



Light Touch Land Allocation Viability Appraisal – Policy BW1 Coppice Hill Housing Allocation

Winchester City Council's Estates team has been asked by the Strategic Planning Policy team to provide a high-level, light touch viability appraisal of various sites to be included in the Winchester District Local Plan Part 2. The assessments are for internal purposes, intended to inform planning policy decisions and do not form part of a site specific planning application, neither are they to be used for negotiation due to the broad nature of the assessments and the general assumptions which have been used.

This is not a formal market valuation as prescribed by the RICS Valuation – Professional Standards (Red Book) but regard has been taken to the RICS Guidance Note "Financial Viability in Planning" published in 2012.

DEVELOPMENT ASSUMPTIONS

The following development assumptions have been used.

- Indicative of Viability only, more robust assessment necessary for specific schemes.
- Desk top assessment undertaken.
- No site layouts drawn up.
- No alternative use values have been considered.
- Housing mix percentages taken as - 5% 1 bed, 45% 2 bed, 40% 3 bed and 10% 4 bed across all tenure types.
- Affordable Housing - 70% is affordable rent and 30% for intermediate housing based on unit numbers.
- Affordable Housing values taken as 60% of MV for affordable rent and 75% of MV for shared ownership
- Assume that planning policy exists as proposed and planning permission granted.
- S. 106 contributions for primary education contribution for Bishops Waltham and Swanmore schools taken at £5057 per eligible property and for secondary education at £6,154.
- Finance has been assessed at 6% on an all-inclusive basis including set up fees, applied to 100% of construction costs over a period that includes site set up and build and sales period appropriate to the development.
- No account taken of abnormal costs not evident from the limited information available, including any possible ransom situations.
- No indication of the costs of complying with site specific planning obligations.
- No costs included for contamination, environmental or wildlife issues.

SITE SPECIFIC DEVELOPMENT POLICIES

Access

- Provide single vehicular access point, taking into consideration the Shore Lane junction and visibility to Coppice Hill.

- Provide new/improved pedestrian and cycle access from the site across the B2177, along the northern side to the Crown roundabout and improve provision on the southern side of Coppice Hill where possible.
- Include footpath access through the site to link with Park Lug.

Landscape

- Reinforce existing boundaries around the site, particularly along the Park Lug.
- Provide suitable boundary treatment with the neighbouring site to the west (permitted for sheltered housing).

Green Infrastructure and Open Space

- Link the public right of way along the Park Lug with the new and existing development.
- Provide on-site open space (Local Equipped Area for Play, Natural green Space and Informal open Space.)

Infrastructure

- Contribute to the expansion of Bishop's Waltham Infants and Junior Schools and other infrastructure needed to make the development acceptable in planning terms.

Site Appraisal

Assume access is directly onto Coppice Hill.

4.8 ha site – 80 dwellings and 7112 sq m of accommodation.

Market Housing – 48 dwellings (4281 sq metres)

BCIS Median Cost – Estate Housing £1112/sq m

GDV for OM dwellings at £3094 psm

Affordable Housing – 32 dwellings (2831 sq m)

BCIS Median Cost – Estate Housing £1112/sq m

GDV for AR dwellings at £1857 psm

GDV for SO dwellings at £2,315 psm

Other costs –

- CIL -£362,711
- Education contribution - £384,332

Residual appraisal

£4.5 million

Existing use value

Estimated from aerial photographs and scaling from GIS map. Based on use as open space and pasture = £240,000

Viability comments

There is a positive uplift from existing use value as a result of the proposed policy and represents an incentive for the site to be brought forward for development and provide on-site affordable housing. However, the current unknown costs for the site specific planning policy requirements, site servicing and ground conditions may erode this significantly.

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Signed



Date

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