

For: Uttlesford District Council Local Plan – Regulation 19



Viability Assessment (Stage 2 Report) Appendix S2-III – Employment Typologies Results

June 2024

DSP24868

**Uttlesford DC - Appendix S2 - III:
Regulation 19 Local Plan Viability Assessment
Stage 2: Employment Sites Typologies Results - Table 3a - R&D**

Site Size (ha)	13.5
BLV/ha	£250,000

Residual Land Value (£)									
Yield variation - sensitivity test									
Rent: Rate £/m ²	-2.00%	-1.50%	-1.00%	-0.50%	0.00%	0.50%	1.00%	1.50%	2.00%
	2.75%	3.25%	3.75%	4.25%	4.75%	5.25%	5.75%	6.25%	6.75%
£216.00 /m ²	£1,661,515								
£256.25 /m ²	£24,470,158	£1,535,097							
£296.50 /m ²	£47,278,801	£20,741,258	£1,286,144						
£336.75 /m ²	£70,087,444	£39,947,418	£17,851,265	£959,886	Marginal to no Viability				
£377.00 /m ²	£92,896,087	£59,153,579	£34,416,385	£15,506,067					
£417.25 /m ²	£115,704,731	£78,359,740	£50,981,506	£30,052,248	£13,535,357	£170,076			
£457.50 /m ²	£138,513,374	£97,565,900	£67,546,627	£44,598,429	£26,488,237	£11,833,675			
£497.75 /m ²	£161,322,017	£116,772,061	£84,111,747	£59,144,610	£39,441,117	£23,497,274	£10,332,218		
£538.00 /m ²	£184,130,660	£135,978,221	£100,676,868	£73,690,791	£52,393,996	£35,160,873	£20,931,239	£8,984,174	

Residual Land Value (£/Ha)									
Yield variation - sensitivity test									
Rent: Rate £/m ²	-2.00%	-1.50%	-1.00%	-0.50%	0.00%	0.50%	1.00%	1.50%	2.00%
	2.75%	3.25%	3.75%	4.25%	4.75%	5.25%	5.75%	6.25%	6.75%
£216.00 /m ²									
£256.25 /m ²									
£296.50 /m ²									
£336.75 /m ²									
£377.00 /m ²									
£417.25 /m ²	£8,570,721	£5,804,425							
£457.50 /m ²	£10,260,250	£7,227,104							
£497.75 /m ²	£11,949,779	£8,649,782	£6,230,500						
£538.00 /m ²	£13,639,308	£10,072,461	£7,457,546	£5,458,577					

Surplus / Deficit Over Benchmark Land Value (BLV at £250,000/ha)									
Yield variation - sensitivity test									
Rent: Rate £/m ²	-2.00%	-1.50%	-1.00%	-0.50%	0.00%	0.50%	1.00%	1.50%	2.00%
	2.75%	3.25%	3.75%	4.25%	4.75%	5.25%	5.75%	6.25%	6.75%
£216.00 /m ²									
£256.25 /m ²									
£296.50 /m ²									
£336.75 /m ²									
£377.00 /m ²									
£417.25 /m ²	£8,320,721								
£457.50 /m ²	£10,010,250	£6,977,104							
£497.75 /m ²	£11,699,779	£8,399,782	£5,980,500						
£538.00 /m ²	£13,389,308	£9,822,461	£7,207,546	£5,208,577					

**Uttlesford DC - Appendix S2 - III:
Regulation 19 Local Plan Viability Assessment
Stage 2: Employment Sites Typologies Results - Table 3b - Offices**

Site Size (ha)	5.5
BLV/ha	£250,000

Residual Land Value (£)													
Yield variation - sensitivity test													
Rent: Rate £/m ²	-2.00%	-1.50%	-1.00%	-0.50%	0.00%	0.50%	1.00%	1.50%	2.00%				
	4.50%	5.00%	5.50%	6.00%	6.50%	7.00%	7.50%	8.00%	8.50%				
£161.00 /m ²	Marginal to no Viability												
£188.00 /m ²													
£215.00 /m ²													
£242.00 /m ²													
£269.00 /m ²										£1,016,038			
£296.00 /m ²										£4,822,854	£470,596		
£323.00 /m ²										£8,629,671	£3,880,416		
£350.00 /m ²										£12,436,487	£7,290,235	£3,081,488	
£377.00 /m ²										£16,243,303	£10,700,055	£6,166,633	£2,390,556

Residual Land Value (£/Ha)													
Yield variation - sensitivity test													
Rent: Rate £/m ²	-2.00%	-1.50%	-1.00%	-0.50%	0.00%	0.50%	1.00%	1.50%	2.00%				
	4.50%	5.00%	5.50%	6.00%	6.50%	7.00%	7.50%	8.00%	8.50%				
£161.00 /m ²	Marginal to no Viability												
£188.00 /m ²													
£215.00 /m ²													
£242.00 /m ²													
£269.00 /m ²													
£296.00 /m ²										£876,883	£85,563		
£323.00 /m ²										£1,569,031	£705,530		
£350.00 /m ²										£2,261,179	£1,325,497	£560,271	
£377.00 /m ²										£2,953,328	£1,945,465	£1,121,206	£434,646

Surplus / Deficit Over Benchmark Land Value (BLV at £250,000/ha)													
Yield variation - sensitivity test													
Rent: Rate £/m ²	-2.00%	-1.50%	-1.00%	-0.50%	0.00%	0.50%	1.00%	1.50%	2.00%				
	4.50%	5.00%	5.50%	6.00%	6.50%	7.00%	7.50%	8.00%	8.50%				
£161.00 /m ²	Marginal to no Viability												
£188.00 /m ²													
£215.00 /m ²													
£242.00 /m ²													
£269.00 /m ²													
£296.00 /m ²										£626,883			
£323.00 /m ²										£1,319,031	£455,530		
£350.00 /m ²										£2,011,179	£1,075,497	£310,271	
£377.00 /m ²										£2,703,328	£1,695,465	£871,206	£184,646

**Uttlesford DC - Appendix S2 - III:
Regulation 19 Local Plan Viability Assessment
Stage 2: Employment Sites Typologies Results
Table 3c - Light Industrial / Warehousing**

Site Size (ha)	3
BLV/ha	£250,000

Residual Land Value (£)									
Yield variation - sensitivity test									
Rent: Rate £/m ²	-2.00%	-1.50%	-1.00%	-0.50%	0.00%	0.50%	1.00%	1.50%	2.00%
	3.25%	3.75%	4.25%	4.75%	5.25%	5.75%	6.25%	6.75%	7.25%
£70.00 /m ²	Marginal to no Viability								
£75.00 /m ²									
£80.00 /m ²									
£85.00 /m ²									
£90.00 /m ²									
£95.00 /m ²									
£100.00 /m ²	£667,260								
£105.00 /m ²	£1,397,456								
£110.00 /m ²	£2,127,651								

Residual Land Value (£/Ha)									
Yield variation - sensitivity test									
Rent: Rate £/m ²	-2.00%	-1.50%	-1.00%	-0.50%	0.00%	0.50%	1.00%	1.50%	2.00%
	3.25%	3.75%	4.25%	4.75%	5.25%	5.75%	6.25%	6.75%	7.25%
£70.00 /m ²	Marginal to no Viability								
£75.00 /m ²									
£80.00 /m ²									
£85.00 /m ²									
£90.00 /m ²									
£95.00 /m ²									
£100.00 /m ²	£222,420								
£105.00 /m ²	£465,819								
£110.00 /m ²	£709,217								

Surplus / Deficit Over Benchmark Land Value (BLV at £250,000/ha)									
Yield variation - sensitivity test									
Rent: Rate £/m ²	-2.00%	-1.50%	-1.00%	-0.50%	0.00%	0.50%	1.00%	1.50%	2.00%
	3.25%	3.75%	4.25%	4.75%	5.25%	5.75%	6.25%	6.75%	7.25%
£70.00 /m ²	Marginal to no Viability								
£75.00 /m ²									
£80.00 /m ²									
£85.00 /m ²									
£90.00 /m ²									
£95.00 /m ²									
£100.00 /m ²									
£105.00 /m ²	£215,819								
£110.00 /m ²	£459,217								

**Uttlesford DC - Appendix S2 - III:
Regulation 19 Local Plan Viability Assessment
Stage 2: Employment Sites Typologies Results -Table 3d - Distribution**

Site Size (ha)	18
BLV/ha	£250,000

Residual Land Value (£)									
Yield variation - sensitivity test									
Rent: Rate £/m ²	-2.00%	-1.50%	-1.00%	-0.50%	0.00%	0.50%	1.00%	1.50%	2.00%
	3.00%	3.50%	4.00%	4.50%	5.00%	5.50%	6.00%	6.50%	7.00%
£70.00 /m ²									
£75.00 /m ²									
£80.00 /m ²	£2,672,011								
£85.00 /m ²	£8,555,343								
£90.00 /m ²	£14,438,676								
£95.00 /m ²	£20,322,008	£3,890,092							
£100.00 /m ²	£26,205,340	£8,908,587							
£105.00 /m ²	£32,088,673	£13,927,082	£310,192						
£110.00 /m ²	£37,972,005	£18,945,576	£4,680,264						

Residual Land Value (£/Ha)									
Yield variation - sensitivity test									
Rent: Rate £/m ²	-2.00%	-1.50%	-1.00%	-0.50%	0.00%	0.50%	1.00%	1.50%	2.00%
	3.00%	3.50%	4.00%	4.50%	5.00%	5.50%	6.00%	6.50%	7.00%
£70.00 /m ²									
£75.00 /m ²									
£80.00 /m ²	£148,445								
£85.00 /m ²	£475,297								
£90.00 /m ²	£802,149								
£95.00 /m ²	£1,129,000	£216,116							
£100.00 /m ²	£1,455,852	£494,921							
£105.00 /m ²	£1,782,704	£773,727	£17,233						
£110.00 /m ²	£2,109,556	£1,052,532	£260,015						

Surplus / Deficit Over Benchmark Land Value (BLV at £250,000/ha)									
Yield variation - sensitivity test									
Rent: Rate £/m ²	-2.00%	-1.50%	-1.00%	-0.50%	0.00%	0.50%	1.00%	1.50%	2.00%
	3.00%	3.50%	4.00%	4.50%	5.00%	5.50%	6.00%	6.50%	7.00%
£70.00 /m ²									
£75.00 /m ²									
£80.00 /m ²									
£85.00 /m ²	£225,297								
£90.00 /m ²	£552,149								
£95.00 /m ²	£879,000								
£100.00 /m ²	£1,205,852	£244,921							
£105.00 /m ²	£1,532,704	£523,727							
£110.00 /m ²	£1,859,556	£802,532	£10,015						