,767
VL6 £5,250/sq. m	£2,116,116	£1,810,858	£1,528,421	£1,838,324	£1,533,067	£1,250,630
VL7 £5,500/sq. m	£2,464,392	£2,133,998	£1,828,283	£2,186,601	£1,856,207	£1,550,492
VL8 £5,750/sq. m	£2,811,833	£2,456,362	£2,127,427	£2,534,042	£2,178,571	£1,849,636
VL9 £6,000/sq. m	£3,160,109	£2,779,501	£2,427,290	£2,882,318	£2,501,710	£2,149,498

Key:

Indicative non-viability	RLV beneath Viability Test 1 (RLV <£250,000/ha)
Potential/marginal viability	Viability Test 2 (RLV £250,000 to £500,000/ha)
Indicative positive viability scenario	Viability Test 3 (RLV >£500,000/ha)

BLV Notes:

EUV+ £/ha	Notes
£250,000	Greenfield Enhancement - reflecting larger scale development
£500,000	Greenfield Enhancement (Upper) - reflecting smaller scale development