

**For: Uttlesford District Council
Local Plan – Regulation 18**



Viability Assessment (Stage 1 Draft Report)

**Appendix I – Development appraisal
assumptions build up and overview
(Tables 1a - 1d)**

September 2023

DSP23825

**Uttlesford DC - Appendix I: Regulation 18 Local Plan Viability Assessment Stage 1 - Residential Assumptions
- Table 1a: High-Level Site Typologies and Value Levels / Revenue Assumptions**

High-Level Typology Sensitivity Tests

Scheme Size Appraised	Type	Site Type	Density (dph)	Net Land area (ha)	Gross Land Area (ha)*	Main Build Period (Months)
5	Houses	PDL	40	0.13	0.14	6
10	Houses	GF	35	0.29	0.33	12
10	Houses	PDL	40	0.25	0.29	12
25	Houses	GF	40	0.63	0.72	18
25	Houses	PDL	50	0.50	0.58	18
30	Flats (Sheltered/Retirement)	PDL	125	0.24	0.28	18
50	Mixed (Houses/Flats)	GF	40	1.25	1.44	18
50	Mixed (Houses/Flats)	PDL	55	0.91	1.05	18
50	Flats	PDL	100	0.50	0.58	18
60	Flats (Sheltered/Retirement - Extra Care)	PDL	125	0.48	0.55	18
100	Mixed (Houses/Flats)	GF	40	2.50	3.25	24
100	Mixed (Houses/Flats)	PDL	55	1.82	2.36	24
250	Mixed (Houses/Flats)	GF	40	6.3	8.13	24*

*assumes multiple sales outlets

Notes:

The above scenarios have been modelled at 20%, 30%, 35% and 40% AH on sites of 10+ units. The appraisals have been completed in each case to the point at which a negative results is returned - we consider there to be no merit in extending testing beyond the points where there is a negative residual land value. Affordable Housing tenure split assumed at 75% Social rent, 25% First Homes (assuming 30% discount). 10% Low Cost/Affordable Home Ownership (AHO) of total overall requirements.

Land Area Adjustment - 15% added (30% added on largest sites 100+). Additional allowance for Open Space contributions to be added once evidence has been made available to DSP.

Key specific/strategic site allocations - tested separately, with adjustments to assumptions as appropriate (see Sheet 3)

Unit sizes and dwelling mix assumptions

Property Type	Assumed Unit Sizes*		Dwelling Mix (%)**		
	Market Units	Affordable Units	Market Units	Affordable Units - rented	Affordable Units - affordable home ownership
1-bed flat	50	50	5%	35%	20%
2-bed flat	61	61	15%	20%	20%
2-bed house	79	79	20%	15%	25%
3-bed house	93	93	40%	25%	25%
4-bed house	130	106	20%	5%	10%

*Based on Nationally Described Space Standards October 2015

**Based on the LHNA (2023)

Residential Sales Value Level (VL) Assumptions - Indicative relevance by area within District

Market Values (MV)	VL1	VL2	VL3	VL4	VL5	VL6	VL7	VL8	VL9
	Typical New Builds Values Range - districtwide								
1-bed flat	£200,000	£212,500	£225,000	£237,500	£250,000	£262,500	£275,000	£287,500	£300,000
2-bed flat	£244,000	£259,250	£274,500	£289,750	£305,000	£320,250	£335,500	£350,750	£366,000
2-bed house	£316,000	£335,750	£355,500	£375,250	£395,000	£414,750	£434,500	£454,250	£474,000
3-bed house	£372,000	£395,250	£418,500	£441,750	£465,000	£488,250	£511,500	£534,750	£558,000
4-bed house	£520,000	£552,500	£585,000	£617,500	£650,000	£682,500	£715,000	£747,500	£780,000
MV (£ / sq. m.)	£4,000	£4,250	£4,500	£4,750	£5,000	£5,250	£5,500	£5,750	£6,000

Note: Sheltered/Extra Care typologies tested from VL8 £5,750 - VL11 £6,500/sq. m.

Value Levels - Locations by ward area

Ward Area	Value Level Range
Ashdon	VL4 - VL7
Broad Oak & The Hallingburys	VL2 - VL5
Chesterford & Wenden Lofts	VL2 - VL5
Clavering	VL3 - VL5
Debden & Wimbush	VL2 - VL3
Elsenham & Henham	VL3 - VL4
Felstead & Stebbing	VL3 - VL5
Flitch Green & Little Dunmow	VL1 - VL3
Great Dunmow North	VL1 - VL3
Great Dunmow South & Barnston	VL2 - VL5
Hatfield Heath	VL3 - VL6
High Easter & The Rodings	VL2 - VL5
Littlebury	VL3 - VL5
Newport	VL2 - VL4
Saffron Walden Audley	VL4 - VL7
Saffron Walden Castle	VL3 - VL5
Saffron Walden Shire	VL5 - VL7
Standstead North	VL2 - VL4
Standstead South & Birchanger	VL3 - VL5
Stort Valley	VL2 - VL3
Takeley	VL2 - VL5
Thaxted & The Eastons	VL2 - VL3
The Sampfords	VL2 - VL5

Affordable Housing Revenue Assumptions

Unit Type	Social Rent (£/dwelling)	Affordable Rent* (£/dwelling) <small>based on LHA Rates blended Cambridge LHA and Harlow LHA</small>	First Homes (£/dwelling) % Market Value	Shared Ownership (Sensitivity Test Only) % Market Value
1-Bed Flat	£90,000	£141,831	70%	65%
2-Beds Flat	£109,800	£166,017		
2-Bed House	£142,200	£166,017		
3-Bed House	£167,400	£196,844		
4-Bed House	£190,800	£246,654		

Note: Social Rent assumed 40% MV, based on VL3 (above). First Homes assumes a 30% discount.

*sensitivity test only

**Uttlesford DC - Appendix I: Regulation 18 Local Plan Viability Assessment Stage 1 - Residential Assumptions
- Table 1b: Specific Site Allocations**

Specific Site Allocations

Site Allocations - Bespoke Testing	Gross Site Area (ha)	Assumed Net Site Area (ha)	Indicative Capacity (approx. no. of dwellings)	Indicative Capacity Non-residential	Indicative Residential Market Value (£/sq. m.)	Housing Trajectory - timings/phasing	DSP Additional Assumptions / Comments / Site Specific Costs (Serviced land = £550,000/ha unless otherwise stated) <i>Note: as detailed costs for provision are unknown at this stage, the appraisal modelling has been conducted on a surplus basis. The resulting surplus amounts will need to be sufficient to support any known costs listed below.</i>	Site works and specific abnormal costs
SE Saffron Walden Existing Use: Agricultural [Affordable Housing tested @ 30%, 35% and 40% AH]	30.02	TBC - unknown at this stage	900	N/A	VL5 £5,000 - VL7 £5,500	0.75 market units per week per outlet, assuming 3x outlets	• 2 x FE Primary School plus land servicing. Contribution to secondary on-site (expansion to be spit across two sites) - Subject to further information to be provided as part of next assessment stage.	Assume £25,000/dwelling - Note: these costs relate to site works e.g. prep, servicing etc. At this stage detailed infrastructure requirements for these sites are unknown. Professional fees @ 8%
NE Great Dunmow Existing Use: Agricultural [Affordable Housing tested @ 30%, 35% and 40% AH]	68	TBC - unknown at this stage	1100	N/A	VL2 £4,250 - VL4 £4,750	0.75 market units per week per outlet, assuming 4x outlets	• 2 x FE Primary School plus land servicing. Pro-rata contribution to secondary school at Takeley - Subject to further information to be provided as part of next assessment stage.	Assume £25,000/dwelling - Note: these costs relate to site works e.g. prep, servicing etc. At this stage detailed infrastructure requirements for these sites are unknown. Professional fees @ 8%
N Takeley Existing Use: Agricultural [Affordable Housing tested @ 30%, 35% and 40% AH]	107.4	TBC - unknown at this stage	1600	N/A	VL3 £4,500 - VL5 £5,000	0.75 market units per week per outlet, assuming 4x outlets	• 2 x FE Primary School plus land servicing. Pro-rata contribution to secondary on-site - Subject to further information to be provided as part of next assessment stage.	Assume £25,000/dwelling - Note: these costs relate to site works e.g. prep, servicing etc. At this stage detailed infrastructure requirements for these sites are unknown. Professional fees @ 8%

**Uttlesford DC - Appendix I: Regulation 18 Local Plan Viability Assessment Stage 1 - Residential Assumptions
- Table 1c: Development Cost Assumptions & Key Sensitivity Testing Parameters**

Appraisal Costs / Key Sensitivity Testing Parameters Appraisal Costs

Base Appraisal Cost Description	Cost Assumption	Notes
Build cost - Mixed Developments (generally - houses/flats)	£1,490/sq. m. (LQ £1,340/sq. m.)	<i>Based on BCIS 'median' rebased to an Uttlesford location factor (5yr data sample), excludes external works. Lower Quartile (LQ) rates applied to specific/strategic site testing.</i>
Build cost - Estate housing (generally)	£1,446/sq. m.	
Build cost - Flats (generally)	£1,650/sq. m.	
Build cost - Supported housing (generally)	£1,830/sq. m.	
External Works	10% (Flats)	<i>Applied to base build costs 7.5% applied to Sheltered/Extra Care typologies.</i>
	15% (Houses)	
Site Prep Contingency (on gross land area)	£500,000/ha	<i>Non-strategic scale typology test Further bespoke assumptions apply to specific site allocations - see Table 1b.</i>
Contingency (% of build cost)	5%	
Professional Fees (% of build cost)	8-10%	<i>variable depending on scale of development</i>
S106 / Proxy CIL	Tested at £0, £10,000 and £20,000/dwelling	<i>Total s106 allowance (including education)</i>
Sustainable design/climate change/carbon reduction (% of build cost)	8% (Flats)	<i>Net zero (aligning with LETI) - total operational energy use (regulated and unregulated). Space heating demand of no more than 15-20kWh/m2/yr with a average total energy use intensity (EUI) demand of 35kWh/m2/yr assuming a 'fabric first' approach. Note: blended rate for mixed schemes (houses and flats), weighted by dwelling mix proportions. Includes additional uplift applied from Part L 2013 to current Part L 2021 baseline. Embodied carbon - no additional cost assumed beyond base cost assumed.</i>
	10% (Houses)	
	9% (Mixed Houses/Flats)	
Electric Vehicle Charging Points (£/unit) ¹	£865/unit (houses)	<i>Houses only typologies - assumes 1x EVCP per dwelling Flats typologies - assumes 1x EVCP per dwelling Mixed (Houses/Flats) typologies - cost weighted by dwelling mix, assumes 1x EVCP per dwelling</i>
	£1,961 (flats)	
Water efficiency standards	90-110 litres per person per day	<i>Assumed nominal cost (forming part of overall cost allowance) based on DSP research and analysis. Areas within the identified 'White Chalk Subgroup will need to meet 90lppd requirement.</i>
Biodiversity Net Gain (BNG) (% of build cost)	2.86% (Greenfield)	<i>Assuming 20%, variable by site type. Costs based on Impact Assessment (Scenario C) plus uplift for latest information from the 10% minimum baseline. Sensitivity Test @ 10% BNG = 2.4% (Greenfield) and 0.5% (PDL)</i>
	0.59% (PDL)	
Hatfield Forest SSSI - SAMM contributions	N/A	
Essex Coast Recreational disturbance Avoidance and Mitigation Strategy (RAMS)	N/A	<i>Note: The Zone of Influence impacts a small proportion of the district. Where applicable, we assume any contributions required are included in the range of s106 contributions.</i>
M4(2) Accessible and adaptable dwellings compliance	£15.5/sq. m.	<i>100% provision on all dwellings for M4(2) 10% provision for M4(3) on all dwellings</i>
M4(3) Wheelchair user dwellings compliance	£155/sq. m.	
Marketing & Sales Costs (% of GDV)	3%	
Legal Fees on sale (£ per unit)	£750	
Developer's Return for Risk & Profit		
Open Market Housing Profit (% of GDV)	Range of 15-20%	<i>DSP assumed testing at mid-point of range at 17.5%. First Homes at 12%</i>
Affordable Housing Profit (% of GDV)	6%	
Finance & Acquisition Costs		
Agents Fees (% of site value)	1.50%	
Legal Fees (% of site value)	0.75%	
Stamp Duty Land Tax (% of site value)	0% to 5%	<i>HMRC Scale</i>
Finance Rate - Build (%)	6.50%	
Finance Rate - Land (%)	6.50%	

¹ Costs adopted from the DfT Residential Charging Infrastructure Provision Impact Assessment (September 2021) and requirements as set out in the Surrey County Council's Vehicular and Cycle Parking Guidance (January 2018)

Uttlesford DC - Appendix I: Regulation 18 Local Plan Viability Assessment Stage 1 - Table 1d: Policy Analysis

(Regulation 18 Stage) Local Plan 2021 - 2041

Note: Policy analysis conducted in multiple phases as detail became available. Adopted assumptions reflected earlier phases of policy analysis - specific details noted where necessary below. Further consideration required as part of next assessment phase.

Latest Policy Ref	Policy Name	Policy overview	Viability Impact	Addressed where applicable through specific study approach / assumptions - associated commentary / cost allowance
CP1	Addressing climate change	Policy sets the overall core requirements for development proposals to demonstrate how they should mitigate the impacts of climate change in reducing emissions via a range of measures including aspects such as sustainable travel infrastructure etc. Also links to policies CP(TBC) which set out detailed requirements.	High	Specific allowance made in addition to base build costs to achieve the specified standards - see assumptions detail. May have site specific impacts and as such would need to be treated as an abnormal costs in weighing-up the overall viability position on a the particular site. However, the wider consideration of 'sustainable development' is more of a planning, design and land use implication than for viability consideration.
CP2	Meeting our housing needs	Policy identifies the housing needs requirement for the district of 15,013 dwellings by 2041. This includes delivery through strategic and non-strategic allocations alongside windfall.	High	Reflected through the agreed range of development typologies selected for testing at variable Value Levels representing changing values over time as well as different areas of the district and scheme type - all reflecting planned growth. In addition, key specific/strategic sites have also been modelled based on available data at the point of assessment.
CP3	Settlement hierarchy	This policy sets the hierarchy of settlements across the district and therefore the spatial pattern of development. Focused on key settlements, as having the ability to support the most sustainable living through current facilities, services and employment opportunities.	Low / Marginal	Reflected through the agreed range of development typologies selected for testing at variable Value Levels representing changing values over time as well as different areas of the district and scheme type - all reflecting planned growth. In addition, key specific/strategic sites have also been modelled based on available data at the point of assessment.
CP4	Meeting business and employment needs	Policy identifies the business and employment needs of the district by 2041. In addition, a further land has been identified for future development at key strategic locations. Windfall development links to policy CP(TBC), also supported by Neighbourhood Plans.	Not Applicable	Non-residential development to be considered in detail as part of next assessment phase.
CP5	Providing supporting infrastructure and services	The policy sets the requirements for new development to provide the necessary on-site and off-site infrastructure requirements arising from the proposed scheme. These infrastructure requirements are to be provided directly by the developer. The Council's Delivering Infrastructure Strategy will provide more detail about the approach to securing developer contributions.	High	Considered through range of s.106/other cost assumptions. In practice a range of sites will trigger mitigation requirements (localised works or contributions) but those will vary sites will vary with the site-specific details. DSP consider £10,000 - £20,000/dwelling forms an appropriate sum for such measures at the current assessment stage. It follows that for all tests the immediate/essential highways mitigation/s.278 works are assumed to be specifically allowed for.
CP6	North Uttlesford Area Strategy	Policy sets specific priorities for North Uttlesford Area to secure the aligned delivery of housing and infrastructure. Housing needs of around 1,591 dwelling to be delivered via specific/strategic allocations alongside non-strategic allocations to be delivered via the Plan or through Neighbourhood Plans.	High	Reflected through the agreed range of development typologies selected for testing at variable Value Levels representing changing values over time as well as different areas of the district and scheme type - all reflecting planned growth, including within the North Uttlesford Area. In addition, key specific/strategic sites have also been modelled based on available data at the point of assessment - this modelling included sites within the North Uttlesford Area. Employment / commercial development is suggested for further consideration at a subsequent review stage - as more info becomes available, with policy positions / detail not known at the time of this current assessment stage.
CP7	Delivery of transport schemes within the North Uttlesford Area	To deliver growth in the North Uttlesford Area, policy sets requirements for transport infrastructure and the level mitigation to be delivered. The scope of requirement is to be refined through development of the Local Transport and Connectivity Plan (being prepared by Essex County Council).	High	Considered through range of s.106/other cost assumptions. In practice a range of sites will trigger mitigation requirements (localised works or contributions) but those will vary sites will vary with the site-specific details. DSP consider £10,000 - £20,000/dwelling forms an appropriate sum for such measures at the current assessment stage. It follows that for all tests the immediate/essential highways mitigation/s.278 works are assumed to be specifically allowed for.
CP8	Safeguarding of land for strategic transport schemes in the North Uttlesford Area	Identified strategic transport improvements will require land to be safeguarded - policy sets the circumstances where potential development impacting the delivery of the identified transport schemes will be considered acceptable / not acceptable.	Not Applicable	More of a planning / land use and design implication than for direct viability consideration.
CP9	Green and blue infrastructure in the North Uttlesford Area	The policy requires development to protect and enhance green and blue infrastructure in the North Uttlesford Area with contributions sought towards identified strategic projects including on-going management costs.	Low / Marginal	No specific additional cost allowances made at this stage, pending further information.
CP10	South Uttlesford Area Strategy	Policy sets specific priorities for South Uttlesford Area to secure the aligned delivery of housing and infrastructure. Housing needs of around 3,151 dwellings to be delivered via specific/strategic allocations alongside non-strategic allocations to be delivered via the Plan or through Neighbourhood Plans.	High	Reflected through the agreed range of development typologies selected for testing at variable Value Levels representing changing values over time as well as different areas of the district and scheme type - all reflecting planned growth, including within the South Uttlesford Area. In addition, key specific/strategic sites have also been modelled based on available data at the point of assessment - this modelling included sites within the South Uttlesford Area. Employment / commercial development is suggested for further consideration at a subsequent review stage - as more info becomes available, with policy positions / detail not known at the time of this current assessment stage.
CP11	London Stansted Airport	The policy relates to the impact of potential development in the aircraft's safeguarded areas. Potential development proposals at the airport to provide mitigation measures to address any environmental, health, noise, air quality impacts etc. Also noting compliance with other development plan policies.	Not Applicable	More of a planning / land use and design implication than for direct viability consideration.
CP12	Stansted Airport Countryside Protection Zone	Policy defines the Stansted Airport Countryside Protection Zone to preserve the rural character of the area. The policy goes on to specify the exceptional circumstances where development would not be permitted.	Not Applicable	More of a planning / land use and design implication than for direct viability consideration.
CP13	Delivery of transport schemes within the South Uttlesford Area	To deliver growth in the South Uttlesford Area, policy sets requirements for transport infrastructure and the level mitigation to be delivered. The scope of requirement is to be refined through development of the Local Transport and Connectivity Plan (being prepared by Essex County Council).	High	Considered through range of s.106/other cost assumptions. In practice a range of sites will trigger mitigation requirements (localised works or contributions) but those will vary sites will vary with the site-specific details. DSP consider £10,000 - £20,000/dwelling forms an appropriate sum for such measures at the current assessment stage. It follows that for all tests the immediate/essential highways mitigation/s.278 works are assumed to be specifically allowed for.
CP14	Safeguarding of land for strategic transport schemes in the South Uttlesford Area	Identified strategic transport improvements will require land to be safeguarded - policy sets the circumstances where potential development impacting the delivery of the identified transport schemes will be considered acceptable / not acceptable.	Not Applicable	More of a planning / land use and design implication than for direct viability consideration.
CP15	Green and blue infrastructure in the South Uttlesford Area	The policy requires development to protect and enhance green and blue infrastructure in the South Uttlesford Area with contributions sought towards identified strategic projects including on-going management costs.	Low / Marginal	No specific additional cost allowances made at this stage, pending further information.
CP16	Thaxted Area Strategy	Policy sets specific priorities for Thaxted to secure the aligned delivery of housing and infrastructure. Housing needs of around 488 dwellings to be delivered via specific/strategic allocations alongside non-strategic allocations to be delivered via the Plan or through Neighbourhood Plans.	High	Reflected through the agreed range of development typologies selected for testing at variable Value Levels representing changing values over time as well as different areas of the district and scheme type - all reflecting planned growth, including within the Thaxted. In addition, key specific/strategic sites have also been modelled based on available data at the point of assessment - this modelling included sites within Thaxted. Employment / commercial development is suggested for further consideration at a subsequent review stage - as more info becomes available, with policy positions / detail not known at the time of this current assessment stage.
CP17	Delivery of transport schemes within the Thaxted area	To deliver growth in Thaxted policy sets requirements for transport infrastructure and the level mitigation to be delivered. The scope of requirement is to be refined through development of the Local Transport and Connectivity Plan (being prepared by Essex County Council).	High	Considered through range of s.106/other cost assumptions. In practice a range of sites will trigger mitigation requirements (localised works or contributions) but those will vary sites will vary with the site-specific details. DSP consider £10,000 - £20,000/dwelling forms an appropriate sum for such measures at the current assessment stage. It follows that for all tests the immediate/essential highways mitigation/s.278 works are assumed to be specifically allowed for.

Latest Policy Ref	Policy Name	Policy overview	Viability Impact	Addressed where applicable through specific study approach / assumptions - associated commentary / cost allowance
CP18	Delivery of green and blue infrastructure in the Thaxted area	The policy requires development to protect and enhance green and blue infrastructure in the Thaxted with contributions sought towards identified strategic projects including on-going management costs.	Low / Marginal	No specific additional cost allowances made at this stage, pending further information.
CP19	Rural areas housing requirement figures	Policy sets specific priorities for the Rural Area to secure the aligned delivery of housing and infrastructure. Housing needs of around 1,000 dwelling to be delivered via specific/strategic allocations alongside non-strategic allocations to be delivered via the Plan or through Neighbourhood Plans.	High	Reflected through the agreed range of development typologies selected for testing at variable Value Levels representing changing values over time as well as different areas of the district and scheme type - all reflecting planned growth, including within the North Uttlesford Area. In addition, key specific/strategic sites have also been modelled based on available data at the point of assessment - this modelling included sites within the North Uttlesford Area. <i>Employment / commercial development is suggested for further consideration at a subsequent review stage - as more info becomes available, with policy positions / detail not known at the time of this current assessment stage.</i>
CP20	Affordable housing on rural exception sites	Development proposals for affordable housing in the rural area will be permitted subject to the specified criteria.	Not Applicable	More of a planning / land use and design implication than for direct viability consideration.
DP1	New dwellings in the countryside	Development proposals outside a settlement area will be permitted subject to the specified criteria.	Not Applicable	More of a planning / land use and design implication than for direct viability consideration.
DP2	Replacement of a dwelling in the countryside	Development proposals for the replacement of an existing dwelling will be support subject to the specified criteria.	Not Applicable	More of a planning / land use and design implication than for direct viability consideration.
DP3	Agricultural/Rural workers' dwellings in the countryside	Development proposals for agricultural/rural workers' dwellings in the countryside will be support subject to the specified criteria.	Not Applicable	More of a planning / land use and design implication than for direct viability consideration.
DP4	Extensions to dwellings in the countryside	Development proposals for the extensions to dwellings in the countryside will be support subject to the specified criteria.	Not Applicable	More of a planning / land use and design implication than for direct viability consideration.
DP5	Change of use of agricultural land to domestic gardens	Development proposals for the change of use of agricultural land to domestic gardens will be support subject to the specified criteria.	Not Applicable	More of a planning / land use and design implication than for direct viability consideration.
CP21	Rural Diversification	Proposals for economic activities as rural diversification will be permitted subject to specified criteria.	Not Applicable	More of a planning / land use and design implication than for direct viability consideration.
CP22	Net zero operational carbon development	Policy requires all new residential and non-residential development to be designed and built to net zero carbon with bespoke EUI targets met as specified.	High	Specific allowance made in addition to base build costs - see assumptions detail. However, the wider policy scope could have site specific impacts and as such would need to be treated as an abnormal costs in weighing-up the overall viability position on a the particular site.
CP23	Overheating	Policy requires all development proposals must provide a Climate change and sustainability statement to demonstrate the cooling hierarchy has been integrated into design decisions.		
CP24	Embodied carbon	The policy sets the requirements for new proposals to demonstrate steps taken to reduce embodied carbon content via a Climate change and sustainability statement.		
CP25	Renewable energy infrastructure	Proposals for renewable and low carbon energy generation and distribution networks will be encouraged pending mitigation of any adverse impacts.	Not Applicable	More of a planning / land use and design implication than for direct viability consideration.
CP26	Providing for sustainable transport and connectivity	Policy supports sustainable transport and connectivity improvements, linked to the IDP and specific schemes. Strategic development will provide bespoke requirements. Sustainable transports should be prioritised.	Medium	Considered through range of s.106/other cost assumptions. In practice a range of sites will trigger mitigation requirements (localised works or contributions) but those will vary sites will vary with the site-specific details. DSP consider £10,000 - £20,000/dwelling forms an appropriate sum for such measures at the current assessment stage. It follows that for all tests the immediate/essential highways mitigation/s.278 works are assumed to be specifically allowed for.
CP27	Assessing the impact of development on transport infrastructure	Development proposals should provide a Transport Assessment to assess potential impacts. General sustainable transport requirements apply in relation to site selection, availability and suitability.	Low / Marginal	Allowed for within overall costs including s106 contributions, alongside general design requirements, build costs, external works, site works etc. Additional cost allowance has been made for electric vehicle charging points - see assumptions detail. However, could have a site specific impacts and as such would need to be treated as an abnormal costs in weighing-up the overall viability position on a the particular site.
CP28	Active travel - walking and cycling	Policy supports delivery of public realm improvements and planned around a walking and cycling routes encouraging sustainable travel. Proposals will be supported subject to meeting a range of criteria.	Low / Marginal	Allowed for within overall costs including s106 contributions, alongside general design requirements, build costs, external works, site works etc. Additional cost allowance has been made for electric vehicle charging points - see assumptions detail. However, could have a site specific impacts and as such would need to be treated as an abnormal costs in weighing-up the overall viability position on a the particular site.
CP29	Electric and low emission vehicles	Development proposals should maximise the opportunities for use of electric and low emission vehicles with the provision of charging points complying with building regulations.	Medium	Specific allowance made in addition to base build costs - see assumptions detail.
CP30	Public rights of way	Development proposals will be required to enhance and promote PROW including via planning obligations on-site and off-site.	Low / Marginal	Allowed for within overall costs including s106 contributions, alongside general design requirements, build costs, external works, site works etc. Additional cost allowance has been made for electric vehicle charging points - see assumptions detail. However, could have a site specific impacts and as such would need to be treated as an abnormal costs in weighing-up the overall viability position on a the particular site.
CP31	Parking Standards	Policy requires proposals to have regard to the Essex Parking Standards and Uttlesford Design Code.	Low / Marginal	Allowed for within overall costs including s106 contributions, alongside general design requirements, build costs, external works, site works etc. Additional cost allowance has been made for electric vehicle charging points - see assumptions detail. However, could have a site specific impacts and as such would need to be treated as an abnormal costs in weighing-up the overall viability position on a the particular site.
CP32	The movement and management of freight	Development proposals must submit a Freight Management Strategy setting out how freight, home deliveries and servicing will be managed and mitigated. Proposals will be supported subject to meeting a range of criteria.	Not Applicable	More of a planning / land use and design implication than for direct viability consideration.
CP33	Managing waste	Proposals for new development must include adequate recycling facilities and demonstrate high quality design solutions complying with the Uttlesford Design Code criteria as appropriate.	Low / Marginal	Allowed for within overall costs including s106 contributions, alongside general design requirements, build costs, external works, site works etc. Additional cost allowance has been made for electric vehicle charging points - see assumptions detail. However, could have a site specific impacts and as such would need to be treated as an abnormal costs in weighing-up the overall viability position on a the particular site.
CP34	Water supply and protection of water resources	Policy requires a range of measures including 110lppd water efficiency standard with 90lppd applied to the chalk stream catchments. Other requirements relate to water supply, rainwater recycling, contamination and infrastructure.	Low / Marginal	Allowed for within overall costs allowance for build costs, external works, site works etc. However, could have a site specific impacts and as such would need to be treated as an abnormal costs in weighing-up the overall viability position on a the particular site.
CP35	Chalk streams protection and enhancement	Development proposals will not be permitted within the designated area. Within the buffer zone a corresponding impact assessment is required.	Not Applicable	More of a planning / land use and design implication than for direct viability consideration.
CP36	Flood Risk	Development proposals should demonstrate that they avoid and reduce the risk of all forms of flooding and do not increase the risk of flooding elsewhere.	Low / Marginal	Given the sequential approach to suitable developments, allowed for within overall build costs and fees so far as normal works extent is concerned. However, could have a site specific impacts and as such would need to be treated as an abnormal costs in weighing-up the overall viability position on a the particular site.
CP37	Sustainable urban drainage	Development proposals will be required to use sustainable urban drainage systems (SuDS) for the management of surface water run-off	Low / Marginal	Allowed for within overall costs allowance for build costs, external works, site works etc. However, could have a site specific impacts and as such would need to be treated as an abnormal costs in weighing-up the overall viability position on a the particular site.

Latest Policy Ref	Policy Name	Policy overview	Viability Impact	Addressed where applicable through specific study approach / assumptions - associated commentary / cost allowance
CP38	The natural environment	Development proposals will be supported where they protect and enhance an internationally designated site. Contributions secured from development towards mitigation measures.	Not Applicable	<i>Note: The Zone of Influence impacts a small proportion of the district. Where applicable, we assume any contributions required are included in the range of s106 contributions.</i>
CP39	Green and Blue Infrastructure	Policy requires the provision of green and blue infrastructure based on a range of criteria.	Low / Marginal	<i>Generally allowed for within build costs and externals / Planning obligations cost assumption, alongside overall quality of design/layout of the scheme. Additional assumptions (cost/space) apply for open space and Biodiversity Net Gain provision.</i>
CP40	Biodiversity	Development proposals must demonstrate a minimum 20% BNG requirement based on a range of criteria.	Low / Marginal	<i>Although allowed for within overall build costs and fees so far as normal works extent is concerned. Bespoke costs allowed for biodiversity net gain - see assumptions detail. However, could have a site specific impacts and as such would need to be treated as an abnormal costs in weighing-up the overall viability position on a the particular site.</i>
CP41	Landscape character	Development proposals will be expected to preserve the character and appearance of the landscape and be permitted if they meet a range of criteria.	Not Applicable	<i>More of a planning / land use and design implication than for direct viability consideration.</i>
CP42	Pollution and contamination	Potential impacts of pollutants must be considered in locating development, during construction and use. Development proposals will be permitted subject to a range of criteria.	Not Applicable	<i>More of a planning / land use and design implication than for direct viability consideration. Bespoke cost allowance may apply in specific circumstances.</i>
CP43	Air quality	Development will not be permitted where it might lead to significant adverse effects on air quality and will only be permitted subject to a range of criteria.	Low / Marginal	<i>Requirements for Air Quality Assessments will normally be assumed as part of overall costs. However, could also have a site specific impacts requiring mitigation measures and as such would need to be treated as an abnormal costs in weighing-up the overall viability position on a the particular site.</i>
CP44	Noise	Proposals will be required to reduce, manage and mitigate noise to improve health and quality of life, residential and other development proposals should manage noise in accordance with a range of criteria.	Not Applicable	<i>More of a planning / land use and design implication than for direct viability consideration.</i>
CP45	Protection of existing employment space	Existing employment areas will be safeguarded and proposals resulting in the loss of employment space will only be permitted in accordance with a range of criteria.	Not Applicable	<i>More of a planning / land use and design implication than for direct viability consideration.</i>
CP46	Development at allocated employment sites	Policy states strategic employment sites are safeguarded for employment uses.	Not Applicable	<i>Non-residential development to be considered in detail as part of next assessment phase.</i>
CP47	Ancillary uses on existing or allocated employment sites	Proposals for uses other than E(g), B2 and B8 business uses on existing or allocated employment sites will only be permitted .based on a range of criteria	Not Applicable	<i>Non-residential development to be considered in detail as part of next assessment phase.</i>
CP48	New employment development on unallocated sites	Proposals will only be supported on unallocated sites in exception circumstances based on a range of criteria.	Not Applicable	<i>Non-residential development to be considered in detail as part of next assessment phase.</i>
CP49	Employment and training	Policy supports employment and training schemes to maximise local employment opportunities. Site specific Employment and Skills Plan will be required via planning obligations.	Low / Marginal	<i>Generally allowed for within build costs and externals / Planning obligations cost assumption, alongside overall quality of design/layout of the scheme. Additional assumptions (cost/space) apply for open space and Biodiversity Net Gain provision.</i>
CP50	Retail and main town centre uses hierarchy	Policy sets out the Council's preferred hierarchy for retail and town centre uses.	Not Applicable	<i>Non-residential development to be considered in detail as part of next assessment phase.</i>
DP6	Hot food takeaways	Proposals for hot food takeaways will only be supported based on a range of criteria.	Not Applicable	<i>Non-residential development to be considered in detail as part of next assessment phase.</i>
DP7	New shops or cafes in smaller settlements	Proposals for new shops or cafes in smaller settlements will only be supported based on a range of criteria.	Not Applicable	<i>Non-residential development to be considered in detail as part of next assessment phase.</i>
CP51	Tourism and the visitor economy	Proposals for development to advance tourism and the visitor economy will only be supported based on a range of criteria.	Not Applicable	<i>Non-residential development to be considered in detail as part of next assessment phase.</i>
DP8	Tourist accommodation	Proposals for tourist accommodation (self-catering) will only be supported based on a range of criteria.	Not Applicable	<i>More of a planning / land use and design implication than for direct viability consideration.</i>
CP52	Good design outcomes and process	Development will be supported where proposals can clearly demonstrate compliance with appropriate national policy and guidance in respect of Design, especially the most up-to-date version of the Uttlesford Design Code(s), and the Essex Design Guide.	Medium	Relates to the nature and quality of development expected to come forward and be supportable through the usual planning application and development management process. Therefore reflected in the nature of the build and related costs assumptions used for all appraisals.
DP9	Public art	All major development will be expected to contribute via s106 to public art.	Not Applicable	<i>More of a planning / land use and design implication than for direct viability consideration.</i>
CP53	Standards for new residential development	Policy states new residential development to provide a mix of homes based on the current LHNA unless an alternative approach can be demonstrated. Accessibility standards / compliance stated as 100% M4(2), 10% M4(3) for market homes and 20% M4(3) for affordable homes. <i>Note: the above accessibility standards were updated between the point of appraisal modelling and reporting - adapted assumptions are based on an earlier policy wording at 10% M4(3) on all units. Ongoing consideration required at next assessment phase.</i>	High	A variety of residential scenarios have been modelled representing the variety relevant in the different areas (including sheltered and extra care housing). The specific housing mix (flats/houses) has been informed by the LHNA. Cost allowances to provide M4(2) and M4(3) accessibility standards based on previous policy % requirements. Specific cost assumptions informed by the detail set out in the Government's July 2022 consultation 'Raising accessibility standards for new homes' together with general site works and as factored into scheme design from the outset - see assumptions detail.
CP54	Specialist housing	The policy sets a requirement for strategic housing sites to provide at least 5% extra care dwellings as part of the overall mix. Generally the policy seeks to support the provision of extra care, specialist housing for older persons and residential care homes	High	Reflected through the agreed set of specialist housing typologies selected for testing at variable Value Levels representing changing values over time as well as different areas of the district and scheme type - all reflecting planned growth. In addition, key specific/strategic sites have also been modelled based on available data at the point of assessment.
CP55	Residential space standards	The policy requires all new dwellings to comply with the nationally described space standards as a minimum alongside the standards for external residential space.	Low / Marginal	The range of residential typology testing assumes National Described Space Standard (former DCLG - 2015) and dwelling sizes within its parameters has been applied to all testing.

Latest Policy Ref	Policy Name	Policy overview	Viability Impact	Addressed where applicable through specific study approach / assumptions - associated commentary / cost allowance
CP56	Affordable dwellings	The policy requires the provision of affordable housing on sites of 10 or more. Affordable dwellings should be provided on-site and reflecting the district's housing needs the Council requires 25% First Homes, 70% of the remaining as affordable/social rented and 30% as other forms of affordable homes. Policy also references the accessibility standards as noted above. Note: the above tenure proportions were updated between the point of appraisal modelling and reporting - adopted assumptions are based on an earlier policy wording - assuming 25% First Homes, 75% of the remaining as social rented and 25% as affordable home ownership units.	High	Affordable Housing tenure split assumed at 75% Social Rented, 25% First Homes (@ 30% discount) and 15% Affordable Home Ownership (AHO). 10% Low Cost / AHO of total overall requirements. Costs reflected in the selection of scheme scenarios, range of AH % and tenure split %s tested together with the interpretation of appraisal results.
CP57	Sub-division of dwellings and homes in multiple ownership	Applications for the subdivision of a dwelling into two or more dwellings or for Houses in Multiple Occupation, will be permitted provided a range of criteria is met.	Not Applicable	More of a planning / land use and design implication than for direct viability consideration.
CP58	Custom and self-build housing	Policy requires proposals of 100+ dwellings to provide serviced plots to deliver at least 5% of the total number of dwellings as self-build or custom build homes, based on a range of criteria.	Medium	The impact of 5% self-build is discussed as part of the main reporting. Bespoke cost allowances made as part of specific/strategic site testing.
CP59	The Metropolitan Green Belt	Policy seeks to maintain MGB boundaries within the district in accordance with government policy.	Not Applicable	More of a planning / land use and design implication than for direct viability consideration.
CP61	The travelling community	Applications for Gypsy, Traveller and Travelling Show people accommodation will be supported based on a range of criteria	Not Applicable	More of a planning / land use and design implication than for direct viability consideration.
CP62	Transit sites	Applications for transit sites will be approved subject a range of criteria.	Not Applicable	More of a planning / land use and design implication than for direct viability consideration.
CP63	The historic environment	Policy seeks to ensure development proposals should conserve, and where appropriate enhance, the special character, appearance and distinctiveness of Uttlesford District's historic environment.	Not Applicable	More of a planning / land use and design implication than for direct viability consideration.
CP64	Design of development within conservation areas	Policy requires development proposals in a conservation area will only be permitted where a range of criteria has been met.	Not Applicable	More of a planning / design / land use and design implication than for direct viability consideration.
CP65	Development affecting listed buildings	Policy requires additions or alterations to a Listed Building should meet a range of criteria including in relation to installation of renewable energy generation.	Not Applicable	More of a planning / design / land use and design implication than for direct viability consideration.
CP66	Non-designated heritage assets of local importance	Development proposals will be supported where they seek to enhance the heritage asset of Local interest.	Not Applicable	More of a planning / design / land use and design implication than for direct viability consideration.
CP66	Planning for health	Development proposals will be supported where health inequalities and healthier lifestyles are reduced based on a range of criteria.	Low / Marginal	Considered through range of s.106/ other costs assumptions including open space allowance and overall design quality principles.
CP67	Open space, sport and recreation	Development proposals will contribute towards open space either via on-site or off-site provision alongside associated maintenance requirements.	Medium	Considered through range of s.106/other costs, bespoke allowances for physical open space including a general land take allowance. In practice a range of sites will trigger mitigation requirements (localised works or contributions) but those will vary sites will vary with the site-specific details.
CP68	Community uses	New community facilities will be provided and supported based on a range of criteria including via on-site or off-site provision.	Low / Marginal	Considered through range of s.106/ other costs assumptions including open space allowance and overall design quality principles.
CP69	New cemeteries and burial space	Proposals for new cemeteries and burial ground will be permitted based on a range of criteria	Not Applicable	More of a planning / land use and design implication than for direct viability consideration.
CP70	Communication infrastructure	Major development proposals will be required to demonstrate how high-speed broadband infrastructure, and other communications infrastructure, will be provided in time for occupation of the development.	Low / Marginal	Generally allowed for within build costs and externals / Planning obligations cost assumption, alongside overall quality of design/layout of the scheme. Additional assumptions (cost/space) apply for open space and Biodiversity Net Gain provision.
CP71	Monitoring and implementation	The Council will monitor achievement indicators of targets with an Authority Monitoring Report produced on an annual basis.	Not Applicable	Not for viability consideration.