

Light Touch Land Allocation Viability Appraisal - Policy SW3 - Lower Chase Road, Waltham Chase

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.
- 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 information on costs of site specific planning requirements.
- No costs included for contamination, environmental or wildlife issues.

SITE SPECIFIC DEVELOPMENT POLICIES

Access

- Provide safe vehicle, pedestrian and cycle access from Lower Chase Road.
- Provide a new footpath/cycleway through the site, accessing the open space and linking with the housing and open space proposed at Swanmore College to provide access between Lower Chase Road and New Road.

Landscape

- Provide landscaping to enhance the proposed open space areas retaining and reinforcing important trees and hedgerows within the area.

Green Infrastructure and Open Space

- Provide substantial open space suitable for the location, such as informal Open Space, Parkland and Allotments

Infrastructure

- Other infrastructure needed to make the development acceptable in planning terms.

Site Appraisal

1.1 ha site – 5 dwellings and 465 sq m of accommodation.

Market Housing – 3 dwellings (295 sq metres)

BCIS Median Cost – Housing £1311/sq m

GDV for OM dwellings at £3750 psm

Affordable Housing – 2 dwellings (170 sq m)

BCIS Median Cost – Housing £1311/sq m

GDV for AR dwelling at £2250 psm

GDV for SO dwelling at £2813 psm

Other costs –

- CIL -£23,600
- Education contribution - £30,770

Residual appraisal

£348,500

Existing use value

Estimated from aerial photographs and scaling from GIS map. Based on use as open space £55,000

Viability comments

There is a positive uplift from existing use value as a result of the proposed policy including the provision of on-site affordable housing. However, the current unknown costs for the site specific planning policy requirements, site servicing and ground conditions may erode the uplift and it is likely that a policy compliant scheme would not provide sufficient uplift to encourage the owners to bring the land forward for development.

An alternative scheme has been modelled which provides for no on-site affordable housing but a contribution of £54,800 towards off-site affordable housing. This scenario produces a residual value of £435,000, which represents a higher positive uplift than a policy compliant scheme and may be sufficient to encourage an owner to bring the land forward for development.

Prepared by

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Signed _____



Date _____

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