

For: Uttlesford District Council Local Plan – Regulation 19



Viability Assessment (Stage 2 Report)

Appendix S2-I – Development appraisal assumptions build up and overview (Tables 1a – 1i)

June 2024

DSP24868

Uttlesford DC - Appendix S2-I: Regulation 19 Local Plan Viability Assessment
Residential Assumptions
Table S2-1a: Reviewed Site Allocation

| | | |
|---|--|----------------------------------|
| Site Name: | SE Saffron Walden SLAA Refs 001, 003, 006, 037 | |
| Site Type: | Greenfield | |
| Indicative capacity: (approx. no. of dwellings) | 879 dwellings Assuming 5% self-build plots (44) and 5% retirement/sheltered units (44). <i>Note: See Tables S2-1g-1h for assumptions on sheltered housing element allowed for</i> | |
| Affordable Housing %: | Tested at 30% / 35% / 40% (Tenure assuming 30% Affordable Home Ownership, 70% Social rent) | |
| Non-residential element (where applicable): | N/A | |
| Assumed Gross Site Area (ha): | 63.2 | |
| Site works/infrastructure: | Assume £25,250/dwelling (includes BCIS All-in TPI uplift since Regulation 18 stage DSP assessment). <i>Note: these costs relate to site works e.g. prep, servicing etc. Specific infrastructure requirements, where known, are listed below.</i> | |
| Indicative Residential Market Value (£/sq.m.): | VL4 £4,750 - VL7 £5,500 | |
| Housing Trajectory - timescales/phasing: | Assumes 90 dwellings per year as per UDC current information. | |
| DSP Additional Assumptions / Comments / Site Specific Costs | | |
| Infrastructure Category | Detailed requirement / DSP Comments | Indicative Cost (£ Total) |
| Education - Primary school, early years | 2FE Primary School | £7,992,341 |
| Education - Secondary school, Sixth Form | Expansion of the existing school to 12FE - provision of a new site and facilities | £4,579,427 |
| Education - Early Years | Relocation of the early years from Saffron Walden | £1,984,696 |
| Education - SEND & Post 16 | Contribution towards SEND & Post 16 provision | £1,380,873 |
| Flooding and drainage | Culvert repairs. Indicative cost indicates range of £600 - 800k, DSP assumes mid-point of £700k. | £700,000 |
| Green infrastructure, open space and sports - play area | Provision of play area 0.23ha | £225,000 |
| Green infrastructure, open space and sports - Allotments | Provision of allotments 0.42ha | £50,400 |
| Green infrastructure, open space and sports - Amenity green space | Provision of amenity 3.38ha | £540,800 |
| Green infrastructure, open space and sports | Improvements to existing sports hall space and swimming pool - quality and capacity. <i>Note: proportional amount assumed linked to total quantum on site allocations. 20% for Saffron Walden.</i> | £329,060 |
| Green infrastructure, open space and sports - playing pitches | Land to accommodate circa 3 to 4 football pitches and accompanying ancillary provision (clubhouse/potential changing rooms). Plus , contributions sought for cricket, rugby union, 3G and hockey pitches. | £1,120,000 |
| Health and Wellbeing - primary care | Additional/improved facilities / increased capacity at existing sites. See IDS for detail | £155,747 |
| Transport and movement - walking, cycling, public transport and roads | Various minor requirements including mobility schemes, hubs, minor junction improvements - some proportionate contributions. See IDS for detail. | £1,878,000 |
| Transport and movement - roads | Saffron Walden Estate road - Proposal of a new residential street to serve as the main access through the sites. IDS specifies a total cost of £6,400,000. <i>Note: potential extra over cost allowance of £3,200,000 assumed within modelling on the basis some of the IDS total amount is allowed for within site works allowances.</i> | £3,200,000 |
| TOTAL: | | £24,136,345 |
| TOTAL per dwelling: | | £27,459 |

Uttlesford DC - Appendix S2-I: Regulation 19 Local Plan Viability Assessment
Residential Assumptions
Table S2-1b: Reviewed Site Allocation

| | | |
|---|--|----------------------------------|
| Site Name: | NE Great Dunmow SLAA Refs 009 and 017 | |
| Site Type: | Greenfield | |
| Indicative capacity: (approx. no. of dwellings) | 884 dwellings Assuming 5% self-build plots (44) and 5% retirement/sheltered units (44). <i>Note: See Tables S2-1g-1h for assumptions on sheltered housing element allowed for</i> | |
| Non-residential element (where applicable): | 60-bed care home (assuming 0.32ha) | |
| Affordable Housing %: | Tested at 30% / 35% / 40% (Tenure assuming 30% Affordable Home Ownership, 70% Social rent) | |
| Assumed Gross Site Area (ha): | 97.3 | |
| Site works/infrastructure: | Assume £25,250/dwelling (includes BCIS All-in TPI uplift since Regulation 18 stage DSP assessment). <i>Note: these costs relate to site works e.g. prep, servicing etc. Specific infrastructure requirements, where known, are listed below.</i> | |
| Indicative Residential Market Value (£/sq.m.): | VL2 £4,250 - VL5 £5,000 | |
| Housing Trajectory - timescales/phasing: | Assumes 80 dwellings per year as per UDC current information. | |
| DSP Additional Assumptions / Comments / Site Specific Costs | | |
| Infrastructure Category | Detailed requirement / DSP Comments | Indicative Cost (£ Total) |
| Education - Primary school, early years | Provision of a new primary school with early years | £6,673,923 |
| Education - Secondary school | Contributions to the provision of new secondary school provision at Takeley | £4,021,380 |
| Education - Secondary school | Contributions for secondary pupil school travel from Great Dunmow to Takeley | £856,368 |
| Education - SEND | Contributions to SEND provision | £562,993 |
| Education - Post 16 | Contributions to Post 16 education provision | £649,608 |
| Green infrastructure, open space and sports - play area | Provision of play area 0.23ha | £225,000 |
| Green infrastructure, open space and sports - Allotments | Provision of allotments 0.42ha | £50,400 |
| Green infrastructure, public open space | Parkland and SANG provision | TBC - assume within overall land |
| Green infrastructure, open space and sports - Amenity green space | Provision of amenity 3.39ha | £542,400 |
| Green infrastructure, open space and sports - public open space | Provision of SANGs in accordance with Natural England's SANG Guidelines | £1,820,329 |
| Green infrastructure, open space and sports | Improvements to existing sports hall space and swimming pool - quality and capacity. <i>Note: proportional amount assumed linked to total quantum on site allocations. 20% for Great Dunmow.</i> | £329,060 |
| Green infrastructure, open space and sports - playing pitches | Land to accommodate circa 3 to 4 football pitches and accompanying ancillary provision (clubhouse/potential changing rooms). Plus , contributions sought for cricket, rugby union, 3G and hockey pitches. | £930,000 |
| Health and Wellbeing - primary care | Additional/improved facilities / increased capacity at existing sites. See IDS for detail | £260,317 |
| Transport and movement - walking, cycling, public transport and roads | Various requirements including mobility schemes, hubs, minor junction improvements, crossings, cycle routes etc. See IDS for detail. | £15,242,667 |
| TOTAL: | | £32,164,445 |
| TOTAL per dwelling: | | £36,385 |

Uttlesford DC - Appendix S2-I: Regulation 19 Local Plan Viability Assessment
Residential Assumptions
Table S2-1c: Reviewed Site Allocation

| | | |
|---|---|----------------------------------|
| Site Name: | Stansted Mountfitchet SLAA Refs 013, 015 and 023 | |
| Site Type: | Greenfield | |
| Indicative capacity: (approx. no. of dwellings) | 390 dwellings Assuming 5% self-build plots (20) and 5% retirement/sheltered units (20). <i>Note: See Tables S2-1g-1h for assumptions on sheltered housing element allowed for</i> | |
| Non-residential element (where applicable): | N/A | |
| Affordable Housing %: | Tested at 30% / 35% / 40% (Tenure assuming 30% Affordable Home Ownership, 70% Social rent) | |
| Assumed Gross Site Area (ha): | 26 | |
| Site works/infrastructure: | Assume £25,250/dwelling (includes BCIS All-in TPI uplift since Regulation 18 stage DSP assessment). Note: these costs relate to site works e.g. prep, servicing etc. Specific infrastructure requirements, where known, are listed below. | |
| Indicative Residential Market Value (£/sq.m.): | VL2 £4,250 - VL5 £5,000 | |
| Housing Trajectory - timescales/phasing: | Assumes 65 dwellings per year as per UDC current information. | |
| DSP Additional Assumptions / Comments / Site Specific Costs | | |
| Infrastructure Category | Detailed requirement / DSP Comments | Indicative Cost (£ Total) |
| Education - Primary school, early years | Contributions towards the provision of Primary School with early years | £3,182,388 |
| Education - Secondary school | Expansion of the existing school to increase capacity. | £1,823,435 |
| Education - SEND | Contributions to SEND provision | £268,457 |
| Education - Post 16 | Contributions to Post 16 education provision | £309,758 |
| Green infrastructure, open space and sports - play area | Provision of play area 0.1ha | £150,000 |
| Green infrastructure, open space and sports - Allotments | Provision of allotments 0.19ha | £22,800 |
| Green infrastructure, open space and sports - Amenity green space | Provision of amenity 1.50ha | £240,000 |
| Green infrastructure, open space and sports - public open space | Provision of SANGs in accordance with Natural England's SANG Guidelines | £968,500 |
| Green infrastructure, open space and sports | Improvements to existing sports hall space and swimming pool - quality and capacity. <i>Note: proportional amount assumed linked to total quantum on site allocations. 9% for Stansted MF.</i> | £148,077 |
| Green infrastructure, open space and sports - playing pitches | Improvements to local sites | £651,536 |
| Health and Wellbeing - primary care | Additional/improved facilities / increased capacity at existing sites. See IDS for detail | £80,229 |
| Transport and movement - walking, cycling, public transport and roads | Various requirements including mobility schemes, hubs, minor junction improvements, crossings, cycle links/routes etc. See IDS for detail. | £3,540,000 |
| TOTAL: | | £11,385,181 |
| TOTAL per dwelling: | | £29,193 |

Dixon Searle Partnership (2024)

**Uttlesford DC - Appendix S2-I: Regulation 19 Local Plan Viability Assessment
Residential Assumptions
Table St-1d: Reviewed Site Allocation**

| | | |
|---|--|----------------------------------|
| Site Name: | Elsenham SLAA Refs 006 | |
| Site Type: | Greenfield | |
| Indicative capacity: (approx. no. of dwellings) | 150 dwellings Assuming 5% self-build plots (8) and 5% retirement/sheltered units (8). <i>Note: See Tables S2-1g-1h for assumptions on sheltered housing element allowed for</i> | |
| Non-residential element (where applicable): | N/A | |
| Affordable Housing %: | Tested at 30% / 35% / 40% (Tenure assuming 30% Affordable Home Ownership, 70% Social rent) | |
| Assumed Gross Site Area (ha): | 8.4 | |
| Site works/infrastructure: | Assume £25,250/dwelling (includes BCIS All-in TPI uplift since Regulation 18 stage DSP assessment). <i>Note: these costs relate to site works e.g. prep, servicing etc. Specific infrastructure requirements, where known, are listed below.</i> | |
| Indicative Residential Market Value (£/sq.m.): | VL3 £4,500 - VL5 £5,000 | |
| Housing Trajectory - timescales/phasing: | Assumes 50 dwellings per year as per UDC current information. | |
| DSP Additional Assumptions / Comments / Site Specific Costs | | |
| Infrastructure Category | Detailed requirement / DSP Comments | Indicative Cost (£ Total) |
| Education - Primary school, early years | Contributions towards the expansion of the existing school to increase capacity. | £1,107,953 |
| Education - Secondary school | Contribution towards provision of a new secondary school at Takeley | £1,917,552 |
| Education - Secondary school | Contribution for secondary pupil school travel from Elsenham to Takeley | £178,410 |
| Education - SEND | Contributions to SEND provision | £115,053 |
| Education - Post 16 | Contributions to Post 16 education provision | £132,754 |
| Green infrastructure, open space and sports - play area | Provision of play area 0.04ha | £150,000 |
| Green infrastructure, open space and sports - Allotments | Provision of allotments 0.07ha | £8,400 |
| Green infrastructure, open space and sports - Amenity green space | Provision of amenity 0.58ha | £92,800 |
| Green infrastructure, open space and sports | Improvements to existing sports hall space and swimming pool - quality and capacity. <i>Note: proportional amount assumed linked to total quantum on site allocations. 3.5% for Elsenham.</i> | £57,586 |
| Green infrastructure, open space and sports - playing pitches | Improvements to local sites | £250,542 |
| Health and Wellbeing - primary care | Additional/improved facilities / increased capacity at existing sites. See IDS for detail | £13,289 |
| Transport and movement - walking, cycling, public transport and roads | Provision of a new bus stops and shared mobility scheme contributions. See IDS for detail. | £200,000 |
| TOTAL: | | £4,224,339 |
| TOTAL per dwelling: | | £28,162 |

Dixon Searle Partnership (2024)

**Uttlesford DC - Appendix S2-I: Regulation 19 Local Plan Viability Assessment
Residential Assumptions
Table S2-1e: Reviewed Site Allocation**

| | | |
|---|--|----------------------------------|
| Site Name: | Takeley SLAA Refs 007, 016 + Canfield 003 | |
| Site Type: | Greenfield | |
| Indicative capacity: (approx. no. of dwellings) | 1546 dwellings Assuming 5% self-build plots (77) and 5% retirement/sheltered units (77). <i>Note: See Tables S2-1g-1h for assumptions on sheltered housing element allowed for</i> | |
| Non-residential element (where applicable): | N/A | |
| Affordable Housing %: | Tested at 30% / 35% / 40% (Tenure assuming 30% Affordable Home Ownership, 70% Social rent) | |
| Assumed Gross Site Area (ha): | 120 | |
| Site works/infrastructure: | Assume £25,250/dwelling (includes BCIS All-in TPI uplift since Regulation 18 stage DSP assessment). <i>Note: these costs relate to site works e.g. prep, servicing etc. Specific infrastructure requirements, where known, are listed below.</i> | |
| Indicative Residential Market Value (£/sq.m.): | VL2 £4,250 - VL5 £5,000 | |
| Housing Trajectory - timescales/phasing: | Assumes 150 dwellings per year as per UDC current information. | |
| DSP Additional Assumptions / Comments / Site Specific Costs | | |
| Infrastructure Category | Detailed requirement / DSP Comments | Indicative Cost (£ Total) |
| Education - Primary school, early years | Expansion of Roseacres primary school, including early years provision providing additional capacity. | £660,450 |
| Education - Primary school, early years | Provision of Primary School with early years provision. | £13,693,362 |
| Education - Secondary school | 8FE Secondary School with safeguarded land capable of expanding to 12FE if required. | £8,250,952 |
| Education - SEND | Contributions to SEND provision | £1,155,133 |
| Education - Post 16 | Contributions to Post 16 education provision | £1,332,846 |
| Green infrastructure, open space and sports - play area | Provision of play area 0.41ha | £500,000 |
| Green infrastructure, open space and sports - Allotments | Provision of allotments 0.74ha | £88,800 |
| Green infrastructure, open space and sports - Amenity green space | Provision of amenity 5.94ha | £950,400 |
| Green infrastructure, open space and sports - Public Open Space | Provisions of SANG's | £1,967,695 |
| Green infrastructure, open space and sports | Improvements to existing sports hall space and swimming pool - quality and capacity. <i>Note: proportional amount assumed linked to total quantum on site allocations. 35% for Takeley.</i> | £575,855 |
| Green infrastructure, open space and sports - playing pitches | Land to accommodate circa 5 to 6 football pitches and accompanying ancillary provision (clubhouse/potential changing rooms). | £1,390,000 |
| Transport and movement - walking and cycling, public transport, roads | Shared mobility scheme delivering sustainable transport interventions | £1,000,000 |
| Transport and movement - walking and cycling | Delivery of cycle route 1.8km long requiring grade crossings of airport access roads | £5,500,000 |
| Transport and movement - Bus | New bus service between the development site and Stansted Airport <i>Note: potential over allowance - contributions may also be provided by other sites.</i> | £2,000,000 |
| Transport and movement - Bus | Offer free bus travel to all new residents for 12 months <i>Note: potential over allowance - contributions may also be provided by other sites.</i> | £4,300,000 |
| Transport and movement - Railways | Offer discounted rail travel to all new residents for 12 months <i>Note: potential over allowance - contributions may also be provided by other sites.</i> | £9,900,000 |
| Transport and movement - walking, cycling, public transport and roads | Various requirements including minor junction improvements, crossings, cycle links/routes etc. See IDS for detail. | £2,352,500 |
| TOTAL: | | £55,617,994 |
| TOTAL per dwelling: | | £35,975 |

**Uttlesford DC - Appendix S2-I: Regulation 19 Local Plan Viability Assessment
Residential Assumptions
Table S2-1f: Reviewed Site Allocation**

| | | |
|--|--|----------------------------------|
| Site Name: | Thaxted | |
| Site Type: | Greenfield | |
| Indicative capacity: (approx. no. of dwellings) | 489 dwellings Assuming 5% self-build plots (24) and 5% retirement/sheltered units (24). <i>Note: See Tables S2-1g-1h assumptions on sheltered housing element allowed for</i> | |
| Non-residential element (where applicable): | N/A | |
| Affordable Housing %: | Tested at 30% / 35% / 40% (Tenure assuming 30% Affordable Home Ownership, 70% Social rent) | |
| Assumed Gross Site Area (ha): | 49.84 | |
| Site works/infrastructure: | Assume £25,250/dwelling (includes BCIS All-in TPI uplift since Regulation 18 stage DSP assessment). <i>Note: these costs relate to site works e.g. prep, servicing etc. Specific infrastructure requirements, where known, are listed below.</i> | |
| Indicative Residential Market Value (£/sq.m.): | VL2 £4,250 - VL4 £4,750 | |
| Housing Trajectory - timescales/phasing: | Assumes 65 dwellings per year as per UDC current information. | |
| DSP Additional Assumptions / Comments / Site Specific Costs | | |
| Infrastructure Category | Detailed requirement / DSP Comments | Indicative Cost (£ Total) |
| Education - Primary school, early years | Provision of Primary School with early years provision. | £4,446,251 |
| Community - Libraries | Provision of New library building and extension to existing library <i>Note: potential over allowance - contributions may also be provided by other sites.</i> | £119,766 |
| Flooding and drainage | Thaxted trash screens. Indicative cost indicates range of £80 - 100k, DSP assumes mid-point of £90k. <i>Note: potential over allowance - contributions may also be provided by other sites.</i> | £90,000 |
| Green infrastructure, open space and sports | Improvements to existing sports hall space and swimming pool - quality and capacity. <i>Note: proportional amount assumed linked to total quantum on site allocations. 11% for Thaxted.</i> | £180,983 |
| Health and Wellbeing - primary care | Additional/improved facilities / increased capacity at existing sites. See IDS for detail <i>Note: potential over allowance - contributions may also be provided by other sites.</i> | £43,322 |
| TOTAL: | | £4,880,322 |
| TOTAL per dwelling: | | £9,980 |

**Uttlesford DC - Appendix S2-I: Regulation 19 Local Plan Viability Assessment - Residential Assumptions
Table S2-1g: Reviewed Site Allocations - Housing: Dwelling mixes and revenue assumptions detail**

Dwelling sizes and 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% | 25% | 20% |
| 2-bed flat | 61 | 61 | 10% | 15% | 20% |
| 2-bed house | 79 | 79 | 10% | 15% | 25% |
| 3-bed house | 93 | 93 | 45% | 35% | 25% |
| 4-bed house | 130 | 106 | 30% | 10% | 10% |

*Based on Nationally Described Space Standard October 2015
**Based on the LHNA (2024)

Retirement / Sheltered Housing - bespoke dwelling size and mix assumptions

| Property Type | Assumed Unit Sizes | Non-Saleable Floor Area Allowance (net to gross ratio) | Dwelling Mix (%) |
|------------------------|--------------------|--|------------------|
| 1-bed flat (Sheltered) | 55 | 75% | 60% |
| 2-bed flat (Sheltered) | 75 | | 40% |

Note: We see a range of different levels of communal facilities and the above assumptions represent the upper end of communal areas seen at application stage viability assessment.

Affordable Housing Revenue Assumptions

| Unit Type | Social Rent (£/dwelling) | First Homes | Shared Ownership |
|-------------|--------------------------|----------------|------------------|
| | | % Market Value | % Market Value |
| 1-Bed Flat | £90,000 | 70% | 65% |
| 2-Beds Flat | £109,800 | | |
| 2-Bed House | £142,200 | | |
| 3-Bed House | £167,400 | | |
| 4-Bed House | £190,800 | | |

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 - district overall | | | | | | | | |
| 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: The older persons' (retirement/sheltered) housing element for each site assumes a fixed value level of £6,250/sq. m. Self-build plot sales assumed at £125,000 per plot.

Value Levels - Locations by ward area

| Ward Area | Value Level Range |
|--|-------------------|
| Ashdon | VL4 - VL7 |
| Broad Oak & The Hallingburys | VL2 - VL5 |
| Clavering | VL3 - VL5 |
| Debden & Wimbush | VL2 - VL3 |
| Elsenham & Henham | VL3 - VL4 |
| Felstead & Stebbing | VL3 - VL5 |
| Fitch 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, Chesterford & Wenden Lofts | VL3 - VL5 |
| Newport | VL2 - VL4 |
| Saffron Walden Audley | VL4 - VL7 |
| Saffron Walden Castle | VL3 - VL5 |
| Saffron Walden Shire | VL5 - VL7 |
| Stansted North | VL2 - VL4 |
| Stansted South & Birchanger | VL3 - VL5 |
| Stort Valley | VL2 - VL3 |
| Takeley | VL2 - VL5 |
| Thaxted & The Eastons | VL2 - VL3 |
| The Sampfords | VL2 - VL5 |

DSP (2024)

**Uttlesford DC - Appendix S2-I: Regulation 19 Local Plan Viability Assessment Stage 2
Residential Assumptions - Table S2-1h: Development Costs**

Appraisal Costs / Key Sensitivity Testing Parameters Appraisal Costs

| Base Appraisal Cost Description | Cost Assumption | Notes |
|--|--------------------------------------|---|
| Build cost - Mixed Developments (generally - houses/flats) | £1,555/sq. m. (LQ £1,393/sq. m.) | Based on BCIS 'median' rebased to an Uttlesford location factor (5yr data sample), excludes external works. Lower Quartile (LQ) rates applied within larger/strategic site testing, representing economies of scale. |
| Build cost - Supported housing (generally) | £1,970/sq. m. | Applied to base build costs |
| External Works | 10% (Flats) 15% (Houses) | 7.5% assumed for Sheltered and Extra Care typologies. |
| Site Prep Contingency (on gross land area) | See individual site detail | Bespoke assumptions apply to specific site allocations - see Tables 1a - 1f |
| Contingency (% of build cost) | 3-5% | Assumed at 3% (housebuilding) and 5% on all other works |
| Professional Fees (% of build cost) | 8-10% | Assumed at 8% (housebuilding) and 10% on all other works |
| Infrastructure costs | See individual site detail | See individual assumed per site assessed. Costs extracted from latest IDS version assumed to be fully developer funded. |
| Sustainable design/climate change/carbon reduction (% of build cost) | 5.00% | 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. Embodied carbon - no additional cost assumed beyond base cost assumed. |
| Electric Vehicle Charging Points (£/unit)¹ | £865/unit (houses) £1,961 (flats) | 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 |
| Water efficiency standards | 90-110 litres per person per day | 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. |
| Biodiversity Net Gain (BNG) (% of build cost) | 2.86% (Greenfield) 0.59% (PDL) | Assuming 20%, variable by site type. Costs based on Impact Assessment (Scenario C) ² plus uplift for latest information from the 10% minimum baseline. |
| Hatfield Forest SSSI - SAMM contributions | £1,395 per dwelling | Applied to all strategic site allocations excluding Saffron Walden only. |
| Essex Coast Recreational disturbance Avoidance and Mitigation Strategy (RAMS) | £156 per dwelling | Note: The Zone of Influence impacts a small proportion of the district. Where applicable, we assumed any contributions required are included in the range of s106 contributions. UDC advises could be subject to review. |
| M4(2) Accessible and adaptable dwellings compliance³ | £15.5/sq. m. | All (100%) new dwellings assumed to meet at least M4(2) |
| M4(3-a) Wheelchair user dwellings compliance | £115/sq. m. | 10% provision of M4(3a) on market dwellings 20% provision of M4(3b) on affordable dwellings |
| M4(3-b) Wheelchair user dwellings compliance | £180/sq. m. | |
| Empty Property Costs - retirement/sheltered housing only (linked to site allocations) | £2,000/unit | |
| 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% | DSP assumed testing at mid-point of range at 17.5%. First Homes at 12% |
| 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% | HMRC Scale |
| 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)

² Biodiversity Net Gain Impact Assessment - Natural England (Table 19-20)

³ <https://www.gov.uk/government/consultations/raising-accessibility-standards-for-new-homes/raising-accessibility-standards-for-new-homes-html-version#raising-accessibility-standards-of-new-homes>

**Uttlesford DC - Appendix S2-I: Regulation 19 Local Plan Viability Assessment Stage 2
Commercial Development Assumptions - Table S2-1i: Typologies, Value Levels/Revenue and Costs**

| Use Class / Type | Example Scheme Type | Gross Site Area (Ha) | Assumed Net Site Area* | Site Coverage | GIA (m ²) | Build Period (Months)** | Values Range - Annual Rents £ per sq m | | | Build Cost (£ per sq m)*** | External works cost addition (%) | Total Build Cost (£/sq m excl. fees etc) | Notes: |
|--|--|----------------------|------------------------|---------------|-----------------------|-------------------------|--|------|------|----------------------------|----------------------------------|--|---|
| | | | | | | | Low | Mid | High | | | | |
| Business - Offices - Out of town centre or Business Park | Office complex | 5.5 | 3.7 | 30% | 11006 | 15 | £161 | £269 | £377 | £2,104 | 15% | £2,420 | BCIS - Offices - 1-2 Storey; airconditioned |
| Business - Research & Development | R&D / Office Space | 13.5 | 9.0 | 30% | 27014 | 18 | £215 | £377 | £538 | £2,899 | 15% | £3,334 | BCIS - Research facilities |
| Business - Industrial or Warehousing | Larger industrial / warehousing unit including offices - industrial estate | 3 | 2.0 | 40% | 8004 | 12 | £70 | £90 | £110 | £1,033 | 15% | £1,188 | BCIS - Advance factories / offices - mixed facilities (E) - >2000 |
| Distribution | Distribution Warehouse | 18 | 12.0 | 50% | 60030 | 14 | £70 | £90 | £110 | £922 | 15% | £1,060 | BCIS - Advance warehouses/stores |

| Development Costs | |
|--|--|
| Sustainability Allowance / other enhancements addition contingency (% of cost) | 5% |
| Professional & Miscellaneous Fees (% of cost) | 10% |
| Contingencies (% of cost) | 5% |
| Site preparation/servicing/S106 | £600,000/ha |
| Biodiversity Net Gain (BNG) (£ per ha) | £47,885 per ha <i>(based on Scenario C, Table 15 of the Government's Impact Assessment - Net Gain Delivery Costs (non-residential))</i> |
| Finance Costs | |
| Finance rate p.a. (including over lead-in and letting / sales period) | 6.5% |
| Sales, Lettings & Marketing Costs | |
| Purchaser's costs | 5.75% |
| Marketing, letting & sales costs | 3.00% |
| Developer Profit (% of GDV) | 15% |
| Yields | Variable applicability - sensitivity tested across range at 3 to 8.5% |
| Site Acquisition Costs | |
| Agents Fees (% of site value) | 1.50% |
| Legal Fees (% of site value) | 0.75% |
| Stamp Duty (% of value - HMRC scale) | 0 to 5% |

* Assumed that net site area is 67% of gross - allowance for access, parking, services, landscaping etc.

**BCIS Construction Duration Calculator

***BCIS Median - Location Factor

DSP (2024)