

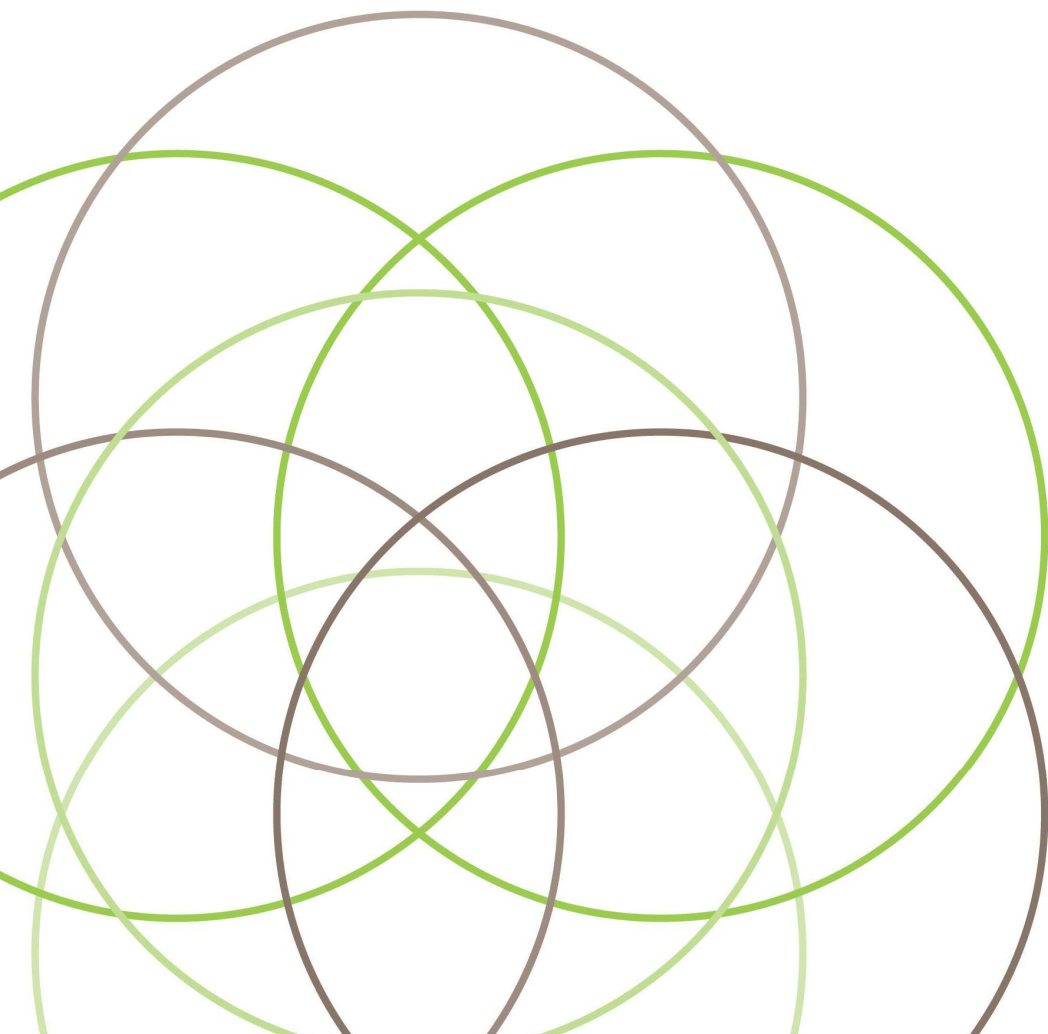
Viability Report

Local Plan and CIL Viability
Assessment – Executive
Summary



Vale of White Horse District
Council

October 2020



Quality Assurance

Date

2nd December

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V9

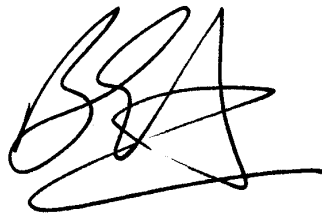
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1 Introduction

- 1.1 This report is an executive summary to our 2019 CIL Viability Study and 2020 Addendum. It highlights the key findings of both reports, but for further details please refer back to the previous reports.
- 1.2 AspinallVerdi was appointed by Vale of White Horse District Council to provide financial viability advice in respect of its CIL Charging Schedule, having regard to the cumulative impact on development of Local Plan policies. The objective was to determine whether there was any scope to review the CIL Charging Schedule in order to increase CIL rates to pay for infrastructure to support development across the District.
- 1.3 Our April 2019 report contained detailed discussion, research and analysis in respect of: the national planning policy context; the local planning policy context; our methodology; detailed viability assumptions for residential, build-to-rent, purpose-built student accommodation, specialist accommodation for older people, retail and commercial uses.
- 1.4 We have provided a short summary of some of these topics within this report.
- 1.5 In February 2020 we were subsequently commissioned to provide a viability update. Within this report we highlight the key changes to the appraisals and provide our overall conclusions and recommendations.

RICS Practice Statement

- 1.6 Our FVA has been carried out in accordance with the RICS Financial Viability in Planning: Conduct and Reporting Practice Statement (Draft November 2018).
- 1.7 Our FVA has also been carried out in accordance with the RICS Financial Viability in Planning guidance (1st edition, guidance note, August 2012) having regard to the latest revisions to the National Planning Policy Framework (NPPF February 2019) and the Planning Practice Guidance (PPG Viability 1 September 2019 and PPG CIL September 2019). The RICS FVIP guidance is currently under review by an industry-wide steering group led by the RICS.

Objectivity, Impartiality and Reasonableness

- 1.8 We have carried out our review in collaboration with the Council as LPA and Oxfordshire County Council (as the authority responsible for the provision key infrastructure such as highways and education). At all times we have acted with objectivity, impartially and without interference when carrying out our viability assessment and review.

- 1.9 At all stages of the viability process, we have advocated reasonable, transparent and appropriate engagement between the parties.

Conflicts of Interest

- 1.10 We confirm that we have no conflict of interest in providing this advice and we have acted independently and impartially.

Local Plan Reviewed

- 1.11 We have reviewed the Vale of White Horse Local Plan 2021 Part1: Strategic Sites and Policies (adopted December 2016) and Part 2: Detailed Policies and Additional Sites (Adopted December 2018) in order to inform policy costs for this assessment. We have also used the current CIL Charging Schedule dated September 2017 (indexed to 2020) as the baseline for the CIL costs.
- 1.12 The Local Plan includes policies on affordable housing, education contributions and open space contributions (amongst others). Vale of White Horse also has an adopted Community Infrastructure Levy (CIL) Charging Schedule. We have tested the cumulative impact of these policies in the context of CIL.

2 National Planning Context

- 2.1 Our economic viability appraisal has been carried out having regard to the various statutory requirements comprising primary legislation, planning policy, statutory regulations and guidance.
- 2.2 Detailed discussion in respect of the National Planning Policy Framework (NPPF) and the relevant section of the Planning Practice Guidance (PPG) is contained within the April 2019 report and not repeated here.

3 Local Policy Context

- 3.1 In order to appraise the CIL Charging Schedule we have reviewed the cumulative impact of the policies in the Local Plan. We have analysed each of the policies contained within the Local Plan 2031 (part 1 and 2) in order to determine which policies have a direct or indirect impact on development viability. Those policies with a direct impact on viability have been factored into our financial assessment below. Those policies with an indirect impact have been incorporated into the viability study indirectly through the property market cost and value assumptions adopted.
- 3.2 A detailed analysis of all the policies, together with our response in terms of this financial assessment, is set out in the policies matrix appended (see Appendix 1 – Policies Matrix).

Existing Community Infrastructure Levy Charging Schedule

- 3.3 Vale of White Horse District Council's CIL Charging Schedule was formally adopted in September 2017 and came into effect on 1st November 2017. Figure 3.1 outlines the levy rates for which development is currently liable across the district.

Figure 3.1 - Adopted CIL Charging Schedule

Development Type	CIL Charging Rate (£ per sq m)		
	Zone 1	Zone 2	Zone 3
		Faringdon, Grove and Wantage	Crab Hill, Didcot Power Station, East of Coxwell Road, Grove Airfield, Land South of Park Road, Monks Farm, North of Shrivenham, South of Faringdon and Valley Park Strategic Sites
Residential development (including student accommodation and sheltered housing)	£120	£85	£0
Development Type	District Wide		
Extracare, nursing and care homes¹	£0		
Residential development which is required to enable a rural exception site under Core Policy 25	£0		
Supermarkets and retail warehousing	£100		
All other development	£0		

¹ Extracare, nursing and care homes that provide accommodation and ongoing nursing and/or personal care. Personal care includes: assistance with dressing, feeding, washing and toileting, as well as advice, encouragement and emotional and psychological support.

Source: Vale of White Horse District Council, CIL Charging Schedule 2017

3.4 It is important to note that the above CIL rates are indexed linked, within our 2019 report we included the following rates within our appraisal:

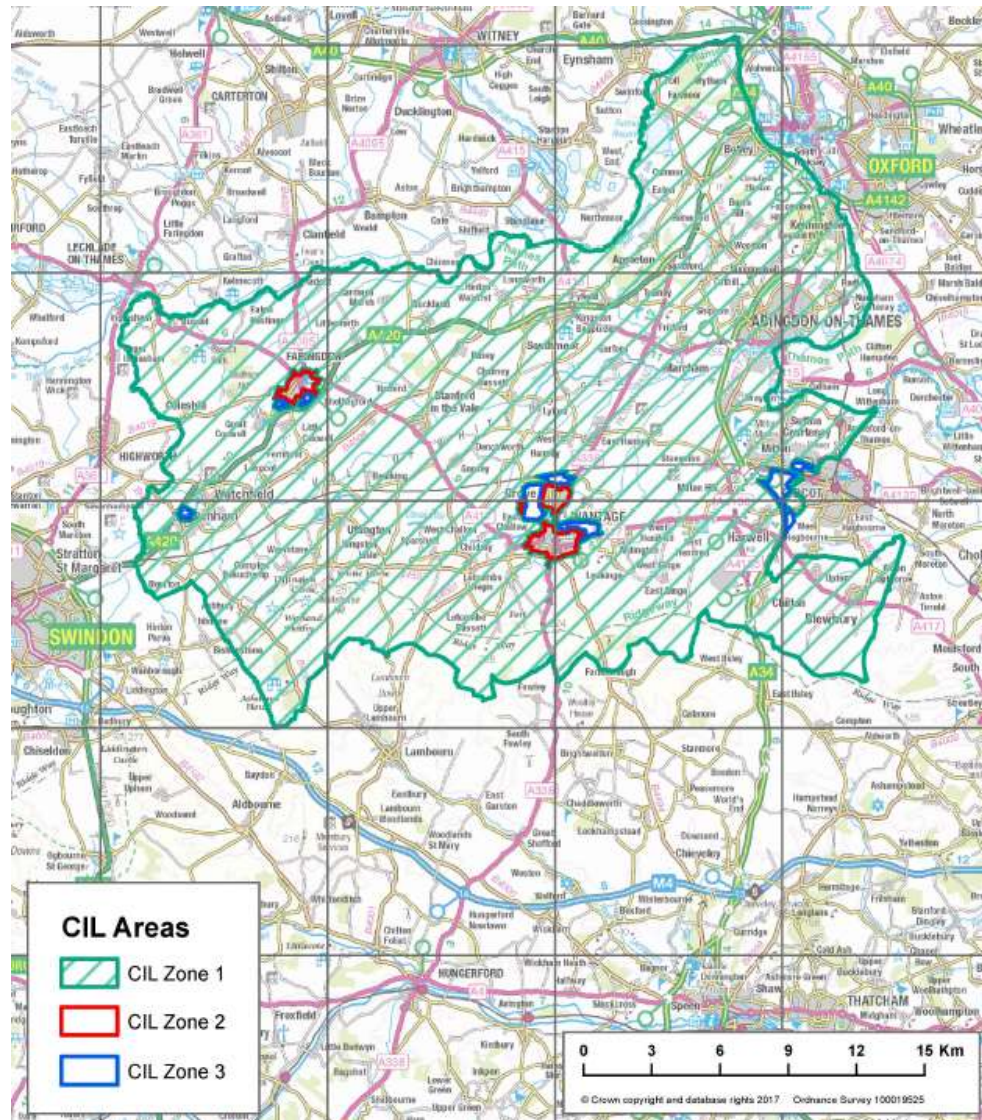
- Residential Development Zone 1 - £131.33 /m²
- Residential Development Zone 2 - £93.02 /m²

3.5 The current rates which we have used within our 2020 appraisals are:

- Residential Development Zone 1 - £140.14 /m²
- Residential Development Zone 2 - £99.27 /m²

3.6 The aforementioned zones are illustrated on the following map (Figure 3.2).

Figure 3.2 - CIL Charging Zones Map



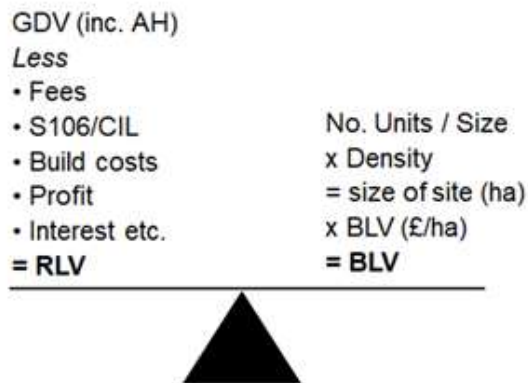
Source: Vale of White Horse District Council, CIL Charging Schedule 2017

3.7 We have used the current adopted CIL rates as the baseline for our viability assessments and make recommendations about the scope to vary (/ increase) these in the context of the emerging Local Plan policies and infrastructure requirements. We have applied CIL Zone 1 to greenfield sites as this area is predominantly rural and CIL Zone 2 to brownfield sites as this area is predominantly urban.

4 Viability Assessment Method

- 4.1 Our general approach is illustrated on the diagram below (Figure ES.1). This is explained in more detail in section 4 – Viability Assessment Method within our 2019 and 2020 reports.

Figure 4.1 – Balance between RLV and BLV



Source: AspinallVerdi © Copyright

- 4.2 We have carried out residual appraisals to establish the Residual Land Value (RLV). This is a traditional model having regard to: the gross development value (GDV) of the scheme; including Affordable Housing; and deducting all costs; including CIL; to arrive at the RLV. A scheme is viable if the RLV is positive for a given level of profit. We describe this situation herein as being ‘fundamentally’ viable.
- 4.3 The RLV produced by our appraisals is compared to the Benchmark Land Value (BLV). The BLV is the price at which a landowner will be willing to sell their land for development and is derived from benchmark Existing Use Values (EUV) plus a premium (having regard to benchmark policy compliant Market Values), the size of the hypothetical scheme and the development density assumption.
- 4.4 The results of the appraisals should therefore be interpreted as follows:
- If the ‘balance’ is positive (RLV > BLV), then the CIL is viable. We describe this as being ‘viable for plan making purposes herein’.
 - If the ‘balance’ is negative (RLV < BLV), then the CIL is ‘not viable for plan making purposes’ and the CIL rates/planning obligations and/or affordable housing targets should be reviewed.
- 4.5 Thirdly, if the RLV is positive, but the appraisal is not viable due to the BLV assumed – we refer to this as being ‘marginal’.
- 4.6 In addition to the RLV appraisals and BLV analysis, we have also prepared a series of sensitivity scenarios for each of the typologies. This is to assist in the analysis of viability and to appreciate

the sensitivity of the appraisals to key variables such as: Affordable Housing %; S106 costs; density; BLV and profit; and, to consider the impact of rising construction costs and/or reducing values. This is to de-emphasise the BLV in each typology and help consider viability 'in-the-round' i.e. in the context of sales values, development costs, contingency, developer's profit which make up the appraisal inputs.

- 4.7 These sensitivity scenarios also enable us to identify to what extent CIL can be increased without having a negative impact on viability.

5 Residential Assumptions

- 5.1 The residential section of the report sets out our assumptions and results in respect of the residential typologies (see Appendix 2 – Typologies Matrix).

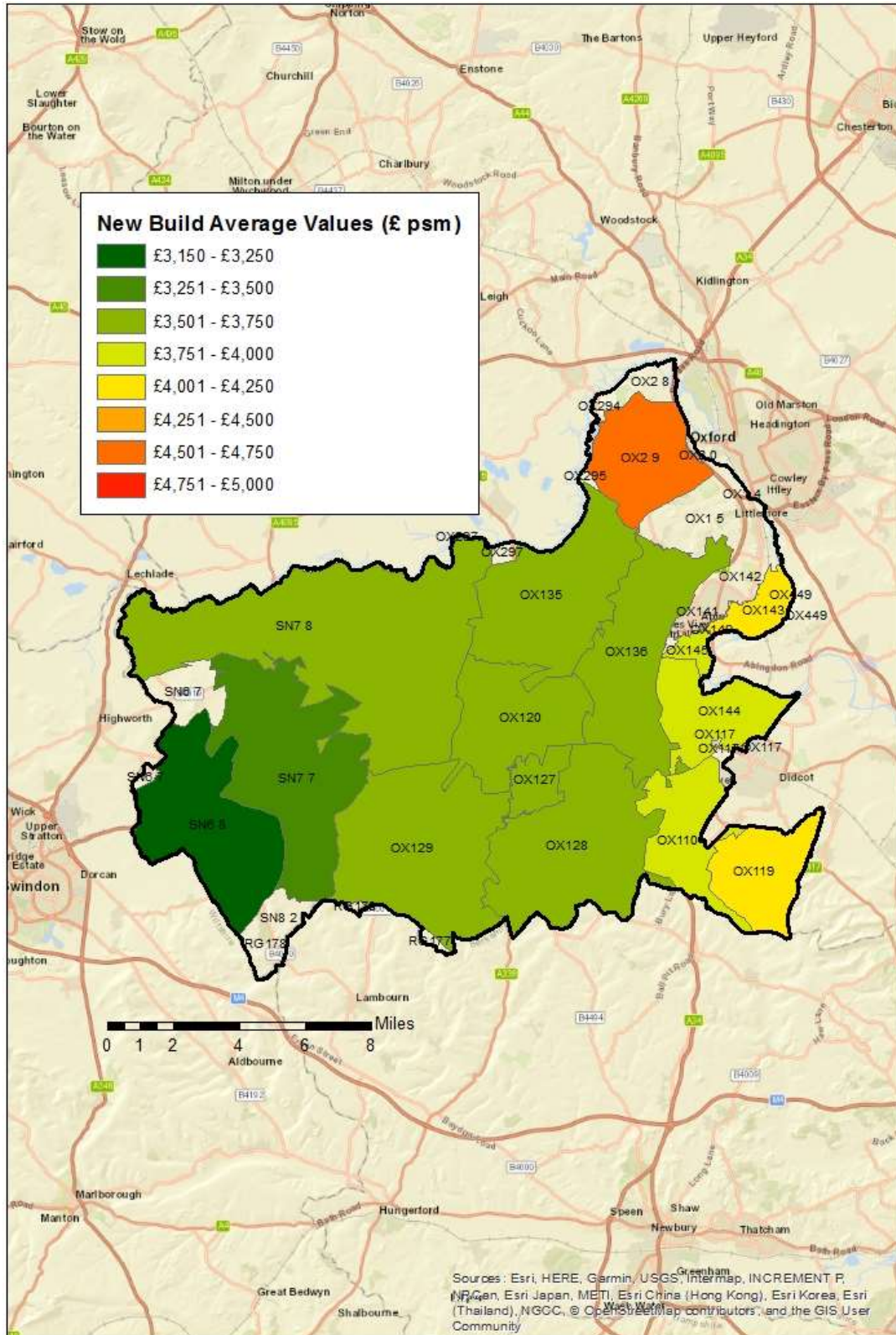
Residential Value Assumptions

- 5.2 In 2019 we conducted detailed analysis of the housing market across the district, this enabled us to identify two housing market zones. In 2020 we have provided an update to our value assumptions.
- 5.3 Our 2020 market research was conducted in March, however due to the limited amount of market activity since March, this remains the best available evidence, we have therefore not updated the market research since March. House prices have not collapsed during the Covid-19 pandemic. As the lockdown has eased there are signs that the property market is coming back to life, as people review their living and working arrangements incentivised by the Chancellor's stamp duty stimulus. The challenge for the housing industry will be the depth and length of the economic recession which the public health response to the pandemic has created. Our assumptions are based on a 'business as normal' approach. The assumptions used may be subject to change and we recommend that the conclusions of this report are kept under review.
- 5.4 We are also aware the UK left the European Union on 31st January 2020 and we are currently in a transition period due to end on 31st December 2020. We do not yet know the impact this may have on the economy and housing market. We have therefore also adopted a 'business as normal' approach with regard to Brexit.

Housing Market Zones and 2019 Values

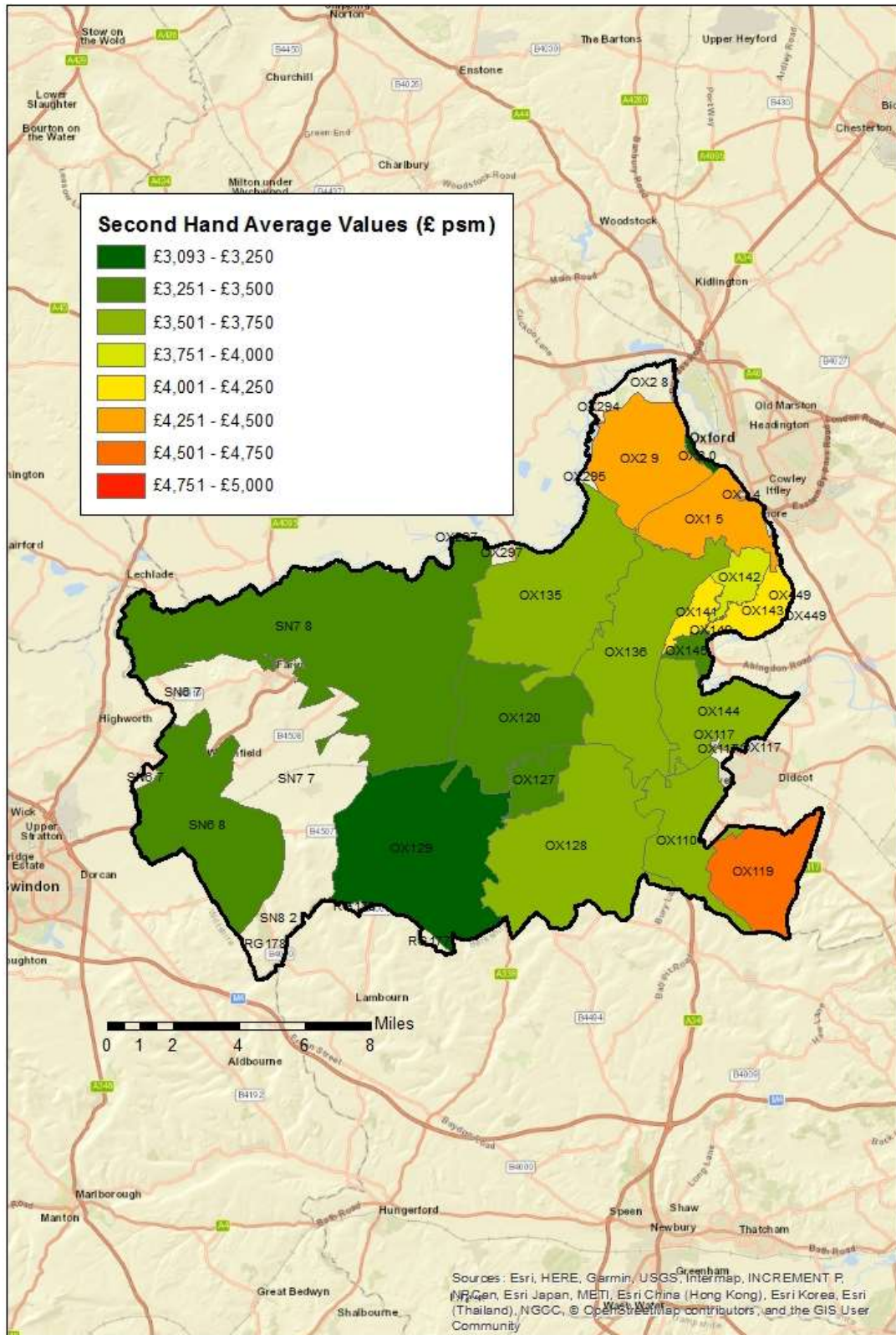
- 5.5 Our market research shows that residential values increase towards the east of the district. Figure 5.1 and Figure 5.2 below show the pattern of values for new build residential sales and the sales values of second-hand properties. The second-hand data is more comprehensive in some postcodes as these postcode areas did not have any new build sales recorded. There are still some rural postcodes where we have not identified any second-hand transactions.

Figure 5.1 - New Build Achieved Values



Source: AspinallVerdi

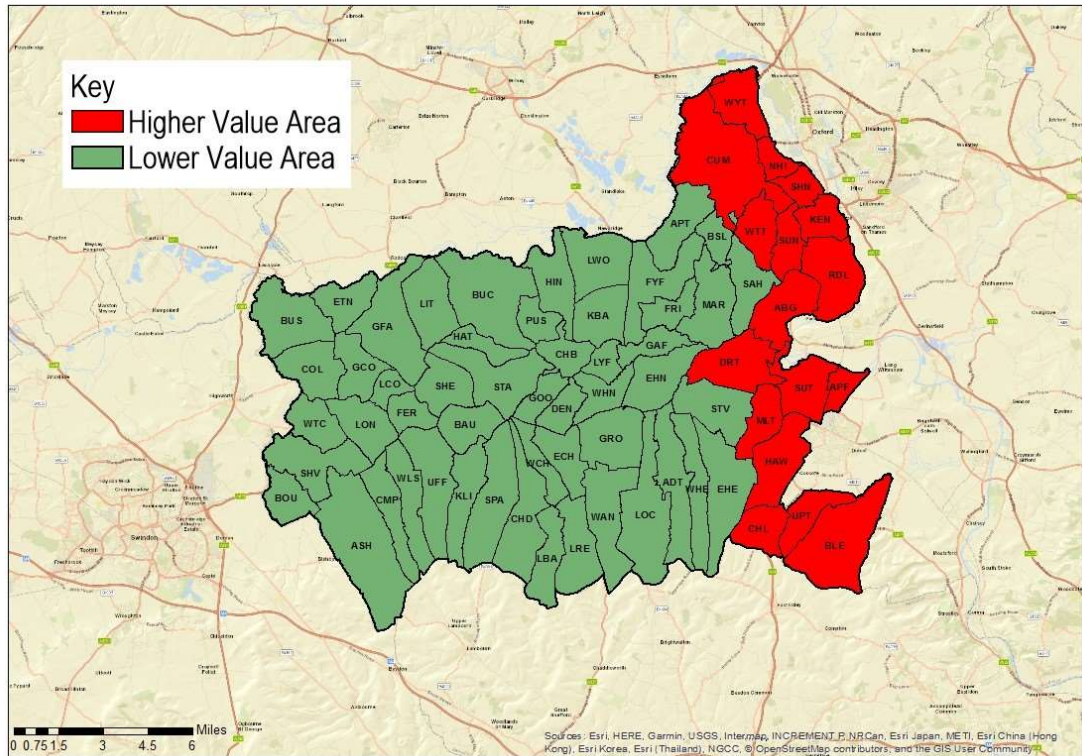
Figure 5.2 - Second Hand Achieved Values



Source: AspinallVerdi

- 5.6 The maps above demonstrate that there is a higher value zone to the east and a lower value zone to the west. We have considered the options of either a two zone or three zone approach.
- 5.7 A two-zone approach would include a high value zone to the area east of the A34. There is some evidence that the remaining area could be divided again and a further lower value area could be adopted to the west. This would include postcodes SN6 8, SN7 7 and Faringdon Town Centre.
- 5.8 Faringdon, Wantage and Grove are the main settlements west of the A34 we have therefore looked at these towns further to identify whether there is sufficient evidence demonstrating that they are in separate value zones.
- 5.9 The average new-build sale value psm in SN7 7 which includes Faringdon is £3,474 and the average new-build sales value psm in OX12 8 which includes Wantage is £3,662. This difference is due to the mix and size of properties available. Only half the house types in Faringdon are higher value than the same house types in Wantage/Grove. We therefore do not consider there to be sufficient evidence that Faringdon is a significantly different value area to Wantage.
- 5.10 Based upon the above analysis we recommend high and lower value market areas to the east and west of the A34 respectively. This maps to the following wards as illustrated below (Figure 5.3).
- Higher value market area - the eastern parishes (Cumnor, Wytham, North Hinksey, South Hinksey, Kennington, Wootton, Sunningwell, Radley, Abingdon, Drayton, Sutton Courtenay, Appleford On Thames, Milton, Harwell, Chilton, Upton, and Blewbury)
 - Lower value market area - rest of district (all other parishes)

Figure 5.3 - Value Zones



5.11 We set out below in Tables 5.1 and 5.2 our value assumptions from April 2019. These values are based on the following floor areas:

- 1-bed flat: 50 sqm
- 2-bed flat: 70 sqm
- 1-bed house: 62 sqm
- 2-bed house: 79 sqm
- 3-bed house: 100 sqm
- 4-bed house: 115 sqm
- 5-bed house: 165 sqm

Table 5.1 – April 2019 Residential Value Assumptions (£)

Dwelling Type	Eastern Parishes (£)	Rest of District (£)
1 Bed Flat	£235,200	£200,000
2 Bed Flat	£286,000	£255,000
1 Bed House	£300,000	£240,000
2 Bed House	£350,000	£300,000
3 Bed House	£420,000	£365,000
4 Bed House	£500,000	£400,000
5 Bed Houses	£600,000	£525,000

Source: AspinallVerdi, '190426 VOWH CIL Review FVA Report_v9'

Table 5.2 – April 2019 Residential Value Assumptions (£ psm)

Dwelling Type	Eastern Parishes (£ psm)	Rest of District (£ psm)
1 Bed Flat	£4,704	£4,000
2 Bed Flat	£4,086	£3,643
1 Bed House	£4,839	£3,871
2 Bed House	£4,430	£3,797
3 Bed House	£4,200	£3,650
4 Bed House	£4,348	£3,478
5 Bed Houses	£3,636	£3,182

Source: AspinallVerdi, '190426 VOWH CIL Review FVA Report_v9'

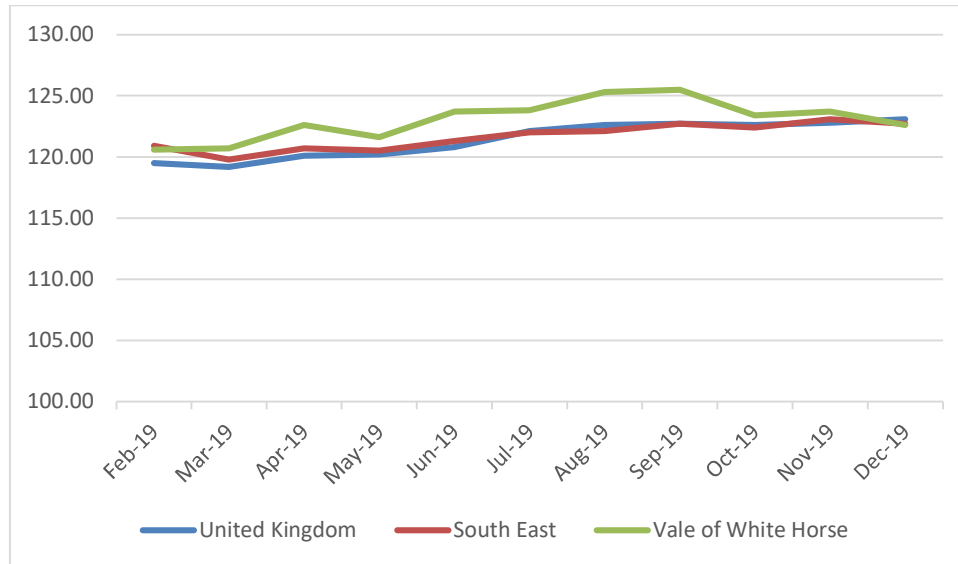
- 5.12 The above values were the subject of stakeholder consultation in February 2019.

March 2020 Housing Indices and Value Assumptions

- 5.13 In 2020 we reviewed housing indices and sense checked our assumptions by looking at a select number of recent developments and current asking prices.
- 5.14 In Figure 5.1 below we provide Land Registry House Price Indices for VOWH, South East and the UK between February 2019 and December 2019. The graph shows that across VOWH, the

South East, and England and Wales there has been a minor increase in house prices over the past year. Up until September 2019 VOWH experienced a higher rate of increase, however house prices have since declined but in December 2019¹ remain 2 percentage points above February 2019's index.

Figure 5.4 - Land Registry House Price Indices



Source: Land Registry, March 2020

- 5.15 We sense checked the house price index against a number of new-build developments and asking prices advertised for sale and considered an increase of 2% to be appropriate. Our updated value assumptions are set out below.

Table 5.3 - Residential Values (£)

Dwelling Type	Eastern Parishes (£)	Rest of District (£)
1 Bed Flat	£239,900	£204,000
2 Bed Flat	£291,700	£260,100
1 Bed House	£306,000	£244,800
2 Bed House	£357,000	£306,000
3 Bed House	£428,400	£372,300
4 Bed House	£510,000	£408,000
5 Bed House	£612,000	£535,500

¹ This was the most recent available data at the time of writing (March 2020).

Table 5.4 - Residential Values (£ psm)

Dwelling Type	Eastern Parishes (£ psm)	Rest of District (£ psm)
1 Bed Flat	£4,798	£4,080
2 Bed Flat	£4,167	£3,716
1 Bed House	£4,935	£3,948
2 Bed House	£4,519	£3,873
3 Bed House	£4,284	£3,723
4 Bed House	£4,435	£3,548
5 Bed House	£3,709	£3,245

Transfer Values

5.16 The Council has provided us with affordable housing mix and transfer values for the purposes of this viability study. These assumptions were used in both the 2019 and 2020 studies and are set out below.

Table 5.5 - Affordable Housing Mix and Value Assumptions

Affordable Housing Tenure	% Mix	Transfer Value (% of OMV)
Affordable Housing %	35%	
Of which...		
Intermediate Tenure (LCHO)	25%	76%
Affordable Rent	75%	60%

Source: VOWHDC Housing

Residential Typology Assumptions

5.17 The detailed typologies are set out in the matrix appended (see Appendix 2 & 3 – Typologies Matrix 2019 and 2020). There are a number of assumptions within the matrix which are evidenced below. These assumptions were adopted in both the 2019 and 2020 study.

Number of Units

5.18 We have analysed the Oxfordshire Strategic Housing and Economic Land Availability Assessment (SHELAA) to formulate our typologies by size, greenfield / brownfield and location, taking into consideration the housing market areas set out above and within our residential market research paper. These have been agreed in consultation with officers at VOWHDC.

Mix

5.19 The following housing mix has been provided by the Council based on the SHMA.

Table 5.6 – Housing Mix Assumptions

	1B H	2B H	3B H	4B H	5B H	1B F	2B F
Market Housing Mix	10%	25%	35%	5%	5%	7%	13%
Affordable Housing Mix	15%	30%	40%	7.5%	7.5%	-	-

5.20 Please see the typologies matrix for the specific mix assumed for each typology (see Appendix 2 – Typologies Matrix).

Density

5.21 The typologies matrix (see Appendix 2 – Typologies Matrix) sets out our density assumptions specific to each typology.

5.22 We have generally applied a density of 30 dwellings per hectare (dph) for the generic typologies and strategic sites. This is based on consultation with VOWHDC.

Residential Cost Assumptions 2019

5.23 We set out below the cost assumptions included within our 2019 appraisal. Note that we consulted with stakeholders on these assumptions at a workshop in 28th February 2019.

Table 5.7 - Residential Cost Assumptions

Item	Comment
Planning Application Professional Fees and Reports	Allowance for typology, generally 3 times statutory planning fees.
Statutory Planning Fees	Based on national formula.
CIL	<p>This is the residential CIL rate (£ psm) and an input to the CIL sensitivity tables which shows the impact of potential movement in the charging schedule which is currently:</p> <ul style="list-style-type: none"> • Zone 1 (Rest of District) - £93.02 • Zone 2 (Faringdon, Grove and Wantage) - £131.33 • £0.00 psm for designated strategic sites.

Item	Comment
	<p>For the purposes of the appraisals herein we have adopted the Zone 1 CIL rate for greenfield typologies and the Zone 2 rate for brownfield typologies.</p> <p>We have assumed that the strategic sites mitigate their own impacts (as set out in the detailed S106 and Infrastructure proforma spreadsheets) and therefore no CIL will be chargeable.</p>
Site-Specific S106/S278	<p>Site Specific Allowance for typology – note that this is in addition to external works costs. See typologies matrix – Appendix 2.</p> <p>£2,500 per dwelling for developments up to 20 units</p> <p>£7,000 per dwelling for developments over 20 units</p> <p>Note that the strategic sites include various site specific S106 (and infrastructure assumptions). These range between £36,000 per unit and £46,000 per unit and are based on the Council’s Infrastructure Delivery Plan (IDP).</p>
Strategic Infrastructure	<p>This is based upon the site specific proformas that have been confirmed with the Council. Note that this only applies to strategic sites.</p>
Estate Housing (build costs)	<p>£1,160 – 1,308 psm lower to median BCIS. This is rebased for Oxfordshire for the last 5 years.</p> <p>We have used median BCIS cost in our baseline assumptions. For larger sites over 100 units we have adopted the lower quartile.</p>
Flats 3-5 Storey (build costs)	<p>£1,439 psm</p> <p>We have used the median BCIS cost in our baseline assumptions. This is rebased for Oxfordshire for the last 5 years.</p>
M4(2) Category 2 – Accessible and Adaptable housing	<p>+£521 per unit</p> <p>Based on DCLG Housing Standards Review, Final Implementation Impact Assessment, March 2015, paragraphs 153 and 157 (all units).</p>
M4(3) Category 3 - Wheelchair Adaptable dwellings	<p>+£10,111 per unit</p> <p>Based on DCLG Housing Standards Review, Final Implementation Impact Assessment, March 2015, paragraphs 153 and 157 (all units).</p>
Water Efficiency	<p>£10 per unit additional cost.</p> <p>This is as per research in South Oxfordshire based on the latest version of the SODC WCS (v4.3, 15/01/2018).</p>
External Works	<p>15%</p>

Item	Comment
	<p>For the purposes of our appraisal we have used 15% for external works, which we consider is a more than sufficient allowance for a plan-wide study (given we have included 3% contingency). This includes generic 'on-plot' costs including inter alia: estate roads, pavements, street-lights, utilities, drainage etc.</p> <p>Note that this is in addition to the strategic infrastructure costs quoted on the site proformas.</p>
Contingency	<p>3% of the above construction costs.</p> <p>Higher contingencies are sometimes included in site specific appraisals, but these are generally for specific abnormal costs or ground conditions which are not part of a high-level plan wide viability assessment.</p>
Professional Fees	<p>6.5%</p> <p>Based on average of recent FVA evidence.</p> <p>These are construction related professional fees as opposed to the 'Planning Application Professional Fees and Reports' professional fees included above at the feasibility stage.</p>
Disposal Costs	<p>3% (Marketing & Disposal)</p> <p>1% (Sale Agents)</p> <p>0.5% (Sales Legal Fees)</p> <p>Note that the marketing and promotion costs have to be considered 'in-the-round' with the sales values and gross profit (where developers have internal sales functions).</p>
Finance Costs	<p>6.5% interest rate</p> <p>Based on average of recent FVAs. Applies to 100% of cashflow to include Finance Fees etc.</p>
Profit	<p>20% on open market sales (see below).</p> <p>6% on affordable housing.</p>

Source: AspinallVerdi

Residential Cost Assumptions 2020

- 5.24 In our 2020 update, we updated the generic site specific S106 assumptions for the residential typologies. These costs were provided by VOWH and are outlined in the updated Typologies Matrix (Appendix 3). We have also updated BCIS build costs and included additional costs for biodiversity and Future Home Standard.
- 5.25 All other development cost assumptions are unchanged.

5.26 Again, we consulted on these assumptions at a stakeholder event on 12th October 2020.

S106 Costs

5.27 The updated S106 costs vary between £1,686 per unit and £22,969.10 per unit. These costs have been updated to include education contributions (which were previously part of CIL).

Biodiversity

5.28 In March 2019, the Government announced its intention to use the forthcoming Environment Bill to mandate biodiversity net gain in the planning system, to ensure that new developments enhance biodiversity and create new green spaces. The Environment Bill was introduced into parliament on 15 October 2019. It was re-introduced to parliament following a general election on 30 January 2020.

5.29 DEFRA produced an impact assessment² identifying the additional cost to development that the biodiversity net gain policy would create. In the South East the cost for residential development was estimated to be:

- Greenfield - £948 per unit
- Brownfield - £207 per unit

5.30 We have included this cost within our appraisals.

Future Homes Standard

5.31 The Government are proposing to modify part L and F of the 2013 building regulations to reduce the carbon impact of development. The consultation document³ identified two options, a target that delivers either 0% or 30% reduction in carbon emissions compared to the 2013 standards.

5.32 A 30% reduction is MHCLG's preferred option, the MHCLG impact assessment estimates the cost of this option to be £4,847 per unit. We have included this cost within our appraisals.

BCIS Build Costs

5.33 We have adopted lower and median BCIS costs rebased to Oxfordshire and limited to the last 5 years. We have used median BCIS cost in our baseline assumptions. For larger housing sites over 100 units we have adopted the lower quartile.

5.34 As shown in the table below build costs have decreased by circa 5%.

² DEFRA Impact Assessment, Biodiversity net gain and local nature recovery strategies, October 2019

³ MHCLG Impact Assessment, Changes to Part L (conservation of fuel and power) and Part F (ventilation) of the Building Regulations for new dwellings, October 2019

Table 5.8 - BCIS build costs

	April 2019	Current (April 2020)
Estate Housing – Lower Quartile	£1,160 psm	£1,104
Estate Housing – Median	£1,308 psm	£1,238
Flats 3-5 storey - Median	£1,439 psm	£1,378

Source: BCIS (March 2020)

6 Student Accommodation Assumptions

6.1 This section is in respect of purpose-built student accommodation (PBSA).

Typology Assumptions

6.2 Table 6.1 outlines our typology assumptions for PBSA. This is based on a typical (cluster) flatted scheme which may come forward on a greenfield site, for example in the north east of the District around Oxford, or the edge of Reading. There is also potential for this typology to come forward in Didcot or Culham. Note that the typology appraised is generic.

Table 6.1 – Student Typology Assumptions

	Schemes AH - AK – Student Accommodation
No. of units	175 / 500
Development Density (dph)	160
1 Bed unit size (sqm)	20
Non-chargeable communal space (net-to-gross)	85%

Source: AspinallVerdi

Value Assumptions

6.3 The purpose-built student accommodation is a significant property sector in its own right. It is an attractive sector for investors notwithstanding potential structural changes in terms of the cost of higher education provision for overseas students.

6.4 We have used the following headline rent within our PBSA appraisal. In 2020 we reviewed the PBSA market and concluded that there has not been a significant change in values. We therefore adopted this value in both our 2019 and 2020 appraisals.

Table 6.2 – PBSA Rental Value Assumptions

Property	Rental Value £ pcm
1 bed student let	1,080

Source: AspinallVerdi, December 2018

6.5 We have assumed a 30% deduction from the gross headline rent to the net rent. This is to take into consideration the cost of: Void Loss / Write-offs / Expend on Voids; Regular Maintenance / Insurance / Utilities; Management Fees / Letting Costs; and Major repairs / refurb (SF) etc.

6.6 We have applied a net yield of 4.25%.

Affordable Housing Value Assumptions

- 6.7 For the purposes of this typology we have assumed that there is no affordable housing on-site and calculated the equivalent of 35% affordable housing as a commuted sum.

Cost Assumptions 2019

- 6.8 The table below outlines the cost assumptions:

Table 6.3 – PBSA Construction Cost Assumptions

Item	Build Cost	Comments
Flats 6+ Storey (e.g. Student etc)	£1,569 – 1,861 psm	Lower – Median BCIS. We have used the median BCIS cost in our baseline assumptions.
External Works	+5%	These schemes generally have fewer external areas and higher densities.
Contingency	+5%	Due to the higher density structures.
Site-Specific S106/S278	£6,000 per dwelling	Site Specific Allowance for typology – note that this is in addition to external works costs. See typologies matrix – Appendix 2.
Profit Assumptions	15% on cost	Reflects a more commercial investment approach.

Cost Assumptions 2020

- 6.9 We have updated BCIS costs and the generic site specific S106 assumptions for the residential typologies. The S106 costs were provided by VOWH and are outlined below.
- 6.10 We have also included additional costs for biodiversity and Future Home Standard. These additional costs are the same as outlined above for the residential typologies.
- 6.11 All other development cost assumptions are unchanged.

S106 Costs

6.12 In our previous report, S106 costs were £6,000 per unit, the updated costs have reduced to £4,548 per unit. This is based on more refined costs provided by VOWH.

BCIS Build Costs

6.13 We have adopted median BCIS costs rebased to Oxfordshire and limited to the last 5 years.

6.14 As shown in the table below build costs have decreased by circa 10%.

Table 6.4 - BCIS build costs

	April 2019	Current (April 2020)
Flats 6+ storey - Median	£1,861 psm	£1,647

Source: BCIS

7 Specialist Accommodation for Older People

- 7.1 This section provides a summary of our assumptions for the specialist accommodation for older people appraisals.

Typology Assumptions

- 7.2 Table 7.1 outlines our typology assumptions for older persons housing. The typologies appraised are generic typologies for C3 self-contained schemes.

Table 7.1 - Older Persons Housing Typology Assumptions

	Scheme AL – Age Restricted / Sheltered Housing	Scheme AM – Assisted Living / Extra- Care Housing
No. of units	55	60
Development Density (dph)	125	100
1 Bed unit size (sqm)	50	60
2 Bed unit size (sqm)	75	80
Non-chargeable communal space (net-to-gross)	75%	65%

Source: AspinallVerdi

Value Assumptions

- 7.3 We have based our value assumptions on new-build asking prices from Faringdon and Wantage as we have assumed the older persons housing in our typology appraisals will be located in the 'rest of district' area (following recent trends). This is also on the basis that if the scheme is viable in the lower value area it will be viable in the higher value area.
- 7.4 We reviewed values in 2020 and concluded that values have not changed significantly, the following values were therefore applied in both our 2019 and 2020 appraisals.
- 7.5 We have assumed the following values for sheltered housing / retirement living properties within the rest of district area:

Table 7.2 - Retirement Living / Sheltered Housing Value Assumptions

No. of Beds	Unit Price	Floor Area (sqm)	Price psm
1-Bed	£240,000	50	£4,800
2-Bed	£300,000	75	£4,000

7.7 We have applied a 25% premium to establish a value for the extra-care housing. This is based on benchmark guidance from the Retirement Housing Group⁴.

Table 7.3 - Extra-Care Housing Value Assumptions

No. of Beds	Unit Price	Floor Area (sqm)	Price psm
1-Bed	£300,000	60	£5,000
2-Bed	£375,000	80	£4,688

Cost Assumptions 2019

7.8 The table below outlines the cost assumptions, all other cost assumptions are the same as for the residential appraisals above.

Table 7.4 - Older Persons Housing Construction Cost Assumptions

Typologies	Build Cost	Comments
Demolition / Site Clearance	£50,000 per acre	For brownfield typologies we have made an allowance of £50,000 per acre for site clearance / demolition.
Sheltered Housing	£1,349 - £1,563 psm	Lower – Median BCIS. We have adopted the Median construction cost in our appraisals.
Extra Care Housing	+4%	Based on Retirement Housing Group Viability Base Data evidence.
External Works	+10%	These schemes generally have less external areas (e.g. less car parking). This is consistent with the higher development density assumptions.
Contingency	+3%	
Site-Specific S106/S278	£6,000 per dwelling	Site Specific Allowance for typology – note that this is in addition to external works costs. See typologies matrix – Appendix 2.

⁴ RHG Retirement Housing Group, Retirement Housing Viability Base Data (April 2013) / Briefing Paper for CIL Practitioners Retirement Housing and the Community Infrastructure Levy (June 2013) by Churchill Retirement Living and McCarthy and Stone

Typologies	Build Cost	Comments
Profit	20% on market housing and 6% on affordable	

Cost Assumptions 2020

- 7.9 We have updated BCIS costs and the generic site specific S106 assumptions for the residential typologies. The S106 costs were provided by VOWH and are outlined below.
- 7.10 We have also included additional costs for biodiversity and Future Home Standard. These additional costs are the same as outlined above for the residential typologies.
- 7.11 All other development cost assumptions are unchanged.

S106 Costs

- 7.12 In our previous report, S106 costs were £6,000 per unit, the updated costs have reduced to £4,471 per unit. This is based on more refined costs provided by VOWH.

BCIS Build Costs

- 7.13 We have adopted median BCIS costs rebased to Oxfordshire.
- 7.14 As shown in the table below build costs have decreased by circa 10%.

Table 7.5 - BCIS build costs £ psm

	April 2019	Current (April 2020)
Supported housing - Median	£1,563 psm	£1,492

Source: BCIS

- 7.15 Based on Retirement Housing Group Viability Base Data evidence we have increased build costs by 4% on extra care housing schemes, this equates to £1,552 psm

8 Residential Land Value Assumptions

- 8.1 The April 2019 report incorporates a detailed Land Value Paper which sets out our approach and analysis of the land market in Vale of White Horse.
- 8.2 This has been consulted upon and is also consistent with the Government's preferred approach in the NPPF and PPG viability guidance of EUV+ (see section 2 of the April 2019 report).
- 8.3 Our BLV assumptions were unchanged within the 2020 report and are set out below (page over). Future viability assessments (e.g. for Local Plan viability and/or CIL) may consider scope to reduce the BLV as the EUV emphasis of the 2019 Viability PPG is embedded into the land market. We consider that the high uplift multipliers in Table 8.1 below provide an additional layer of contingency / buffer.

Table 8.1 - Benchmark Land Value Assumptions

Typology	Location	Existing Use	EUV -					Uplift Multiplier	BLV -		Policy adjustment	MV -	
			(per acre) (gross)	(per ha) (gross)	Net:Gross (%)	(per acre) (net)	(per ha) (net)		x [X] or % (rounded)	(per acre) (net developable) (rounded)		(per ha) (net developable) (rounded)	- [X] %
Residential < 50 units	Higher Value Zone - Eastern Parishes	Greenfield	£15,000	£37,065	75%	£20,000	£49,420	28	£550,000	£1,359,000	15%	£650,000	£1,606,000
Residential > 50 units	Higher Value Zone - Eastern Parishes	Greenfield	£12,500	£30,888	75%	£16,667	£41,183	28	£470,000	£1,161,000	15%	£550,000	£1,359,000
Residential < 50 units	Lower Value Zone - Rest of the District	Greenfield	£15,000	£37,065	75%	£20,000	£49,420	25	£500,000	£1,236,000	17%	£600,000	£1,483,000
Residential > 50 units	Lower Value Zone - Rest of the District	Greenfield	£12,500	£30,888	75%	£16,667	£41,183	27	£450,000	£1,112,000	10%	£500,000	£1,236,000
Residential Strategic Sites	Lower Value Zone - Rest of the District	Greenfield	£10,000	£24,710	50%	£20,000	£49,420	23	£450,000	£1,112,000	10%	£500,000	£1,236,000
Residential	Higher Value Zone - Eastern Parishes	Brownfield	£700,000	£1,729,700	100%	£700,000	£1,729,700	20%	£840,000	£2,076,000			
Residential	Lower Value Zone - Rest of the District	Brownfield	£450,000	£1,111,950	100%	£450,000	£1,111,950	20%	£540,000	£1,334,000			

The above values are for Plan-making purposes only. This table should be read in conjunction with our Financial Viability Assessment Report and the caveats therein.

No responsibility is accepted to any other party in respect of the whole or any part of its contents.

9 Conclusions and Recommendations

9.1 In this section we draw together the conclusions and recommendations from the viability modelling.

Residential Uses

9.2 The 2019 Report demonstrated that there was potential to increase CIL to between £170 psm and £570 psm (and potentially beyond⁵), without prejudicing viability. However, since then S106 costs have increased significantly for the residential typologies, primarily due to the inclusion of education contributions within S106 rather than CIL. Consequently, our recommended CIL rates have reduced.

9.3 Based on the 2020 residential viability results and having regard to the cumulative impact of the adopted Local Plan policies (including the current CIL charge), there is the potential to increase the CIL charging rate.

9.4 Our preliminary recommendations included separate CIL rates for brownfield and greenfield sites. However, following further consultation with council officers involved in the administration of CIL, it became clear that there were reasons why differential rates for brownfield/greenfield sites would not be appropriate for this District. These are as follows:

- The administration of brownfield and greenfield CIL rates across the District would be complex and would require additional staff resources; and
- The majority of brownfield development would come forward in Wantage, Grove and Faringdon, and defining a separate CIL charging zone covering these areas would allow a higher CIL rate to be set for the rest of the District, without prejudicing viability.

9.5 In light of the above, we revisited our viability appraisals and conclude that there is potential to increase CIL in the lower value zone (see Figure 5.3) from the current CIL rates to between £70 psm and £530 psm, (and potentially beyond) without prejudicing viability. We recommend the following rates:

- **£100 psm** for major development (10 units or more) in Wantage, Grove and Faringdon.
- **£160 psm** for minor development in Wantage, Grove and Faringdon.
- **£200 psm** for major development in the Rest of the District.
- **£260 psm** for minor development in the Rest of the District

⁵ £570 psm is the limit of our sensitivity tests, we therefore do not know the upper limit for these typologies.

- 9.6 There is also potential to increase CIL in the higher value zone (east of A34) from the current CIL rates to between £270 psm and £570 psm (and potentially beyond) without prejudicing viability. We recommend CIL rates of:
- **£280 psm** for major developments
 - **£340 psm** for minor developments.
- 9.7 It should be noted that the recommended rates are below the top of the possible ranges identified, as it is important to maintain a contingency or buffer, in order to ensure that development is viable overall and can come forward with its requisite policy requirements for infrastructure and affordable housing. This is particularly the case currently where there are material risks to the economy associated with Covid and Brexit.
- 9.8 We have recommended higher rates for minor developments (less than 10 units,) in lieu of affordable housing provision. There are also less S106 costs associated with these schemes. The combination of these factors means that there is a greater viability surplus within smaller schemes and greater scope to increase CIL. The exception to this is for sites between 6-9 units located in an Area of Outstanding Natural Beauty, as these will be expected to make financial contributions towards affordable housing.

Strategic Sites

- 9.9 We have appraised the following strategic sites as set out in the Local Plan 2031 Part 2:
- North west of Grove - 400 units
 - Dalton Barracks - 1,200 units
 - East of Kingston Bagpuize - 600 units
- 9.10 Based on the appraisal of the strategic sites, we recommend that:
- Having regard to the cumulative impact of the adopted Local Plan policies, these sites are all viable including 35% affordable housing and £0.00 psm CIL and S106 and infrastructure costs of at least £36,000 per unit (costs vary for each site).
 - Given that the strategic sites mitigate their own impact through site-specific S106, there is no rationale to charge CIL on these sites.
- 9.11 Note that we have not re-appraised these strategic sites as part of the 2020 study, because they are already CIL exempt. Planning obligations on strategic sites are met through S106 agreements. Charging CIL in addition to this may prejudice the sites from coming forward.
- 9.12 The CIL Charging Schedule and Map will need to be updated to reflect the zero rated status of the three strategic sites allocated in the Local Plan 2031 Part 2.

Student Accommodation

- 9.13 In addition to the above we make the following recommendations in respect of purpose-built student accommodation (PBSA):
- PBSA is viable based on 35% off-site affordable housing, and including the current CIL Charge (£99.27 and £140.14 psm depending on the zone).
 - There is scope to increase the CIL levied on PBSA to over £600 psm. We would recommend that this is limited to the equivalent of the residential CIL rate (for simplicity).

Specialist Accommodation for Older People

- 9.14 In addition to the above we make the following recommendations in respect of specialist accommodation for older people (C3 self-contained Supported Living typologies):
- i Age Restricted / Sheltered Housing is viable with a 35% affordable housing off-site commuted sum and the current CIL Charge (£99.27 and £140.14 psm depending on the zone). The appraisals show that there is surplus to increase CIL up to £190 - 270 psm for the 'rest of district' zone and £410 – over £570 psm for the higher values zone. We recommend that this is limited to the equivalent of the residential CIL rate (for simplicity and to ensure an adequate buffer).
 - ii Assisted Living / Extra-Care housing typologies are viable including a 35% affordable housing off-site commuted sum and £0 psm CIL as is currently the case. The appraisals show that there is only surplus to introduce CIL on greenfield sites up to £90 psm in the 'rest of district zone'. We recommend that CIL is not introduced on this typology to ensure an adequate buffer and continue the supply of this important typology for the aging population. In the higher value zone the sensitivities suggest that there is scope to introduce CIL at between £410 psm for brownfield schemes and £530 psm for greenfield schemes without prejudicing viability. For simplicity, we recommend that CIL is not introduced on this typology within the higher value zone.

Retail

- 9.15 We reviewed the retail market within our 2019 report. This was not re-assessed as part of our 2020 study.
- 9.16 We compared our value assumptions to the assumptions contained in the previous CIL study. We have also compared the change in values to the change in costs to determine whether there is any scope to change the CIL Charging Schedule for retail property.

Supermarkets

- 9.17 We were unable to identify any recent foodstore or supermarket transactions in the Vale of White Horse District. In recent years, supermarket growth has been limited due to the expansion of discount retailers gaining market share. Supermarket chains are consolidating existing stores and supermarket development has reduced. This trend is expected to continue, particularly given the additional pressures caused by Brexit.
- 9.18 Due to the difficulties within the retail sector we do not consider there to be scope to increase the CIL charge. We recommend that the CIL charge stays the same at £116.78 psm (index linked).

Retail Warehouse

- 9.19 We were unable to obtain any recent retail warehouse transactions in the District. In recent years retail rental growth has been limited due to the negative sentiment concerning the retail sector in general (due to the rise of internet shopping, weak sales and Brexit). Growth has also been weak because the rental differential between warehouse parks and high street that initially attracted occupiers has reduced.
- 9.20 We do not consider there has been sufficient growth in this sector to increase CIL and therefore recommend that the CIL rate remains at £116.78 psm (index linked).

High Street Retail

- 9.21 High street retail does not currently have an associated CIL charge as it was considered to be unviable on the assumption that high street retail development will be in the town centres and therefore the existing use value and associated site assembly and redevelopment costs will be high.
- 9.22 We found typical high street rents to be £172 psm which is lower than the assumptions contained within the previous CIL study suggesting that rents have reduced. General market sentiment regarding the high street is also negative due to the rise of e-commerce.
- 9.23 We therefore do not consider there has been sufficient growth in this sector to introduce CIL and recommend that the CIL rate remains at £0 psm.

Commercial

- 9.25 We reviewed the commercial market within our 2019 report. This was not re-assessed as part of our 2020 study.
- 9.26 We compared our value assumptions to the assumptions contained in the previous CIL study. We have also compared the change in values to the change in costs to determine whether there is any scope to change the CIL Charging Schedule for commercial property.

Office

- 9.27 The current CIL rate for offices is £0 psm.
- 9.28 Typical office rents across the district range between £130 psm and £215 psm. Agent reports are predicting a slowing of occupier and investment activity due to current political uncertainty. Therefore, there is unlikely to be significant rental growth in 2019.
- 9.29 We found there to be minimal rental growth in the office sector. However, prime yields have improved and are now at 5%. The resulting capital value for prime office development is now at circa £4,300 psm. This represents an increase in capital values of circa 20% since 2014.
- 9.30 We have also reviewed BCIS costs which have increased by 25% over the same time period.
- 9.31 This increase in costs will mitigate any positive impacts on viability from the increase in capital value. Office development is therefore likely to remain at the margins of viability. This is particularly the case for speculative offices which are harder to fund and carry much more risk in terms of voids, empty rates and holding costs until let.
- 9.32 We therefore recommend that the CIL charge remains at £0 psm.

Industrial

- 9.33 The current CIL rate for industrial is £0 psm.
- 9.34 Typical industrial rents across the district range between £54 psm and £96 psm. Market sentiment regarding this sector is more positive compared to other commercial property and speculative development is on the rise in prime locations.
- 9.35 The previous CIL study found CIL to be unviable.
- 9.36 We have reviewed BCIS rates for general warehouses and found that between Q3 2014 and February 2019 costs have increased by circa 25%.
- 9.37 Rents have grown at a similar rate to costs and yields have improved and are now at circa 5%. This increase in capital value (c30%) is likely to improve the viability from unviable to only marginally viable and therefore there will not create sufficient surplus to enable the charging of

CIL. Speculative development remains in the minority and should be encouraged to meet demand. CIL would further inhibit this form of development.

9.38 We therefore recommend that CIL remains at its current rate at £0 psm.

Best Practice

9.39 In addition, we recommend that, in accordance with best practice, the plan wide/CIL viability is reviewed on a regular basis to ensure that the Plan/CIL remains relevant as the property market cycle(s) change. This includes monitoring changes to national planning policy – for example, First Homes.

9.40 Furthermore, to facilitate the process of review, we recommend that the Council monitors the development appraisal parameters herein, but particularly data on land values across the District.

Appendix 1 – Policies Matrix

Vale of White Horse District Council – CIL Viability Policy Review

* Those policies with a Direct impact on viability include policies such as affordable housing, minimum housing standards etc. that have a measurable impact on viability. These have been explicitly factored into our economic viability appraisals.

Those policies with an Indirect impact have been incorporated into the viability study indirectly through the property market cost and value assumptions adopted e.g. market values and BICS costs.

It is important to note that all the policies have an indirect impact on viability. The Council’s Local Plan sets the ‘framework’ for the property market to operate within. All the policies have an indirect impact on viability through the operation of the property market (price mechanism) and via site allocations which shapes land supply over time.

Local Plan 2031 Part 1 Strategic Sites and Policies – Adopted December 2016	Policy Contents [...paraphrased where appropriate for ease]	Impact on Viability *	Implications for CIL Viability Assessment
Core Policy 1: Presumption in Favour of Sustainable Development	<p>Planning applications that accord with this Local Plan 2031 (and where relevant, with any subsequent Development Plan Documents or Neighbourhood Plans) will be approved, unless material considerations indicate otherwise.</p> <p>Where there are no policies relevant to the application or relevant policies are out of date at the time of making the decision then the Council will grant planning permission unless material considerations indicate otherwise, and unless:</p> <ul style="list-style-type: none"> i. any adverse impacts of granting planning permission would significantly and demonstrably outweigh the benefits, when assessed against the policies in the National Planning Policy Framework taken as a whole, or ii. specific policies in the Framework indicate that development 	Indirect	Indirect impact through the price mechanism.

Local Plan 2031 Part 1 Strategic Sites and Policies – Adopted December 2016	Policy Contents [...paraphrased where appropriate for ease]	Impact on Viability *	Implications for CIL Viability Assessment
	should be restricted.		
Core Policy 2: Cooperation on Unmet Housing Need for Oxfordshire	<p>The Council will continue to work under the ‘duty-to-cooperate’ with all other Oxfordshire local authorities on an ongoing basis to address the objectively assessed need for housing across the Oxfordshire housing market area.</p> <p>As a first step, Vale of White Horse District Council has sought to accommodate the housing need for Vale of White Horse District in full in the Vale of White Horse Local Plan 2031 Part 1. [...]</p> <p>[...] the Council will continue to work jointly and proactively with all of the other Oxfordshire local authorities and through the Oxfordshire Growth Board to address any unmet housing need. [...]</p> <p>Plan 2031: Part 2, to be submitted to the Secretary of State, within two years of adoption of the Local Plan 2031: Part 1. This will ensure that unmet need is considered and planned for in a timely manner and is tested through a robust plan-making process in accordance with national policy, [... see Part 2 policies below].</p>	Indirect	Indirect impact through the price mechanism.
Core Policy 3: Settlement Hierarchy	<p>Market Towns</p> <p>Market Towns are defined as settlements that have the ability to support the most sustainable patterns of living within the Vale through their current levels of facilities, services and employment opportunities. [...]</p> <p>Local Service Centres</p> <p>Local Service Centres are defined as larger villages or neighbourhoods to larger settlements with a level of facilities and services and local employment to provide the next best opportunities</p>	Indirect	<p>Indirect impact through the price mechanism.</p> <p>Note that the policy classifies the various settlements within the District.</p>

Local Plan 2031 Part 1 Strategic Sites and Policies – Adopted December 2016	Policy Contents [...paraphrased where appropriate for ease]	Impact on Viability *	Implications for CIL Viability Assessment
	<p>for sustainable development outside the Market Towns.</p> <p>Larger Villages</p> <p>Larger Villages are defined as settlements with a more limited range of employment, services and facilities. Unallocated development will be limited to providing for local needs and to support employment, services and facilities within local communities.</p> <p>Smaller Villages</p> <p>The Smaller Villages have a low level of services and facilities, where any development should be modest and proportionate in scale and primarily be to meet local needs.</p>		
<p>Core Policy 4: Meeting Our Housing Needs</p>	<p>The housing target for the Vale of White Horse District is for at least 20,560 homes to be delivered in the plan period between 2011 and 2031. 12,495 dwellings will be delivered through strategic allocations. 1,840 dwellings remain to be identified and will be allocated through the Local Plan 2031 Part 2 or Neighbourhood Development Plans or through the Development Management process. The contribution of all sources of housing supply are shown by the following table: [...]</p> <p>Strategic Allocations</p> <p>Development will be supported at strategic site allocations where it meets the requirements set out within the Site Development Templates shown by Appendix A and in accordance with the policies of the Development Plan taken as a whole. The following tables show how the level of housing required through strategic development sites will be distributed: [...]</p>	<p>Indirect</p>	<p>Indirect impact through the price mechanism.</p> <p>Note that we have specifically appraised the strategic site allocations. These will mitigate their own impacts through site specific S106. So as not to 'double dip' we have assumed no CIL on these sites.</p>
<p>Core Policy 5: Housing Supply Ring-</p>	<p>The Council will employ a ring-fence approach to housing delivery in</p>	<p>Indirect</p>	<p>Indirect impact through the price mechanism.</p>

Local Plan 2031 Part 1 Strategic Sites and Policies – Adopted December 2016	Policy Contents [...paraphrased where appropriate for ease]	Impact on Viability *	Implications for CIL Viability Assessment
Fence	<p>the Science Vale area [...]</p> <p>For the purposes of the assessment of housing land supply, the ring-fence area will be treated as a separate sub-area with a housing requirement of 11,850 homes in the plan period (593 homes per annum) in support of the 15,850 jobs planned in this subarea and as a contribution towards the district's housing need set out in Core Policy 4. [...]</p>		
Core Policy 6: Meeting Business and Employment Needs	<p>218 hectares of land is identified for future employment development on the following strategic sites and saved Vale Local Plan 2011 allocations. [...tabulated].</p> <p>Employment and business development as part of mixed-use development will be supported at Monks Farm, Grove and South of Park Road, Faringdon where this meets the requirements set out within the Site Development Templates shown by Appendix A, and in accordance with the Sub-Area Strategies.</p> <p>Proposals for employment related development on unallocated sites will be supported in accordance with Core Policy 28: New Employment Development on Unallocated Sites. In addition to the sites identified for new employment development, a number of existing strategic employment sites have been identified in the Sub-Area Strategies. These sites will be safeguarded for employment uses in accordance with Core Policy 29: Change of Use of Existing Employment Land and Premises.</p>	Indirect	Indirect impact through the price mechanism.
Core Policy 7: Providing Supporting Infrastructure and Services	All new development will be required to provide for the necessary on-site and, where appropriate, off-site infrastructure requirements arising from the proposal. Infrastructure requirements will be delivered directly by the developer and/or through an appropriate	Direct	We have had regard to the explicit costs of CIL and S106/S278 costs (including affordable housing) within our financial viability assessment herein. We have taken care to ensure that there

Local Plan 2031 Part 1 Strategic Sites and Policies – Adopted December 2016	Policy Contents [...paraphrased where appropriate for ease]	Impact on Viability *	Implications for CIL Viability Assessment
	<p>financial contribution prior to, or in conjunction with, new development. Where appropriate, developers will be expected to collaborate on the provision of infrastructure which is needed to serve more than one site. In ensuring the timely delivery of infrastructure requirements, development proposals must demonstrate that full regard has been paid to the Infrastructure Delivery Plan and all other relevant policies of this plan.</p> <p>If infrastructure requirements could render the development unviable, proposals for major development should be supported by an independent viability assessment on terms agreed by the relevant parties including the Council and County Council, and funded by the developer. This will involve an open book approach. Where viability constraints are demonstrated by evidence, the Council will:</p> <ul style="list-style-type: none"> i. prioritise developer contributions for essential and then other infrastructure in line with the definitions as set out in paragraph 4.42 and the detail of requirements outlined in the IDP, and/or ii. use an appropriate mechanism to defer part of the developer contributions requirement to a later date, or iii. as a last resort, refuse planning permission if the development would be unsustainable without inclusion of the unfunded infrastructure requirements taking into account reasonable contributions from elsewhere including CIL. <p>The Council's Delivering Infrastructure Strategy will include both a CIL Charging Schedule and a Supplementary Planning Document for Section 106 and Section 278 legal agreements that will provide more detail about its approach to securing developer contributions.</p> <p>Upon adoption of the CIL Charging Schedule, CIL will be used to pool developer contributions towards a wide range of new and improved</p>		<p>is no double dipping.</p>

Local Plan 2031 Part 1 Strategic Sites and Policies – Adopted December 2016	Policy Contents [...paraphrased where appropriate for ease]	Impact on Viability *	Implications for CIL Viability Assessment
	<p>infrastructure necessary to deliver new development.</p> <p>Where not covered by the CIL Charging Schedule, infrastructure and services, including provision for their maintenance, should be delivered directly by the developer through the development management process and in accordance with the Regulation 122 Tests.</p> <p>Infrastructure and services will be sought through the negotiation of planning obligations, conditions, levy, undertaking and/or other agreement as secured through the planning permission, to mitigate the direct impacts of development and secure its implementation.</p>		
<p>Core Policy 8: Spatial Strategy for Abingdon-on-Thames and Oxford Fringe Sub-Area</p>	<p>Our over-arching priority for this Sub-Area is to maintain the service and employment centre roles for Abingdon-on-Thames and Botley and ensure growth is managed to minimise pressure on the highway network, whilst protecting the Oxford Green Belt. [...]</p> <p>Housing Delivery</p> <p>At least 5,438 new homes will be delivered in the plan period between 2011 and 2031. 1,790 dwellings will be delivered through strategic allocations. 962 dwellings remain to be identified and will be allocated through the Local Plan 2031 Part 2 or Neighbourhood Development Plans or through the Development Management process. [...]</p> <p>Strategic Allocations</p> <p>Development will be supported at the strategic site allocations through a masterplanning process involving the community, local planning authority, developer and other stakeholders [...]</p> <p>Employment</p>	<p>Indirect</p>	<p>Indirect impact through the price mechanism.</p>

Local Plan 2031 Part 1 Strategic Sites and Policies – Adopted December 2016	Policy Contents [...paraphrased where appropriate for ease]	Impact on Viability *	Implications for CIL Viability Assessment
	<p>3.20 hectares of employment land is identified for future business and employment growth in accordance with Core Policy 6. In addition, the following strategic employment sites will be safeguarded for employment use in line with Core Policy 29. [...]</p> <p>Strategic employment sites:</p> <p>Abingdon-on-Thames:</p> <p>[various]</p> <p>Botley:</p> <p>[various]</p>		
Core Policy 9: Harcourt Hill Campus	<p>The Council will work proactively with Oxford Brookes University, Oxfordshire County Council, local residents and other appropriate stakeholders to help the university to develop a masterplan for the Harcourt Hill Campus site that meets the university’s longer term business needs for predominantly educational uses and in a manner that respects its Green Belt setting and urban-rural fringe context. [...]</p>	Indirect	Indirect impact through the price mechanism.
Core Policy 10: Abbey Shopping Centre and the Charter, Abingdon-on-Thames	<p>Within the Abbey Shopping Centre and the Charter Area (as defined on the Adopted Policies Map), proposals for retail-led development will be supported. Applicants will need to demonstrate that proposals reflect the planning and urban design guidance set out in the adopted Supplementary Planning Document for the area to deliver high quality retail-led development, which successfully complements and integrates with the existing Phase 1 Abbey Shopping Centre.</p> <p>Proposals should ensure that the retail element (A1 use) of the Charter is maximised to ensure the vitality and viability of the town centre is maintained and enhanced over the plan period.</p>	Indirect	<p>Indirect impact through the price mechanism.</p> <p>All town centre schemes will be subject to significant risk and uncertainty including: market risk (tenant demand), site assembly, site clearance and remediation costs, service diversions and utilities.</p>

Local Plan 2031 Part 1 Strategic Sites and Policies – Adopted December 2016	Policy Contents [...paraphrased where appropriate for ease]	Impact on Viability *	Implications for CIL Viability Assessment
	Proposals should demonstrate how they will mitigate their transport impact, including improving facilities for pedestrians and cyclists.		
Core Policy 11: Botley Central Area	Proposals for a comprehensive retail-led redevelopment and upgrading of Botley central area, as defined on the Adopted Policies Map, will be supported provided that: [...various conditions are satisfied]	Indirect	Indirect impact through the price mechanism. All town centre schemes will be subject to significant risk and uncertainty including: market risk (tenant demand), site assembly, site clearance and remediation costs, service diversions and utilities.
Core Policy 12: Safeguarding of Land for Strategic Highway Improvements within the Abingdon-on-Thames and Oxford Fringe Sub-Area	Land is safeguarded to support the delivery of the following identified transport schemes: -South Abingdon-on-Thames Bypass linking the A415 to the West and South East of the town, including a new River Thames crossing -Diamond Interchange at the A34 Lodge Hill Junction -Land for improvements to Frilford Lights.	Indirect	Indirect impact through the price mechanism.
Core Policy 13: The Oxford Green Belt	The Oxford Green Belt area in the Vale, as amended following the local Green Belt Review, will continue to be protected to maintain its openness and permanence. Development will be permitted in the following settlements, which are inset to the Green Belt (as shown on the Adopted Policies Map), where the proposed development is within the existing built area of the village and in accordance with Core Policies 3 and 4: [... list of	Indirect	Indirect impact through the price mechanism.

Local Plan 2031 Part 1 Strategic Sites and Policies – Adopted December 2016	Policy Contents [...paraphrased where appropriate for ease]	Impact on Viability *	Implications for CIL Viability Assessment
	settlements] Proposals for inappropriate development will not be approved except in very special circumstances. [...]		
Core Policy 14: Strategic Water Storage Reservoirs	Land is safeguarded for a reservoir and ancillary works between the settlements of Drayton, East Hanney and Steventon, and to the north of Longworth unless subsequent publication of Thames Water’s Resources Management Plan 2019 indicates that the location is not necessary for future reservoir provision. [...]	Indirect	Indirect impact through the price mechanism.
Core Policy 15: Spatial Strategy for South East Vale Sub-Area	Our over-arching priority for this Sub-Area is to secure the aligned delivery of housing and employment growth together with the infrastructure required to achieve sustainable development. Development in the South East Vale Area should be in accordance with the Settlement Hierarchy set out in Core Policy 3: [...] Housing Delivery At least 12,450 new homes will be delivered in the plan period between 2011 and 2031. 9,055 dwellings will be delivered through strategic allocations. 416 dwellings remain to be identified and will be allocated through the Local Plan 2031 Part 2 or Neighbourhood Development Plans or through the Development Management process. [...] Housing Supply Ring Fence 11,850 new homes are ‘ring-fenced’ for the purposes of the assessment of housing land supply within this Sub-Area in accordance with Core Policy 5. [...] Employment	Indirect	Indirect impact through the price mechanism.

Local Plan 2031 Part 1 Strategic Sites and Policies – Adopted December 2016	Policy Contents [...paraphrased where appropriate for ease]	Impact on Viability *	Implications for CIL Viability Assessment
	<p>208 hectares of employment land will be provided for business and employment growth in accordance with Core Policy 6. In addition, the following strategic employment sites will be safeguarded for employment use in line with Core Policy 29: [...]</p> <p>Strategic employment sites: [various]</p>		
<p>Core Policy 16: Didcot A Power Station</p>	<p>The Council supports the redevelopment of the Didcot A site to provide a high quality mixed-use development. The site will continue to be reserved for a range of uses, particularly employment (B1, B2 and B8). Other acceptable uses for the site include, but are not limited to, residential (C1, C2 and C3), ancillary retail, an element of bulky goods retail, leisure (D2) and community uses. Any proposed uses for the site must have regard to relevant policies contained within South Oxfordshire District Council's Adopted Core Strategy. [...]</p>	<p>Indirect</p>	<p>Indirect impact through the price mechanism.</p>
<p>Core Policy 17: Delivery of Strategic Highway Improvements within the South-East Vale Sub-Area</p>	<p>In order to deliver the growth in the South East Vale Sub-Area and the wider Science Vale area, the Science Vale Area Strategy has identified highways infrastructure to mitigate the impact of the planned growth across Science Vale and secure the future economic viability of the area. [...]</p> <p>All development within the South East Vale Sub-Area will be required to contribute in accordance with Core Policy 7: Providing Supporting Infrastructure and Services. [...]</p>	<p>Direct</p>	<p>We have incorporated the necessary S106/S278 costs into the financial viability assessment herein.</p>
<p>Core Policy 18: Safeguarding of Land for Transport</p>	<p>Land is safeguarded to support the delivery of the identified transport schemes listed by Core Policies 17 and 19. [...]</p>	<p>Indirect</p>	<p>Indirect impact through the price mechanism.</p>

Local Plan 2031 Part 1 Strategic Sites and Policies – Adopted December 2016	Policy Contents [...paraphrased where appropriate for ease]	Impact on Viability *	Implications for CIL Viability Assessment
Schemes in the South East Vale Sub-Area			
Core Policy 19: Re-opening of Grove Railway Station	The Council will continue to support the re-opening of the railway station at Grove, ideally within the lifetime of this plan, and will work with rail operators, Oxfordshire County Council and other partners to develop and implement a strategy to re-open the station and ensure opportunities to do so are maximised. [...]	Indirect	Indirect impact through the price mechanism.
Core Policy 20: Spatial Strategy for Western Vale Sub-Area	<p>Our overarching priority for this Sub-Area is to protect the service centre role of Faringdon and deliver a balance of housing and employment to improve the self-sufficiency of the area and to protect the vitality and viability of our rural communities.</p> <p>Development in the Western Vale Sub-Area should be in accordance with the Settlement Hierarchy set out in Core Policy 3: [...]</p> <p>Housing Delivery</p> <p>At least 3,173 new homes will be delivered in the plan period between 2011 and 2031. 1,650 dwellings will be delivered through strategic allocations. 462 dwellings remain to be identified and will be allocated through the Local Plan 2031 Part 2 or Neighbourhood Development Plans or through the Development Management process.</p> <p>Strategic Allocations</p> <p>Development will be supported at the strategic allocations through a masterplanning process involving the community, local planning authority, developer and other stakeholders [...]</p> <p>Employment</p>	Indirect	Indirect impact through the price mechanism.

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	<p>7.38 hectares of employment land will be provided for business and employment growth in accordance with Core Policy 6. In addition, the following strategic employment sites will be safeguarded for employment use in line with Core Policy 29. [...]</p> <p>Strategic employment sites:</p> <p>Faringdon Park Road Industrial Estate</p> <p>Land adjacent to A420, Faringdon</p>		
Core Policy 21: Safeguarding of Land for Strategic Highway Improvements within the Western Vale Sub-Area	Land is safeguarded to support the delivery of the following identified transport schemes: [...]	Indirect	Indirect impact through the price mechanism.
Core Policy 22: Housing Mix	<p>A mix of dwelling types and sizes to meet the needs of current and future households will be required on all new residential developments. This should be in accordance with the Council's current Strategic Housing Market Assessment unless an alternative approach can be demonstrated to be more appropriate through the Housing Register or where proven to be necessary due to viability constraints*.</p> <p>*Viability should be set out in an independent viability assessment on terms agreed by the relevant parties including the Council and funded by the developer. This will involve an open book approach.</p>	Direct	The scheme mix assumption(s) are set out within our Typologies Matrix. This has regard to the SHMA and has been agreed by the Council.
Core Policy 23: Housing Density	On all new housing developments a minimum density of 30 dwellings per hectare (net) will be required unless specific local circumstances indicate that this would have an adverse effect on the character of the	Direct	The density of development has a direct impact on the quantum of land required for any particular development. This therefore has an impact on the

Local Plan 2031 Part 1 Strategic Sites and Policies – Adopted December 2016	Policy Contents [...paraphrased where appropriate for ease]	Impact on Viability *	Implications for CIL Viability Assessment
	<p>area, highway safety or the amenity of neighbours. Higher densities will be encouraged in locations where it will result in the optimum use of land, where there is good access to services and public transport routes, and where it would contribute to enhancing the character and legibility of a place.</p>		<p>land value. We have had regard to the minimum 30 dph policy requirement within our financial viability assessment (see Typologies Matrix).</p>
<p>Core Policy 24: Affordable Housing</p>	<p>The Council will seek 35 % affordable housing on all sites capable of a net gain of eleven or more dwellings. There should be a 75:25 split for rented (either social or affordable) and intermediate housing respectively.</p> <p>In circumstances where it can be demonstrated that the level of affordable housing being sought would be unviable, alternative tenure mixes and levels of affordable housing provision, may be considered. Any difference in tenure mix or percentage of affordable housing to be delivered will need to be supported by a viability assessment*.</p> <p>Any affordable housing provided should:</p> <ul style="list-style-type: none"> i. be of a size and type which meets the requirements of those in housing need, and ii. be indistinguishable in appearance from the market housing on site and distributed evenly across the site <p>The Council's preference is for on-site affordable housing provision (with the exception of part units). Only in exceptional circumstances will any other scenario be considered. In such cases the following delivery hierarchy will be considered:</p> <ul style="list-style-type: none"> iii. mix of on-and off-site delivery with the level of affordable housing to be achieved to be 'broadly equivalent' to that which would have been delivered on-site 	<p>Direct</p>	<p>We have had explicit regard to this affordable housing policy (target and mix) within our financial viability assessment. See the Typologies Matrix.</p> <p>Note that in practice the 75:25% tenure split is delivered as affordable rent:intermediate housing (with no social rent). We have therefore been instructed to model this tenure.</p>

Local Plan 2031 Part 1 Strategic Sites and Policies – Adopted December 2016	Policy Contents [...paraphrased where appropriate for ease]	Impact on Viability *	Implications for CIL Viability Assessment
	<p>iv. full off-site delivery</p> <p>v. part off-site delivery and part commuted sum</p> <p>vi. commuted sum which shall be based on the open market value of units to be delivered on site in lieu of full-on or off-site delivery</p> <p>In cases where the 35 % calculation provides a part unit, a financial contribution will be sought, equivalent to that part unit.</p> <p>Off-site contributions and/or financial contributions for the provision of affordable housing in lieu of on-site provision will not be appropriate, unless it can be robustly justified that:</p> <p>vii. it is not physically possible or feasible to provide affordable housing on the application site, or</p> <p>viii. there is evidence that a separate site would more satisfactorily meet local housing need and contribute to the creation of sustainable mixed communities.</p> <p>Planning permission will be refused for development proposals where it appears that a larger site has been sub-divided into smaller development parcels in order to avoid the requirements of the affordable housing policy.</p>		
<p>Core Policy 25: Rural Exception Sites</p>	<p>Affordable housing schemes will be permitted on sites that would not otherwise be acceptable for housing development, providing the scheme would satisfy the following: [...viii criteria]</p> <p>Where robust evidence establishes that viability issues would prevent the delivery of an exception site, the minimum level of market housing required to make the development viable will be favourably considered where it would ensure the provision of significant</p>	<p>Direct</p>	<p>We have specifically modelled a RES site as part of this financial viability assessment. We have assumed a minimum land value of £10,000 per plot given that the site are exceptions sites.</p>

Local Plan 2031 Part 1 Strategic Sites and Policies – Adopted December 2016	Policy Contents [...paraphrased where appropriate for ease]	Impact on Viability *	Implications for CIL Viability Assessment
	additional affordable housing to meet local needs. [...]		
Core Policy 26: Accommodating Current and Future Needs of the Ageing Population	<p>In order to meet the needs of current and future households in the context of an ageing population, the following requirements will be sought subject to the viability of provision on each site:</p> <ul style="list-style-type: none"> i. residential dwelling houses designed for older people (with or without Extra Care) should be provided in the strategic site allocations in the Local Plan 2031 Part 1 and other suitable locations. ii. where possible, residential dwellings designed for older people should be located within close proximity to public transport routes, retail and other local facilities, including for health care. iii. where residential dwelling houses for older people (with or without Extra Care) are provided, wherever possible it should be on a mixed tenure basis in accordance with the requirements of Core Policy 24: Affordable Housing. iv. where standards that would apply to general housing have been relaxed in response to the special needs of the occupiers of the scheme, the occupancy will be limited to accord with the nature of the scheme. 	Direct	We have explicitly modelled supported living and extra care typologies (see Typologies Matrix). This is to have regard to the differing development economics of these typologies to enable differential CIL rates to be set (where appropriate).
Core Policy 27: Meeting the housing needs of Gypsies, Travellers and Travelling Show People	The Council will enable or provide for at least 13 pitches for gypsies and travellers during the plan period to 2031. Existing sites will be safeguarded. [...]	Indirect	Indirect impact through the price mechanism.
Core Policy 28: New Employment	Proposals for new employment development (Use Classes B1, B2 or B8) will be supported on unallocated sites in or on the edge of, the	Indirect	Indirect impact through the price mechanism.

Local Plan 2031 Part 1 Strategic Sites and Policies – Adopted December 2016	Policy Contents [...paraphrased where appropriate for ease]	Impact on Viability *	Implications for CIL Viability Assessment
Development on Unallocated Sites	<p>built up area of Market Towns, Local Service Centres and Larger and Smaller Villages provided that the benefits are not outweighed by any harmful impacts, [...]</p> <p>In the rural areas the re-use, conversion or adaptation of suitable existing buildings for employment will also be supported subject to criteria [...]</p>		
Core Policy 29: Change of Use of Existing Employment Land and Premises	<p>The strategic employment sites, as listed in the Sub-Area Strategies, form part of the District's reserve for employment land to meet objectively assessed employment needs and will be safeguarded for employment uses. [...]</p> <p>Elsewhere in the District, where there is no reasonable prospect of land or premises being used for continued employment use, a mixed use enabling development which incorporates employment space should first be considered. [...]</p> <p>Proposals for alternative uses will need to demonstrate compliance with other relevant policies.</p>	Indirect	Indirect impact through the price mechanism. Note that CIL is only payable on additional floorspace.
Core Policy 30: Further and Higher Education	<p>The Council will support the development and enhancement of further and higher education facilities to help support the local economy and to ensure the local labour force is equipped to take advantage of the opportunities likely to arise in the future. [...]</p>	Indirect	Indirect impact through the price mechanism.
Core Policy 31: Development to Support the Visitor Economy	<p>The Council encourages new development to advance the visitor economy for leisure and business purposes. Proposals will be supported as follows:</p> <p>i. within the built-up areas of the Market Towns and Local Service Centres - larger scale developments including conference facilities,</p>	Indirect	Indirect impact through the price mechanism. These are specialist (often trading) properties with bespoke characteristics and financial challenges. They do not lend themselves to generic typologies for CIL. The current CIL Charging Schedule does

Local Plan 2031 Part 1 Strategic Sites and Policies – Adopted December 2016	Policy Contents [...paraphrased where appropriate for ease]	Impact on Viability *	Implications for CIL Viability Assessment
	<p>museums, heritage centres, hotels, guest houses and associated facilities for visitors</p> <p>ii. within the built-up areas of the Larger and Smaller Villages – smaller and proportionately scaled developments that are in keeping with the character of the settlement, including museums, heritage centres, hotels, guest houses, self-catering accommodation and associated facilities for visitors</p> <p>iii. at Milton Park and Harwell Campus - ancillary business hotel and conference facilities, and</p> <p>iv. at service areas on the main transport corridors - hotel accommodation.</p> <p>Outside the above locations, small-scale development to support the visitor economy, including farm diversification and equine development, will be supported provided that proposals are in keeping with the scale and character of the locality and which would not adversely affect heritage assets or their setting. Larger developments will only be supported in exceptional circumstances, for example to sensitively re-use a historic building, or to proportionally support or enhance enjoyment of a significant and established visitor attraction where this cannot reasonably be achieved from a town or village location.</p>		<p>not include for CIL on these typologies and we have not modelled them herein. The Council does not intend to charge CIL on these uses.</p>
<p>Core Policy 32: Retailing and other Main Town Centre Uses</p>	<p>The Market Towns and Local Service Centres defined in the Settlement Hierarchy (Core Policy 3) are the preferred locations for larger scale development or redevelopment for retailing and other main town centre uses.</p> <p>For new retail proposals (Use Class A), first consideration should be given to areas designated as primary and secondary shopping</p>	<p>Direct</p>	<p>Please see the commercial paper for our approach to CIL for retail typologies.</p>

Local Plan 2031 Part 1 Strategic Sites and Policies – Adopted December 2016	Policy Contents [...paraphrased where appropriate for ease]	Impact on Viability *	Implications for CIL Viability Assessment
	<p>frontages and the redevelopment sites at the Charter area of Abingdon-on-Thames and the Botley Central Area.</p> <p>For other town centre uses, first consideration should be given to opportunities within the designated town centre areas that are well linked to the retail core by foot, including identified redevelopment sites, before more peripheral locations are considered. Proposals for new retail development or changes of use to retail or other main town centre uses will be supported elsewhere as follows:</p> <ul style="list-style-type: none"> i. for development primarily intended to serve the day-to-day needs of the local community, within the Larger and Smaller Villages, and in the local shopping centres located within Abingdon-on-Thames, Faringdon, Grove and Wantage ii. ancillary and proportionate food, drink and convenience retailing within and primarily servicing the users of designated employment areas, and iii. offices in employment locations where office use is identified elsewhere in this plan to be appropriate. <p>Proposals for retail or other main town centre uses that are on the edge of or outside the town or local shopping centres, and are not supported by Local Plan policies, will only be supported if it is demonstrated that the proposal satisfies the sequential approach to site selection, and, where the proposal exceeds the local floorspace thresholds set out below, an impact assessment confirms that there are no likely significant adverse impacts on the vitality and viability of nearby centres. The impact assessment methodology and assumptions are to be agreed with the Council in advance.</p> <p>The local floorspace thresholds for impact assessment are as follows:</p>		

Local Plan 2031 Part 1 Strategic Sites and Policies – Adopted December 2016	Policy Contents [...paraphrased where appropriate for ease]	Impact on Viability *	Implications for CIL Viability Assessment
	iv. 1,000 square metres gross retail floorspace for development likely to have an impact on Abingdon-on-Thames or Wantage town centres, and v. 500 square metres gross retail floorspace elsewhere in the district.		
Core Policy 33: Promoting Sustainable Transport and Accessibility	The Council will work with Oxfordshire County Council and others to: <ul style="list-style-type: none"> i. actively seek to ensure that the impacts of new development on the strategic and local road network are minimised ii. ensure that developments are designed in a way to promote sustainable transport access both within new sites, and linking with surrounding facilities and employment iii. support measures identified in the Local Transport Plan for the district, including within the relevant local area strategies iv. support improvements for accessing Oxford v. ensure that transport improvements are designed to minimise any effects on the amenities, character and special qualities of the surrounding area, and vi. promote and support improvements to the transport network that increase safety, improve air quality and/or make our towns and villages more attractive. 	Direct	We have incorporated the appropriate site mitigation S278 works and professional fees within our financial viability assessment herein.
Core Policy 34: A34 Strategy	The Council will continue to work with Highways England, Oxfordshire County Council and other partners to develop and implement a Route Based Strategy for the A34, which enables it to function as a major strategic route, [...]	Indirect	Indirect impact through the price mechanism.

Local Plan 2031 Part 1 Strategic Sites and Policies – Adopted December 2016	Policy Contents [...paraphrased where appropriate for ease]	Impact on Viability *	Implications for CIL Viability Assessment
<p>Core Policy 35: Promoting Public Transport, Cycling and Walking</p>	<p>The Council will work with Oxfordshire County Council and others to:</p> <ul style="list-style-type: none"> i. encourage the use of sustainable modes of transport [...] ii. ensure new development is located close to, or along, existing strategic public transport corridors, [...] iii. ensure that new development is designed to encourage walking as the preferred means of transport, not only within the development, but also to nearby facilities and transport hubs iv. ensure that new development encourages and enables cycling not only through the internal design of the site, but also through the provision of cycle friendly infrastructure to link the new residents with nearby services, employment areas, educational facilities and public transport hubs where interchange can be provided for longer distance travel v. seek to support the provision of new cycling routes where the proposals are consistent with the other policies of this plan vi. ensure proposals for major development are supported by a Transport Assessment and Travel Plan, [...] vii. ensure adequate parking is delivered on new developments [...] 	<p>Direct</p>	<p>We have included within our financial viability assessments appropriate upfront Planning Application, Professional Fees, Surveys and report costs which include for Transport Assessment and Travel Plan(s) etc.</p> <p>We assume that any physical works e.g. footpaths, cycle paths can be accommodated within the normal external works budget(s).</p>
<p>Core Policy 36: Electronic communications</p>	<p>The Council will work with Oxfordshire County Council and others to promote faster, more reliable and more comprehensive coverage of electronic communications and allow businesses and residents to access services and information more effectively, thereby helping to reduce the need to travel.</p> <p>Proposals for all new development should ensure appropriate infrastructure is provided during development, sufficient to enable all</p>	<p>Direct</p>	<p>We assume the cost of communication service and/or ducts (for future proofing) are incorporated within the normal external works budgets for utilities connections.</p>

Local Plan 2031 Part 1 Strategic Sites and Policies – Adopted December 2016	Policy Contents [...paraphrased where appropriate for ease]	Impact on Viability *	Implications for CIL Viability Assessment
	properties to be connected to superfast broadband without any post development works.		
<p>Core Policy 37: Design and Local Distinctiveness</p>	<p>All proposals for new development will be required to be of high quality design that:</p> <ul style="list-style-type: none"> i. responds positively to the site and its surroundings, cultural diversity and history, conserves and enhances historic character and reinforces local identity or establishes a distinct identity [...] ii. creates a distinctive sense of place through high quality townscape and landscaping [...] iii. provides a clear and permeable structure of streets, routes and spaces [...] iv. is well connected to provide safe and convenient ease of movement by all users, [...] v. incorporates and/or links to high quality Green Infrastructure [...] vi. is built to last, functions well and is flexible to changing requirements of occupants and other circumstances vii. addresses the needs of all in society by incorporating mixed uses and facilities as appropriate with good access to public transport and a wide range of house types and tenures viii. is visually attractive and the scale, height, density, grain, massing, type, details and materials are appropriate for the site and surrounding area ix. creates safe communities and reduces the likelihood and fear of crime 	<p>Direct</p>	<p>The Value of the White Horse has always had high standards of design and this policy is nothing new. We assume that the construction costs and external works costs take into consideration the prevailing design quality across the District.</p> <p>Note that the July 2018 NPPF place particular emphasis on design quality at paragraphs 124, 129 and 130. Paragraph 124 states that the ‘creation of high-quality buildings and places is fundamental to what the planning and development process should achieve.’ It is important that the Council review the Plan regularly to ensure that design requirements and construction costs are not making development unviable.</p>

Local Plan 2031 Part 1 Strategic Sites and Policies – Adopted December 2016	Policy Contents [...paraphrased where appropriate for ease]	Impact on Viability *	Implications for CIL Viability Assessment
	x. secures a high quality public realm with well managed and maintained public areas [...] xi. ensures a sufficient level of well-integrated car and bicycle parking and external storage, and xii. is sustainable and resilient to climate change [...]		
Core Policy 38: Design Briefs for Strategic and Major Sites	Proposals for housing allocations and major development sites must be accompanied by a site-wide design strategy that includes the following: 1. a Masterplan which should: i. identify the Vision for the development, [...] ii. demonstrate a coherent and robust framework for development [...] iii. show how the design requirements of the scheme work within the Vision [...] iv. integrate with the surrounding built, historic and natural environments [...] v. provide community facilities and other amenities to meet the needs of all the community, including access to education and training facilities, health care, community leisure and recreation facilities as appropriate vi. define a hierarchy of routes and the integration of suitable infrastructure, [...] vii. contain a Green Infrastructure framework [...] viii. contain an indicative layout which illustrates a legible urban	Direct	We have included within our financial viability assessments appropriate upfront Planning Application, Professional Fees, Surveys and report costs to allow for master-planning and the design and access statement. We have incorporated specific strategic infrastructure costs and S106/s278 costs for the strategic sites. These costs have been cashflowed to show the timing of the infrastructure vis-à-vis the build out trajectory.

Local Plan 2031 Part 1 Strategic Sites and Policies – Adopted December 2016	Policy Contents [...paraphrased where appropriate for ease]	Impact on Viability *	Implications for CIL Viability Assessment
	<p>structure [...]</p> <p>2. an accompanying Design and Access Statement, which should explain:</p> <ul style="list-style-type: none"> i. the steps taken to appraise the context of the proposed development, [...] ii. the design principles and concepts that have been applied to the proposed development [...] iii. the mechanism for delivering the Vision at more detailed stages, for example through design coding iv. how sustainability and environmental matters will be addressed [...] v. the delivery phasing and implementation strategies to be in place [...] vi. how the mix of housing types and tenures is integrated and supports a range of household sizes, ages and incomes to meet identified housing need, and vii. how consultation with the existing community has been incorporated. 		
<p>Core Policy 39: The Historic Environment</p>	<p>The Council will work with landowners, developers, the community, Historic England and other stakeholders to:</p> <ul style="list-style-type: none"> i. ensure that new development conserves, and where possible enhances, designated heritage assets and non-designated heritage assets [...] ii. ensure that vacant historic buildings are appropriately re-used [...] 	<p>Indirect</p>	<p>There is no impact on CIL viability.</p> <p>We anticipate that development involving heritage assets will require site specific viability assessment to agree the optimal viable use and/or any enabling development.</p>

Local Plan 2031 Part 1 Strategic Sites and Policies – Adopted December 2016	Policy Contents [...paraphrased where appropriate for ease]	Impact on Viability *	Implications for CIL Viability Assessment
	<ul style="list-style-type: none"> iii. seek to reduce the number of buildings on the “Heritage at Risk” Register [...] iv. encourage better understanding of the significance of scheduled monuments on the “Heritage at Risk” Register and to aid in their protection v. better understand the significance of Conservation Areas in the district through producing Conservation Area Character Appraisals and Management Plans vi. identify criteria for assessing non designated heritage assets [...] vii. encourage Heritage Partnership Agreements, [...] 		
<p>Core Policy 40: Sustainable Design and Construction</p>	<p>The Council encourages developers to incorporate climate change adaptation and design measures to combat the effects of changing weather patterns in all new development, which could include:</p> <ul style="list-style-type: none"> i. planting, shading and advanced glazing systems to reduce solar heat gain [...] ii. using materials to prevent penetration of heat, [...] iii. increasing natural ventilation and removing heat by using fresh air iv. orientating windows of habitable rooms within 30 degrees of south and utilising southern slopes v. locating windows at heights that maximise heating from lower sub angles during the winter, and vi. incorporating flood resilient measures such as raising floor levels, electrical fittings and rain-proofing and overhangs to prevent infiltration of heavy rain around doors and windows. 	<p>Direct</p>	<p>We assume that many of these requirements can be incorporated at minimal or no additional cost with the scheme design and build costs.</p> <p>However we recognise that there is a cost implication the enhanced water efficiency target, and in this respect, we have explicitly included an allowance of £10 per unit for the additional cost. This is based on the latest version of the South Oxfordshire District Council WCS (v4.3, 15/01/2018).</p>

Local Plan 2031 Part 1 Strategic Sites and Policies – Adopted December 2016	Policy Contents [...paraphrased where appropriate for ease]	Impact on Viability *	Implications for CIL Viability Assessment
	<p>A sensitive approach will need to be taken to safeguard the special character of the heritage assets [...]</p> <p>The Vale of White Horse is located within an area of water stress and is applying a higher standard for water efficiency.</p> <p>New developments are required to be designed to a water efficiency standard of 110 litres/head/day (l/h/d) for new homes.</p>		
Core Policy 41: Renewable Energy (excluding wind energy)	<p>The Council encourages schemes for renewable and low carbon energy generation. [...]</p>	N/A	<p>These are infrastructure projects and not chargeable for CIL.</p>
Core Policy 42: Flood Risk	<p>The risk and impact of flooding will be minimised through:</p> <ul style="list-style-type: none"> i. directing new development to areas with the lowest probability of flooding ii. ensuring that all new development addresses the effective management of all sources of flood risk iii. ensuring that development does not increase the risk of flooding elsewhere, and iv. ensuring wider environmental benefits of development in relation to flood risk. <p>The suitability of development proposed in flood zones will be strictly assessed using the Sequential Test, and, where necessary, the Exceptions Test. A sequential approach should be used at site level.</p> <p>A site-specific flood risk assessment will be required for all developments of 1 hectare and greater in Flood Zone 1 and, for all proposals for new development, including minor development and</p>	Direct	<p>We have included within our financial viability assessments appropriate upfront Planning Application, Professional Fees, Surveys and report costs to allow for flood risk assessment and drainage design.</p> <p>We assume that the normal cost of drainage (SUDs etc) can be incorporated into the scheme design and construction/external works at no additional costs.</p> <p>Where sites are a risk of flooding, we assume that the cost of the flood mitigate works would be deducted from the price of the land. A land owner cannot expect to receive the same price for a site which floods compared to an unencumbered site (which does not flood).</p>

Local Plan 2031 Part 1 Strategic Sites and Policies – Adopted December 2016	Policy Contents [...paraphrased where appropriate for ease]	Impact on Viability *	Implications for CIL Viability Assessment
	<p>change of use in Flood Zone 2 and 3 and, in Critical Drainage Areas, and also where proposed development or a change of use to a more vulnerable class that may be subject to other forms of flooding. Appropriate mitigation and management measures will be required to be implemented.</p> <p>All development proposals must be assessed against the Vale of White Horse and South Oxfordshire Strategic Flood Risk Assessment and the Oxfordshire Local Flood Risk Management Strategy [...]</p> <p>All development will be required to provide a drainage strategy. Developments will be expected to incorporate sustainable drainage systems and ensure that runoff rates are attenuated to greenfield runoff rates. Higher rates would need to be justified and the risks quantified. Developers should strive to reduce run-off rates for existing developed sites.</p> <p>Sustainable drainage systems should seek to enhance water quality and biodiversity in line with the Water Framework Directive (WFD).</p>		
<p>Core Policy 43: Natural Resources</p>	<p>The Council encourages developers to make provision for the effective use of natural resources where applicable, including:</p> <ul style="list-style-type: none"> i. minimising waste and making adequate provision for the recycling of waste on site ii. using recycled and energy efficient materials iii. maximising passive solar heating, lighting, natural ventilation, energy and water efficiency and re-use of materials iv. making efficient use of water, for example through rainwater harvesting and grey water v. causing no deterioration in, and where possible, achieving 	<p>Direct</p>	<p>We assume that the efficient use of natural resources and materials is in the commercial interests of the developer and therefore can be incorporated into the scheme design and construction at no additional cost.</p> <p>Where sites are subject to particular contamination issues requiring remediation, the cost of this remediation should be deducted from the price of the land. A land owner cannot expect to receive the same land value for a contaminated brownfield site, compared to a greenfield site with</p>

Local Plan 2031 Part 1 Strategic Sites and Policies – Adopted December 2016	Policy Contents [...paraphrased where appropriate for ease]	Impact on Viability *	Implications for CIL Viability Assessment
	<p>improvements in water quality</p> <p>vi. takes account of, and if located within an AQMA, is consistent with, the Council’s Air Quality Action Plan</p> <p>vii. ensuring that the land is of a suitable quality for development and that remediation of contaminated land is undertaken where necessary</p> <p>viii. avoiding the development of the best and most versatile agricultural land, [...]</p> <p>ix. re-using previously developed land, provided it is not of high environmental value.</p>		no historic legacy.
Core Policy 44: Landscape	<p>The key features that contribute to the nature and quality of the Vale of White Horse District’s landscape will be protected from harmful development and where possible enhanced, [...]</p> <p>High priority will be given to conservation and enhancement of the natural beauty of the North Wessex Downs AONB [...]</p>	Direct	The Value of the White Horse has always been an area of high quality natural landscape. We assume that the cost of landscaping and mitigation is embedded into the BCIS construction costs (and therefore also external works) used herein.
Core Policy 45: Green Infrastructure	<p>A net gain in Green Infrastructure, including biodiversity, will be sought either through on-site provision or off-site contributions and the targeted use of other funding sources. [...]</p> <p>Proposals for new development must provide adequate Green Infrastructure in line with the Green Infrastructure Strategy. All major applications must be accompanied by a statement demonstrating that they have taken into account the relationship of the proposed development to existing Green Infrastructure and how this will be retained and enhanced. Proposals will be required to contribute to the delivery of new Green Infrastructure and/or the improvement of</p>	Direct	<p>We have included within our financial viability assessments appropriate upfront Planning Application, Professional Fees, Surveys and report costs to allow for a green infrastructure statement.</p> <p>We assume that the green infrastructure requirements can be accommodated within the scheme design and construction/external works costs.</p>

Local Plan 2031 Part 1 Strategic Sites and Policies – Adopted December 2016	Policy Contents [...paraphrased where appropriate for ease]	Impact on Viability *	Implications for CIL Viability Assessment
	existing assets including Conservation Target Areas in accordance with the standards in the Green Infrastructure Strategy and the Habitats Regulations Assessment.		
Core Policy 46: Conservation and Improvement of Biodiversity	<p>Development that will conserve, restore and enhance biodiversity in the district will be permitted. Opportunities for biodiversity gain, including the connection of sites, large-scale habitat restoration, enhancement and habitat re-creation will be actively sought, with a primary focus on delivery in the Conservation Target Areas. A net loss of biodiversity will be avoided.</p> <p>The highest level of protection will be given to sites and species of international nature conservation importance (Special Areas of Conservation and European Protected Species). [...]</p> <p>Development likely to result in the loss, deterioration or harm to habitats or species of importance to biodiversity or of importance for geological conservation interests, either directly or indirectly, will not be permitted unless: [...specific criteria are met]</p> <p>The level of protection and mitigation should be proportionate to the status of the habitat or species and its importance individually and as part of a wider network. [...]</p>	Direct	We have included site specific S106 assumptions within our Typologies Matrix and Strategic Site cost assumptions (provided by VOWH) which include these costs (where applicable).
Core Policy 47: Delivery and Contingency	If the Local Plan 2031 policies are not delivered in accordance with the Monitoring Framework set out in Appendix H, the contingency measures identified in the monitoring framework will apply. [...]	Indirect	Indirect impact through the price mechanism.

Local Plan 2031 Part 2 Detailed Policies and Additional Sites, Publication Version October 2017	Policy Contents [...paraphrased where appropriate for ease]	Impact on Viability *	Implications for CIL Viability Assessment
Core Policy 4a: Meeting our Housing Needs	<p>The strategy for meeting the housing target for the Vale of White Horse is set out within Core Policy 4: Meeting our Housing Needs (Local Plan 2031: Part 1) [...]</p> <p>This policy sets out how the Council will address housing needs arising from elsewhere in the Housing Market Area, expressly the quantum of unmet housing need for Oxford City to be addressed within the Vale of White Horse of 2,200 homes, as agreed at the Oxfordshire Growth Board meeting in September 2016. [...]</p> <p>Additional Allocations</p> <p>In addition to the strategic site allocations set out in Core Policy 4, development will be supported at the additional site allocations through a masterplanning process involving the community, local planning authority, developer and other stakeholders, [...]</p>	Indirect	Indirect impact through the price mechanism.
Core Policy 8a: Additional Site Allocations for Abingdon-on-Thames and Oxford Fringe Sub- Area	<p>The overarching priority and Settlement Hierarchy for this Sub-Area is set out in Core Policy 8: Spatial Strategy for Abingdon-on-Thames and Oxford Fringe Sub-Area (Local Plan 2031: Part 1) along with the strategy for addressing housing need and employment arising in the Vale of White Horse.</p> <p>Housing Delivery</p> <p>This policy sets out how the Council will address housing needs arising from elsewhere in the Housing Market Area, expressly the quantum of unmet housing need for Oxford City to be addressed within the Vale of White Horse of 2,200 homes, as agreed by the Oxfordshire Growth Board in September 2016. [...]</p> <p>Additional Allocations</p>	Indirect	Indirect impact through the price mechanism.

Local Plan 2031 Part 2 Detailed Policies and Additional Sites, Publication Version October 2017	Policy Contents [...paraphrased where appropriate for ease]	Impact on Viability *	Implications for CIL Viability Assessment
	In addition to the strategic site allocations set out in Core Policy 8, development will be supported at the additional site allocations through a masterplanning process involving the community, local planning authority, developer and other stakeholders, [...]		
Core Policy 8b: Dalton Barracks Comprehensive Development Framework	<p>All new development at Dalton Barracks will be guided by a comprehensive development framework.</p> <p>The new housing allocated at Dalton Barracks will be provided to an exemplar standard and following Garden Village principles to ensure the potential for highly sustainable and accessible development is fully realised.</p> <p>The new settlement will form a mixed-use community incorporating on-site services and facilities, including new schools, a local centre, providing local opportunities for employment and ensuring excellent public transport, cycle way and footpath connections to Oxford and Abingdon-on-Thames. This development will come forward in accordance with Core Policies 8a and 8b and the Site Development Template set out in Appendix A.</p> <p>The site is removed from the Oxford Green Belt in accordance with Core Policy 13a. The site area, however, contains a large area of land that will remain within the Oxford Green Belt and any development on this area will be limited to Green Belt-compatible development. This area will include a substantial Country Park, located on the western side of the site that should be planned for as part of the comprehensive development framework.</p> <p>Proposals for development at Dalton Barracks must demonstrate how they contribute towards a comprehensive approach to development.</p>	Direct	<p>We have incorporated an explicit appraisal of this strategic site.</p> <p>We have included an appropriate allowance for upfront Planning Application, Professional Fees, Surveys and reports in connection with obtaining planning consent.</p> <p>We have also incorporated site specific assumptions in respect of strategic infrastructure and S106/S278 requirements (transport assessment, travel plan etc) – see Strategic Site Assumptions spreadsheet.</p>

Local Plan 2031 Part 2 Detailed Policies and Additional Sites, Publication Version October 2017	Policy Contents [...paraphrased where appropriate for ease]	Impact on Viability *	Implications for CIL Viability Assessment
	<p>The Council will continue to work with the Defence Infrastructure Organisation, Oxfordshire County Council, Natural England and other relevant stakeholders to prepare a comprehensive development framework for the site. Additional guidance will be provided by a comprehensive development framework that will be published as a Supplementary Planning Document and will ensure proposals are considered in the context of a comprehensive approach to the whole site, including:</p> <ul style="list-style-type: none"> i. the development is in accordance with the requirements of a travel plan for the whole site to make the necessary contributions in order to implement sustainable transport initiatives, including minimising car usage and increasing the use of public transport, walking and cycling ii. the development is in accordance with and makes the necessary contributions to a comprehensive landscape plan for the whole site, including the provision of a Country Park of at least 80 hectares iii. proposals for new development and redevelopment should be demonstrated that there would be no adverse impact on Cothill Fen SAC and protection for the SSSI located to the west of the site, and iv. proposals for buildings and structures (including their extensions) will not unacceptably harm the character and appearance of the surrounding area, taking into account their location, scale, bulk and height. 		
<p>Core Policy 13a: Oxford Green Belt</p>	<p>The Council's approach to development within the Oxford Green Belt is set out in Core Policy 13 (Local Plan 2031: Part 1).</p> <p>The Green Belt boundary is amended to reflect the additional site allocation [...]</p>	<p>Indirect</p>	<p>Indirect impact through the price mechanism.</p>

Local Plan 2031 Part 2 Detailed Policies and Additional Sites, Publication Version October 2017	Policy Contents [...paraphrased where appropriate for ease]	Impact on Viability *	Implications for CIL Viability Assessment
Core Policy 12a: Safeguarding of Land for Strategic Highway Improvements within the Abingdon-on- Thames and Oxford Fringe Sub-Area	In addition to land safeguarded for identified transport schemes set out in Core Policy 12 (Local Plan 2031: Part 1) the following schemes are also safeguarded: [...schemes i. – v.]	Indirect	Indirect impact through the price mechanism.
Core Policy 14a: Upper Thames Strategic Storage Reservoir	Land is safeguarded for a reservoir [...] This Policy replaces the area safeguarded between the settlements of Drayton, East Hanney and Steventon [...]	Indirect	Indirect impact through the price mechanism.
Core Policy 15a: Additional Site Allocations for South- East Vale Sub-Area	The overarching priority and Settlement Hierarchy for this Sub-Area are set out in Core Policy 15: Spatial Strategy for South-East Vale Sub-Area (Local Plan 2031: Part 1) along with the strategy for addressing housing need arising in the Vale of White Horse and for employment. Housing Delivery This policy sets out additional site allocations to complement those set out within the Part 1 plan to assist with delivering the Spatial Strategy and supporting infrastructure delivery. The additional allocation proposed at Harwell Campus is specifically proposed to help meet the identified business and local economic needs of the Campus. [...] Additional Allocations In addition to the strategic site allocations set out in Core Policy 15,	Indirect	Indirect impact through the price mechanism.

Local Plan 2031 Part 2 Detailed Policies and Additional Sites, Publication Version October 2017	Policy Contents [...paraphrased where appropriate for ease]	Impact on Viability *	Implications for CIL Viability Assessment
	development will be supported at the additional site allocations through a masterplanning process involving the community, local planning authority, developer and other stakeholders [...]		
<p>Core Policy 15b: Harwell Campus Comprehensive Development Framework</p>	<p>All new development at Harwell Campus will be guided by a comprehensive development framework.</p> <p>The new housing allocated at Harwell Campus will be provided to an exemplar standard and in the form of an Innovation Village to unlock the unique potential for economic growth offered by the Campus. The new Innovation Village will be fully and successfully integrated with the Campus, incorporating on-site services and facilities and reflect a tailored mix of dwellings to help meet the needs of the organisations located at the Campus. This development will come forward in accordance with Core Policies 15a and 15b and the Site Development Template set out in Appendix A.</p> <p>Sufficient land is also made available at Harwell Campus for research, innovation and economic development to accommodate at least 5,400 net additional jobs in the plan period up to 2031 within the designated Enterprise Zone.</p> <p>Proposals for development within the Campus must demonstrate how they contribute towards a comprehensive approach to development.</p> <p>The Council will continue to work with Harwell Campus, the LEP, the AONB Management Board and other relevant stakeholders to prepare a comprehensive development framework for the Campus and the Innovation Village. Development proposals will be considered in the context of a comprehensive approach to the whole Campus, in accordance with the criteria set out below. Additional guidance will be provided by a comprehensive development framework that will be</p>	Direct	<p>We have incorporated an explicit appraisal of this strategic site.</p> <p>We have included an appropriate allowance for upfront Planning Application, Professional Fees, Surveys and reports in connection with obtaining planning consent.</p> <p>We have also incorporated site specific assumptions in respect of strategic infrastructure and S106/S278 requirements (transport assessment, travel plan etc) – see Strategic Site Assumptions spreadsheet.</p>

Local Plan 2031 Part 2 Detailed Policies and Additional Sites, Publication Version October 2017	Policy Contents [...paraphrased where appropriate for ease]	Impact on Viability *	Implications for CIL Viability Assessment
	<p>published as a Supplementary Planning Document and include:</p> <ul style="list-style-type: none"> i. development is in accordance with and meets the requirements of a travel plan for the whole campus to make the necessary contributions in order to implement sustainable transport initiatives, including minimising car usage and increasing the use of public transport, walking and cycling ii. development is in accordance with and makes the necessary contributions to a comprehensive landscape plan for the whole campus. No development will be permitted within structural areas of open space and perimeter landscaping. In considering proposals for new development and redevelopment, a high quality of landscaping will be required, existing important wildlife habitats will be retained and opportunities for the creation of new wildlife will be taken, where possible iii. proposals for buildings and structures (including their extensions) will not unacceptably harm the character and appearance of the surrounding area, taking into account their location, scale, bulk and height, and iv. any external lighting scheme must have a minimal impact in terms of light pollution. 		
Core Policy 16b: Didcot Garden Town	Proposals for development within the Didcot Garden Town Masterplan Area, as defined on the Adopted Policies Map and shown by Figure 2.8, will be expected to demonstrate how they positively contribute to the achievement of the Didcot Garden Town Masterplan Principles (Figure 2.7).	Indirect	Indirect impact through the price mechanism.

Local Plan 2031 Part 2 Detailed Policies and Additional Sites, Publication Version October 2017	Policy Contents [...paraphrased where appropriate for ease]	Impact on Viability *	Implications for CIL Viability Assessment
	<p>Figure 2.7: Didcot Garden Town Masterplan Principles</p> <ol style="list-style-type: none"> 1. Design – The Garden Town will be characterised by design that adds value to Didcot and endures over time; [...] 2. Local Character – The Garden Town will establish a confident and unique identity, becoming a destination in itself that is distinctive from surrounding towns and villages [...] 3. Density and tenure – The Garden Town will incorporate a variety of densities, housing types and tenures to meet the needs of a diverse community. [...] 4. Transport and movement – The Garden Town will reduce reliance on motorised vehicles and will promote a step-change towards active and public transport [...] 5. Heritage – the Garden Town will conserve and enhance heritage assets, both designated and non-designated, within and adjacent to the development area. [...] 6. Landscape and Green Infrastructure – New development in the Garden Town will enhance the natural environment, through enhancing green and blue infrastructure networks [...] 7. Social and community benefits – The planning of the Garden Town will be community-focused, creating accessible and vibrant neighbourhoods around a strong town centre offer of cultural, recreational and commercial amenities that support well-being, social cohesion and vibrant communities. [...] 	Direct	We have factored into our financial viability assessment appropriate typologies as well as appropriate: upfront costs; construction and external works costs; site specific S106 costs etc.
Core Policy 18a: Safeguarding of Land	Land is safeguarded to support the delivery of a new Thames River Crossing between Culham and Didcot, in accordance with Core	Indirect	Indirect impact through the price mechanism.

Local Plan 2031 Part 2 Detailed Policies and Additional Sites, Publication Version October 2017	Policy Contents [...paraphrased where appropriate for ease]	Impact on Viability *	Implications for CIL Viability Assessment
for Strategic Highway Improvements within the South-East Vale Sub-Area	Policy 18 (Local Plan 2031: Part 1). This policy updates the area safeguarded [...]		
Core Policy 19a: Re-opening of Grove Railway Station	Land is safeguarded to support the re-opening of the railway station at Grove in accordance with Core Policy 19 (Local Plan 2031: Part 1). This policy updates the area safeguarded [...]	Indirect	Indirect impact through the price mechanism.
Core Policy 20a: Housing Supply for Western Vale Sub-Area	The overarching priority and Settlement Hierarchy for this Sub-Area are set out in Core Policy 20: Spatial Strategy for South-East Vale Sub-Area (Local Plan 2031: Part 1) along with the strategy for addressing housing need arising in the Vale of White Horse and for employment. Housing Delivery This policy updates the housing supply for the Western Vale Sub-Area to ensure consistency with the other two Sub-Areas located across the district. [...]	Indirect	Indirect impact through the price mechanism.
Development Policy 1: Self and Custom-Build	The Council will support the provision of plots for sale to self and custom builders on major development sites. [...]	N/A	CIL is not chargeable on self-build development.

Local Plan 2031 Part 2 Detailed Policies and Additional Sites, Publication Version October 2017	Policy Contents [...paraphrased where appropriate for ease]	Impact on Viability *	Implications for CIL Viability Assessment
Development Policy 2: Space Standards	<p>Proposals for new residential development should meet the following space standard requirements except where it can be demonstrated they would be unviable.</p> <p>Proposals for new build one and two bedroom market homes, and all affordable housing, will need to ensure they are in accordance with the Department for Communities and Local Government's Technical Housing Standards - Nationally Described Space Standard Level 1 as set out in Appendix I.</p> <p>Proposals for major residential development should ensure 15 % of market dwellings and all affordable housing are constructed to the Category 2 standard as set out in the Building Regulations Approved Document M Part 2.</p> <p>For site of 100 units or more, 5 % of affordable housing should be built to Category 3 standard and an allowance of 2 % of market housing will be delivered to Category 3 standards if there is demonstrable need.</p>	Direct	<p>We have incorporated these space standards into our unit sizes and development typologies.</p> <p>We have had regard to the Nationally Described Space Standards when formulating the generic house sizes to appraise.</p> <p>The requirement for Category M4(2) and M4(3) housing has a cost implication for development. In addition to the baseline BCIS construction costs we have made extra-over allowance for these optional Building Regulations requirements to demonstrate that this is achievable:</p> <p>+ £521 per unit for accessible and adaptable housing M4(2) Category 2</p> <p>+ £10,111 per unit for wheelchair adaptable dwellings M4(3) Category 3.</p> <p>These costs have been factored into our appraisals. This is based on the DCLG housing Standards Review, Final Implementation Impact Assessment, March 2015, paragraphs 153 and 157.</p>
Development Policy 3: Sub-Division of Dwellings	The sub-division of dwellings will be permitted provided that: [...various criteria are met].	N/A	There is no CIL where no new floorspace.
Development Policy 4:	Proposals for both detached and attached residential annexes will be	N/A	CIL is not payable on development <100 sqm (other than where the development comprises one

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Residential Annexes	permitted provided that: [...various criteria are met].		or more dwellings). Development > 100 sqm will be subject to CIL in the normal way.
Development Policy 5: Replacement Dwellings in the Open Countryside	In the open countryside, the replacement of an existing dwelling will be permitted provided that: [...various criteria are met].	N/A	There is no CIL where no new floorspace.
Development Policy 6: Rural Workers' Dwellings	The provision of a rural worker dwelling in the open countryside will be permitted provided that: [...various criteria are met].	N/A	There is no CIL on agricultural development.
Development Policy 7: Re-use, Conversion and Extension of Buildings for Dwellings in the Open Countryside	In the open countryside, the replacement of an existing dwelling will be permitted provided that: [...various criteria are met].	N/A	There is no CIL where no new floorspace.
Development Policy 8: Community Services and Facilities	<p>a. Development proposals for the provision of new or extended community facilities and services, including village and community halls will be supported, [...]</p> <p>b. Development proposals that would result in the loss of existing community facilities and services, including village and community halls, will only be supported where it can be demonstrated that: [...particular criteria are met]</p>	N/A	CIL is not chargeable on these types of development. CIL is to raise revenue, in part, to deliver these services and facilities.
Development Policy 9:	Proposals that would result in the loss of a Public House will only be permitted where it can be clearly demonstrated that: [particular	N/A	This relates to the existing use. We have tested

Local Plan 2031 Part 2 Detailed Policies and Additional Sites, Publication Version October 2017	Policy Contents [...paraphrased where appropriate for ease]	Impact on Viability *	Implications for CIL Viability Assessment
Public Houses	criteria are met]		redevelopment typologies on brownfield land.
Development Policy 10: Ancillary Uses on Employment Land	Proposals for uses other than B1, B2 and B8 business uses on existing employment land will be permitted if the following criteria are satisfied: [...]	Indirect	Indirect impact through the price mechanism.
Development Policy 11: Community Employment Plans	All new development proposals should demonstrate how opportunities for local employment, apprenticeships and training can be created and seek to maximise the opportunities for sourcing local produce, suppliers and services, during both construction and operation. [...]	Indirect	Indirect impact through the price mechanism.
Development Policy 12: Rural Diversification and Equestrian Development	Proposals for rural diversification will be supported provided they are ancillary to, and related to, the existing business enterprise. The re-use, conversion or adaptation of suitable existing buildings will be determined in accordance with the requirements of Core Policy 28. [...]	N/A	There is no CIL where no new floorspace and on agricultural developments.
Development Policy 13: Changes of Use of Retail Units to Other Use	<p>Development Policy 13a: Primary Shopping Frontages</p> <p>Proposals within primary frontages involving a net loss of Class A1 retail space at ground floor level will not be permitted, unless a marketing exercise of 12 months demonstrates that the site or premises are not reasonably capable of being used or redeveloped for these uses.</p> <p>Development Policy 13b: Secondary shopping frontages</p> <p>Proposals within secondary frontages involving a change of use at ground floor level from Class A1 (Retail) to uses within other A Classes, to offices (Class B1), to healthcare facilities (within Class</p>	N/A	There is no CIL where no new floorspace.

Local Plan 2031 Part 2 Detailed Policies and Additional Sites, Publication Version October 2017	Policy Contents [...paraphrased where appropriate for ease]	Impact on Viability *	Implications for CIL Viability Assessment
	<p>D1), to amusement / entertainment uses and for residential accommodation (Class C3), will be supported if the following criteria are met: [...]</p> <p>Development Policy 13c: Other Town Centre Uses</p> <p>Proposals in the town centres of Abingdon-on-Thames and Wantage (other than on the ground floor of premises in the primary and secondary frontages) within classes A2, A3, B1 (offices), for healthcare facilities (within class D1), for amusement / entertainment uses and for residential accommodation (class C3) will be supported, provided there would be no demonstrable harm caused to the living conditions of any neighbouring residents in terms of noise, odours or general disturbance.[...]</p> <p>Development Policy 13d: Faringdon Town Centre</p> <p>Proposals within Faringdon Town Centre involving a change of use from retail (within Class A1, A2, A3) to other uses including residential (Class C3), healthcare facilities (within Class D1) or office (Class B1) uses will not be permitted on ground floor frontages unless they retain active frontages in accordance with the Design Guide Supplementary Planning Documents and comply with other relevant policies of the Development Plan. [...]</p> <p>Development Policy 13e: Local Shopping Centres</p> <p>Within the existing local shopping centres at Peachcroft, Abingdon-on-Thames and Mill Brook Park, Grove, proposals involving a change of use from Class A1 (retail) to Classes A2 (professional services) and A3 (food and drink) will be supported provided that: [...various criteria are met].</p>		

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Development Policy 14: Village and Local Shops	<p>Proposals for the development or extension of village and other local shops with less than 500 sq.m gross retail floorspace, designed to meet the day-to-day needs of the local population, will be permitted provided they comply with other relevant policies in the Local Plan 2031.</p> <p>Proposals that result in the loss of a village shop and or local shop will be permitted provided that it demonstrates: [...various criteria]</p>	Direct	Please see the commercial paper for our approach to CIL for retail typologies.
Development Policy 15: Retail Parks	<p>Uses on retail parks within the district, including at Fairacres in Abingdonon-Thames and Seacourt Tower Retail Park in Botley, will be restricted to stores selling bulky goods.</p> <p>Change of use on retail parks within the district to convenience retail uses, or for new convenience retail units, will only be permitted if: [...particular criteria are met].</p>	Direct	Please see the commercial paper for our approach to CIL for retail typologies. ware
Development Policy 16: Access	<p>In addition to those criteria set out in Core Policy 37 and other relevant Local Plan policies, proposals for development will also need to provide evidence to demonstrate that:</p> <ul style="list-style-type: none"> i. adequate provision will be made for loading, unloading, circulation, servicing and vehicle turning, and ii. acceptable off-site improvements to the highway infrastructure [...] 	Direct	We assume that this can be delivered within the scheme design and the normal costs of development/external works.
Development Policy 17: Transport Assessments and	Proposals for major development will need to be supported by a Transport Assessment or Statement and Travel Plan in accordance with Oxfordshire County Council guidance, [...]	Direct	We have included appropriate allowances in the upfront costs for the Professional fees, Surveys and reports for the production of the Transport

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Travel Plans	'The Transport Assessment and Travel Plan should consider opportunities to support the take up of electric and / or low emission vehicles, [...]		Assessment or Statement and Travel Plan. Where relevant we have included the appropriate S106/S278 assumptions for the strategic sites (see Strategic Sites Assumptions spreadsheets) and the generic typologies (see Typologies Matrix). The requirement for electric and / or low emission vehicles is only to 'consider opportunities' and therefore is not a requirement.
Development Policy 18: Public Car Parking in Settlements	[...] the loss of public car parking, particularly for short stays, will not be permitted if it would adversely affect the vitality and viability of these centres. [...]	Indirect	Indirect impact through the price mechanism.
Development Policy 19: Lorries and Roadside Services	The provision of additional service facilities (including facilities for refuelling, car and lorry parking, toilets, refreshment facilities and picnic areas) along the A420 and A34 will be permitted within the boundaries of the following sites [...]	Indirect	Indirect impact through the price mechanism.
Development Policy 20: Public Art	For all proposals for major development, or sites larger than 0.5 hectares, the provision of public art will be sought that makes a significant contribution towards the appearance of the scheme or the character of the area, or which benefits the local community. Applicants will be required to set out details for the provision of public art, including its location and design in accordance with the Council's Design Guide SPD.	Direct	We have included appropriate allowances for public art within the S106 assumptions for the strategic sites (see Strategic Sites Assumptions spreadsheets) and the generic typologies (see Typologies Matrix).

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Development Policy 21: External Lighting	Development that involves external lighting will be permitted provided that: [... particular criteria are met]	N/A	No impact on CIL viability.
Development Policy 22: Advertisements	Proposals for advertisements should demonstrate how they contribute to maintaining or achieving a safe, attractive and well-designed environment, and: [...various conditions].	N/A	No impact on CIL viability.
Development Policy 23: Impact of Development on Amenity	Development proposals should demonstrate that they will not result in significant adverse impacts on the amenity of neighbouring uses [...]	N/A	No impact on CIL viability.
Development Policy 24: The Effect of Neighbouring or Previous Uses on New Developments	Development proposals should be appropriate to their location and should be designed to ensure that the occupiers of new development will not be subject to adverse effects from existing or neighbouring uses. [...]	N/A	No impact on CIL viability.
Development Policy 25: Noise Pollution	<p>Noise-Generating Development</p> <p>Noise-generating development that would have an impact on environmental amenity or biodiversity will be expected to provide an appropriate scheme of mitigation that should take account of: [...various requirements].</p> <p>Noise-Sensitive Development</p> <p>Noise-sensitive development in locations likely to be affected by existing sources of noise will be expected to provide an appropriate scheme of mitigation to ensure appropriate standards of amenity are</p>	N/A	No impact on CIL viability.

Local Plan 2031 Part 2 Detailed Policies and Additional Sites, Publication Version October 2017	Policy Contents [...paraphrased where appropriate for ease]	Impact on Viability *	Implications for CIL Viability Assessment
	achieved for future occupiers of the proposed development, taking account of: [...various requirements].		
Development Policy 26: Air Quality	<p>Development proposals that are likely to have an impact on local air quality, including those in, or within relative proximity to, existing or potential Air Quality Management Areas (AQMAs) will need to demonstrate measures / mitigation that are incorporated into the design to minimise any impacts associated with air quality.</p> <p>Where sensitive development is proposed in areas of existing poor air quality and / or where significant development is proposed, an air quality assessment will be required. [...]</p> <p>Where sensitive development is proposed in areas of existing poor air quality and / or where significant development is proposed, an air quality assessment will be required. [...]</p>	Direct	<p>We have included appropriate allowances in the upfront costs for the Professional fees, Surveys and reports for the production of an Air Quality Assessment.</p> <p>Where there are specific Air Quality issues requiring mitigation, we assume that these costs would be deducted from the price of the land.</p>
Development Policy 27: Land Affected By Contamination	<p>Proposals for the development, redevelopment or re-use of land known, or suspected, to be contaminated, will be required to submit a Contaminated Land Preliminary Risk Consultant Report.</p> <p>Where development involves a particularly vulnerable use to contamination and land is not suspected, or known to be contaminated, a Contaminated Land Questionnaire will be required.</p> <p>Planning conditions may be imposed where the Council is satisfied that all risks associated with the development, environment, controlled waters and neighbouring land uses from land affected by contamination have been identified and the development is viable.</p> <p>Proposals that fail to demonstrate that the intended use would be compatible with the condition of the land, or which fail to exploit</p>	Direct	<p>We have included a generic site clearance and demolition allowance for brownfield typologies.</p> <p>It is impractical and disproportionate to identify all levels of remediation and contamination against the range of brownfield site that could come forwards during the plan period for an area-wide study.</p> <p>Where sites are subject to particular contamination issues requiring remediation, the cost of this remediation should be deducted from the price of the land. A land owner cannot expect to receive the same land value for a contaminated brownfield site, compared to a greenfield site with</p>

Local Plan 2031 Part 2 Detailed Policies and Additional Sites, Publication Version October 2017	Policy Contents [...paraphrased where appropriate for ease]	Impact on Viability *	Implications for CIL Viability Assessment
	appropriate opportunities for decontamination, will be refused.		no historic legacy.
Development Policy 28: Waste Collection and Recycling	All development proposals will be expected to be consistent with the Council's Waste Planning Guidance. [...]	Direct	We assume that this can be incorporated into the design of the scheme with no additional construction or external works costs.
Development Policy 29: Settlement Character and Gaps	Development proposals will need to demonstrate that the settlement's character is retained, and physical and visual separation is maintained between settlements.	Indirect	Indirect impact through the price mechanism.
Development Policy 30: Watercourses	Development of land that contains or is adjacent to a watercourse will only be permitted where it would not have a detrimental impact on the function or setting of the watercourse or its biodiversity, or the detrimental impact can be appropriately mitigated. [...]	Indirect	Indirect impact through the price mechanism.
Development Policy 31: Protection of Public Rights of Way, National Trails and Open Access Areas	Development on and / or over public rights of way will be permitted where the development can be designed to accommodate satisfactorily the existing route, [...]	N/A	No impact on CIL viability.
Development Policy 32: Wilts and Berks Canal	The Council will continue to safeguard a continuous route corridor for restoration of the Wilts & Berks Canal using the historic line wherever possible, [...] Where directly related to the development, financial contributions may be sought via legal agreements towards the improvement or restoration of the related canal and towpaths and appropriate mitigation.	Direct	We assume that development on sites impacted by this policy would factor in the financial contribution to the price of the land.

Local Plan 2031 Part 2 Detailed Policies and Additional Sites, Publication Version October 2017	Policy Contents [...paraphrased where appropriate for ease]	Impact on Viability *	Implications for CIL Viability Assessment
	permitted provided that: i. when assessed against the Leisure Facilities Study, Local Leisure Facilities Study and / or Playing Pitch Study, it is clearly shown that the leisure and / sport facility is surplus to requirements; or ii. the loss resulting from the proposed development would be replaced by equivalent or better provision in terms of scale, quantity and quality in a suitable and accessible location; or iii. the development is for alternative sports and recreational provision, the needs for which clearly outweigh the loss; or iv. the proposed development is ancillary to the main use of the site and strengthens its function.		
Development Policy 35: New Countryside Recreation Facilities	Development proposals for small scale countryside recreational facilities will be supported, provided that: [...various criteria is met].	N/A	No impact on CIL viability.
Development Policy 36: Heritage Assets	Proposals for <i>new</i> development that may affect heritage assets (designated and non-designated) must demonstrate that they conserve and enhance the special interest or significance of the heritage asset and its setting in accordance with Core Policy 39 (Local Plan 2031: Part 1), and particularly where they: [... circumstances for support].	Indirect	We have appraised new development typologies herein which will pay CIL in the normal way.
Development Policy 37: Conservation Areas	Proposals for development within or affecting the setting of a Conservation Area must demonstrate that it will conserve or enhance its special interest, character, setting and appearance. [...]	Indirect	There is no impact on CIL viability. Note that there is often a construction cost premium for developments within a Conservation Area, but there is also a corresponding premium on the

Local Plan 2031 Part 2 Detailed Policies and Additional Sites, Publication Version October 2017	Policy Contents [...paraphrased where appropriate for ease]	Impact on Viability *	Implications for CIL Viability Assessment
			value of property within a Conservation Area.
Development Policy 38: Listed Buildings	Proposals for additions or alterations to, or the demolition of, a Listed Building (including partial demolition), or for development within the curtilage of, or affecting the setting of, a Listed Building must demonstrate that it will: [... satisfy various conditions].	Indirect	There is no impact on CIL viability. We anticipate that development involving heritage assets will require site specific viability assessment to agree the optimal viable use and/or any enabling development.
Development Policy 39: Archaeology and Scheduled Monuments	Development will be permitted where it can be shown that it would not be detrimental to the site or setting of Scheduled Monuments or nationally important designated or non-designated archaeological remains. [...]	Indirect	Indirect impact through the price mechanism.
Core Policy 47a: Delivery and Contingency	Core Policy 47a will work in tandem with Core Policy 47 to ensure effective monitoring of both Local Plan 2031: Part 1 and Local Plan 2031: Part 2.	Indirect	Indirect impact through the price mechanism.

Local Plan 2031 Part 2 Detailed Policies and Additional Sites - APPENDICES	Policy Contents [...paraphrased where appropriate for ease]	Impact on Viability *	Implications for CIL Viability Assessment
<p>3. South-East Vale Sub-Area</p> <p>Harwell Campus (36.78 ha)</p> <p>Around 1,000 dwellings, subject to masterplanning</p>	<p>Site Specific Requirements:</p> <p>Key objectives:</p> <ul style="list-style-type: none"> <input type="checkbox"/> To deliver a high quality and a self-sufficient sustainable community, [...] <input type="checkbox"/> To provide a tailored mix and tenure of housing to meet the identified needs of the Campus [...] <input type="checkbox"/> To contribute towards infrastructure in the Science Vale Area Strategy as set out in the Oxfordshire Local Transport Plan. <input type="checkbox"/> To ensure that development is sensitively planned to reflect the site's location within the North Wessex Downs Area of Outstanding Natural Beauty (AONB). <p>Urban design principles:</p> <ul style="list-style-type: none"> <input type="checkbox"/> Masterplanning should take into account the strategy for growth in this area and ensure that development positively contributes to the wider objectives of Science Vale; [...] <input type="checkbox"/> The site's masterplan should be developed in accordance with Core Policy 15b and follow a comprehensive development framework approach, resulting in an exemplar scheme [...] <input type="checkbox"/> Masterplanning of the site needs to ensure that there are no significant adverse impacts within the North Wessex Downs AONB and its setting. <p>Utilities:</p> <ul style="list-style-type: none"> <input type="checkbox"/> Upgrade the sewer network. 	<p>Direct</p>	<p>We have incorporated an explicit appraisal of this strategic site.</p> <p>We have included an appropriate allowance for upfront Planning Application, Professional Fees, Surveys and reports in connection with obtaining planning consent.</p> <p>We have also incorporated site specific assumptions in respect of strategic infrastructure and S106/S278 requirements (transport assessment, travel plan etc) – see Strategic Site Assumptions spreadsheet.</p>

Local Plan 2031 Part 2 Detailed Policies and Additional Sites - APPENDICES	Policy Contents [...paraphrased where appropriate for ease]	Impact on Viability *	Implications for CIL Viability Assessment
	<p><input type="checkbox"/> Off-site reinforcement works may be required to the existing high voltage distribution network.</p> <p>Access and highways:</p> <ul style="list-style-type: none"> <input type="checkbox"/> Investigate access arrangements. <input type="checkbox"/> Contribute to the reconfiguration and new access junctions along the A4185, if required. <input type="checkbox"/> Contribute towards any necessary mitigation measures identified through the site transport assessment. <input type="checkbox"/> Contribute towards improved bus services and associated infrastructure for the area. <input type="checkbox"/> Contribute towards improvements of public rights of way in the area, including NCN route 544 (Icknield Way). <input type="checkbox"/> Surface upgrades to Hungerford Road (byway) north of Icknield Way <input type="checkbox"/> Ensure walking and cycling routes are integrated into the rest of Harwell campus site. <p>Social and community:</p> <ul style="list-style-type: none"> <input type="checkbox"/> A new primary school with nursery provision will be required on the site. This should be on a 2.22 ha site. <input type="checkbox"/> Contribute towards improved healthcare provision for the area. <input type="checkbox"/> Contribute towards increasing secondary and SEN school capacity in Didcot and Wantage. <input type="checkbox"/> Contribute towards improving the existing services and facilities on the wider campus where an increased demand is evidenced. 		

<p>Local Plan 2031 Part 2 Detailed Policies and Additional Sites - APPENDICES</p>	<p>Policy Contents [...paraphrased where appropriate for ease]</p>	<p>Impact on Viability *</p>	<p>Implications for CIL Viability Assessment</p>
	<p>Environmental health:</p> <ul style="list-style-type: none"> <input type="checkbox"/> Undertake contaminated land investigations to ensure that the land is safe and suitable for the intended use. <input type="checkbox"/> Investigate potential noise, air and light pollution impacts from the A4185 and the existing employment uses; mitigation measures may be required [...] <p>Landscape considerations:</p> <ul style="list-style-type: none"> <input type="checkbox"/> The site lies within the North Wessex Downs Area AONB. A comprehensive landscape scheme will be required to minimise impact on the AONB, [...] <input type="checkbox"/> A Landscape and Visual Impact Assessment will be required. <p>Biodiversity and Green Infrastructure:</p> <ul style="list-style-type: none"> <input type="checkbox"/> A biodiversity net gain is required for the development site. [...] <input type="checkbox"/> Conserve and enhance areas of wildlife value, having regard to the woodland in the south west corner as a key biodiversity area [...] <input type="checkbox"/> An holistic approach should be taken to Green Infrastructure, including biodiversity and landscape enhancements within the site and surrounding area. <p>Historic environment and cultural heritage</p> <ul style="list-style-type: none"> <input type="checkbox"/> Archaeology: Pre-determination evaluation and appropriate mitigation may be required. <p>Flood risk and drainage:</p> <ul style="list-style-type: none"> <input type="checkbox"/> Mitigation measures may be required to prevent any detrimental impact on groundwater quality. 		

Local Plan 2031 Part 2 Detailed Policies and Additional Sites - APPENDICES	Policy Contents [...paraphrased where appropriate for ease]	Impact on Viability *	Implications for CIL Viability Assessment
	<ul style="list-style-type: none"> <input type="checkbox"/> Incorporate Green Infrastructure within SUDs to improve biodiversity and water quality. <input type="checkbox"/> Significant infrastructure for waste water facilities will be required alongside the growth of the Campus. 		
<p>3. South-East Vale Sub-Area</p> <p>North-West of Grove (28.35 ha)</p> <p>Around 400 dwellings up to 2031.</p>	<p>Site Specific Requirements:</p> <p>Key objectives:</p> <ul style="list-style-type: none"> <input type="checkbox"/> To deliver a high quality and sustainable urban extension to the north-west of Grove, [...] <input type="checkbox"/> To contribute towards infrastructure in the Science Vale Area Strategy, [...] <p>Urban design principles:</p> <ul style="list-style-type: none"> <input type="checkbox"/> Ensure the site maximises connectivity with the existing settlement of Grove including the neighbouring allocations of Monks Farm and Grove Airfield. <input type="checkbox"/> The masterplan should give consideration to the development potential of the entire site, and ensure infrastructure requirements are considered from the outset. <input type="checkbox"/> Incorporate active frontages, particularly along the route of the Grove Northern Link Road (GNLR). <input type="checkbox"/> Buildings should be predominantly two stories high. <input type="checkbox"/> Land used for noise buffers shall not be counted towards recreational space but should incorporate good quality Green 	<p>Direct</p>	<p>We have incorporated an explicit appraisal of this strategic site.</p> <p>We have included an appropriate allowance for upfront Planning Application, Professional Fees, Surveys and reports in connection with obtaining planning consent.</p> <p>We have also incorporated site specific assumptions in respect of strategic infrastructure and S106/S278 requirements (transport assessment, travel plan etc) – see Strategic Site Assumptions spreadsheet.</p>

Local Plan 2031 Part 2 Detailed Policies and Additional Sites - APPENDICES	Policy Contents [...paraphrased where appropriate for ease]	Impact on Viability *	Implications for CIL Viability Assessment
	<p>Infrastructure.</p> <ul style="list-style-type: none"> <input type="checkbox"/> Conserve and enhance the setting of the nearby cemetery on Downsview Road. <p>Utilities:</p> <ul style="list-style-type: none"> <input type="checkbox"/> Upgrade the sewer network. <p>Access and highways:</p> <ul style="list-style-type: none"> <input type="checkbox"/> Investigate access arrangements. <input type="checkbox"/> Contribute to the completion of the Grove Northern Link Road and any necessary mitigation measures identified through the site transport assessment, which may include signalling the Brook Lane Railway Bridge. <input type="checkbox"/> Contribute towards improving the bus services and associated infrastructure for the area and explore opportunities for linking new bus services with the neighbouring allocations of Grove Airfield and Monks Farm. <input type="checkbox"/> Provide a network of safe and attractive walking and cycling routes connecting with Grove village centre, and the adjacent allocations of Grove Airfield and Monks Farm. <p>Social and community:</p> <ul style="list-style-type: none"> <input type="checkbox"/> Depending on the scale of development, provide a new primary school with nursery provision on site or contribute towards expansion of existing / planned schools in the vicinity including provision of sufficient early years and child care capacity, <input type="checkbox"/> Contribute towards the improvement of existing healthcare provision and other community facilities in the area. 		

Local Plan 2031 Part 2 Detailed Policies and Additional Sites - APPENDICES	Policy Contents [...paraphrased where appropriate for ease]	Impact on Viability *	Implications for CIL Viability Assessment
	<p><input type="checkbox"/> Contribute towards the need for additional secondary and SEN school places in Grove / Wantage.</p> <p><input type="checkbox"/> Contribute towards the expansion and enhancement of the nearby cemetery.</p> <p>Landscape considerations:</p> <p><input type="checkbox"/> Create a new landscape structure to contain new housing and limit the impact on the wider landscape. The landscape structure should build on existing landscape features to meet the Oxfordshire Wildlife and Landscape Study (OWLS) and coordinate with the Grove Airfield development and existing Grove.</p> <p>Environmental health:</p> <p><input type="checkbox"/> Investigate potential noise impacts from the existing railway line; mitigation measures are required to provide an adequate buffer.</p> <p><input type="checkbox"/> Undertake contaminated land investigations to ensure that the land is safe and suitable for the intended use.</p> <p>Biodiversity and Green Infrastructure:</p> <p><input type="checkbox"/> A biodiversity net gain is required for the development site. [...]</p> <p><input type="checkbox"/> Contribute towards redressing the identified Green Infrastructure deficit in the area surrounding Wantage and Grove.</p> <p>Flood risk and drainage:</p> <p><input type="checkbox"/> Mitigation measures may be required to prevent any detrimental impact on groundwater quality.</p>		
4. Abingdon-on-Thames and Oxford	Site Specific Requirements:	Direct	We have incorporated an explicit appraisal of this strategic site.

Local Plan 2031 Part 2 Detailed Policies and Additional Sites - APPENDICES	Policy Contents [...paraphrased where appropriate for ease]	Impact on Viability *	Implications for CIL Viability Assessment
<p>Fringe Sub-Area</p> <p>Dalton Barracks (Shippon) (287.96 ha)</p> <p>Around 1,200 dwellings up to 2031</p>	<p>Key objectives:</p> <ul style="list-style-type: none"> <input type="checkbox"/> To deliver an exemplar, sustainable, mixed use community that reflects ‘Garden Village’ principles and follows a comprehensive development framework approach in accordance with Core Policy 8b: Dalton Barracks Comprehensive Development Framework and Supplementary Planning Document for Dalton Barracks <input type="checkbox"/> To make effective use of land, by materialising the re-use of land that has been previously developed upon (brownfield). <input type="checkbox"/> To avoid all direct and indirect impacts to Cothill Fen SAC, Dry Sandford Pit SSSI, Barrow Farm Fen SSSI and Frilford Heath ponds and fen SSSI. <p>Urban design principles:</p> <ul style="list-style-type: none"> <input type="checkbox"/> The site’s masterplan should be developed in accordance with Core Policy 8b and follow a comprehensive development framework approach in accordance with the Supplementary Planning Document, when adopted. <input type="checkbox"/> The masterplan should give consideration to the development potential of the entire site and ensure infrastructure requirements, including Green Infrastructure, are considered from the outset. <input type="checkbox"/> The overall development potential of the site will be informed by the masterplanning through preparation of the Supplementary Planning Document and be contingent on appropriate infrastructure delivery. <input type="checkbox"/> The masterplan should ensure any development on land that is retained within the Oxford Green Belt, are compatible uses within the Green Belt, [...] 		<p>We have included an appropriate allowance for upfront Planning Application, Professional Fees, Surveys and reports in connection with obtaining planning consent.</p> <p>We have also incorporated site specific assumptions in respect of strategic infrastructure and S106/S278 requirements (transport assessment, travel plan etc) – see Strategic Site Assumptions spreadsheet.</p>

Local Plan 2031 Part 2 Detailed Policies and Additional Sites - APPENDICES	Policy Contents [...paraphrased where appropriate for ease]	Impact on Viability *	Implications for CIL Viability Assessment
	<p><input type="checkbox"/> Proposals for buildings and structures will not unacceptably harm the character and appearance of the surrounding area, taking into account their location, scale, bulk and height.</p> <p>Utilities:</p> <p><input type="checkbox"/> Upgrade the sewer network.</p> <p>Access and highways:</p> <p><input type="checkbox"/> The development should be in accordance with and meet the requirements of a travel plan [...]</p> <p><input type="checkbox"/> Access to the A34 should be investigated, along with cycle/ pedestrian access to proposed Park and Ride sites at Lodge Hill and Cumnor.</p> <p><input type="checkbox"/> Provide a network of safe and attractive walking and cycling routes [...]</p> <p><input type="checkbox"/> Contribute to infrastructure improvements as required through a transport assessment which may include proposed park and ride sites, a bus lane on the A34, cycle bridges and measures to reduce the impact of vehicle traffic in villages.</p> <p><input type="checkbox"/> To investigate in partnership with the Vale of White Horse District Council and Oxfordshire County Council, and provide if necessary a direct bus and cycle connection to the proposed Lodge Hill Transports interchange before higher growth beyond 2031 can be accommodated.</p> <p><input type="checkbox"/> Contribute to bus frequency enhancements through the site to premium route standard with associated infrastructure enhancements ensuring high frequency services to Abingdon-on-Thames and Oxford.</p>		

Local Plan 2031 Part 2 Detailed Policies and Additional Sites - APPENDICES	Policy Contents [...paraphrased where appropriate for ease]	Impact on Viability *	Implications for CIL Viability Assessment
	<ul style="list-style-type: none"> <input type="checkbox"/> Contribute towards new high quality bus services to major employment sites if possible at Milton Park, Harwell Campus and Culham Science Centre. <input type="checkbox"/> Retain, improve and/or appropriately divert existing public footpaths, and byways, unless otherwise specifically agreed. <input type="checkbox"/> Consider provision of new access, including cycle routes and a bridleway within the country park <input type="checkbox"/> Undertake project level HRA to include transport and air quality assessments to consider the impact on Cothill Fen SAC. <p>Social and community:</p> <ul style="list-style-type: none"> <input type="checkbox"/> Contribute towards improvements to the existing healthcare and other community facilities in the area. <input type="checkbox"/> A new 'two form entry' primary school with nursery provision will be required on site for the first 1200 dwellings. This should be provided on 2.2 ha of land. Further primary schools and nursery provision may be required for the overall development of the site and the requirements should be considered through the masterplanning of the first 1200 dwellings. <input type="checkbox"/> Contributions will be sought for a new secondary school which will be required to accommodate growth beyond 2031 and should be incorporated with the masterplanning for this site. This should be provided on 10.55ha of land. <p>Environmental health:</p> <ul style="list-style-type: none"> <input type="checkbox"/> Undertake contaminated land investigations and set out proposals to adequately mitigate the issues that arise [...] <input type="checkbox"/> Ensure there are no adverse impacts on the water quality or 		

Local Plan 2031 Part 2 Detailed Policies and Additional Sites - APPENDICES	Policy Contents [...paraphrased where appropriate for ease]	Impact on Viability *	Implications for CIL Viability Assessment
	<p>quantity entering Cothill Fen SAC [...]</p> <p>Landscape considerations:</p> <ul style="list-style-type: none"> <input type="checkbox"/> The development should be in accordance with and make necessary contributions to a comprehensive landscape plan for the whole site, [...] <input type="checkbox"/> Retain, where possible, onsite mature trees. <p>Biodiversity and Green Infrastructure:</p> <ul style="list-style-type: none"> <input type="checkbox"/> Proposals should demonstrate that there would be no adverse impact on Cothill Fen SAC, Dry Sandford Pit SSSI, Barrow Farm Fen SSSI and Frilford Heath ponds and fen SSSI. <input type="checkbox"/> Recreational impacts on Cothill Fen SAC and neighbouring SSSIs should be assessed and used to inform on-site mitigation [...] <input type="checkbox"/> Ensure there are no adverse effects in relation to the water quality of two nearby sites, situated along Sandford Brook (downstream): [...] <input type="checkbox"/> Consideration should be taken of the Priority Habitat – Deciduous Woodland along Sandford Brook and in the north-west corner when designing the connected Green Infrastructure for the site. <input type="checkbox"/> Ensure there is a wildlife buffer between the Sandford brook and the development of at least 10 metres <input type="checkbox"/> Consideration will be taken, where appropriate, to mitigate against any adverse effects on other priority habitat species, [...] 		
<p>4. Abingdon-on-Thames and Oxford</p>	<p>Site Specific Requirements:</p> <p>Key objectives:</p>	<p>Direct</p>	<p>We have incorporated an explicit appraisal of this strategic site.</p>

<p>Local Plan 2031 Part 2 Detailed Policies and Additional Sites - APPENDICES</p>	<p>Policy Contents [...paraphrased where appropriate for ease]</p>	<p>Impact on Viability *</p>	<p>Implications for CIL Viability Assessment</p>
<p>Fringe Sub-Area East of Kingston Bagpuize with Southmoor (within the parish of Fyfield and Tubney) (34.73 ha) Around 600 dwellings, subject to masterplanning.</p>	<p><input type="checkbox"/> To deliver a high quality and sustainable urban extension to Kingston Bagpuize with Southmoor (Fyfield and Tubney Parish) [...]</p> <p>Urban design principles:</p> <p><input type="checkbox"/> The site should be carefully masterplanned, taking into consideration nearby permissions and allocations while including opportunities to increase the site’s connectivity and linkages [...]</p> <p><input type="checkbox"/> Respect the setting of the site’s current rural setting.</p> <p><input type="checkbox"/> All adjacent features require careful consideration, namely the A420 to the north, the committed housing sites to the west and south, the Millennium Green to the west, and Kingston Bagpuize Conservation Area to the southwest. Also, masterplanning should consider the value of the old Oxford Road, which runs through the site as a Bridleway and cycleway, linking Kingston Bagpuize to Fyfield and beyond.</p> <p><input type="checkbox"/> Adopt a permeable, perimeter block layout within the site to optimise connectivity within and beyond the site.</p> <p><input type="checkbox"/> The masterplan should address potential conflicts between school and other traffic.</p> <p><input type="checkbox"/> Affordable housing should be evenly distributed across the site and should not be used as a buffer between less desirable aspects of the site (e.g. A420) and market housing.</p> <p>Utilities:</p> <p><input type="checkbox"/> Overhead power lines traversing the site will need to be considered as part of the overall masterplan.</p> <p><input type="checkbox"/> Upgrade the sewer network</p>		<p>We have included an appropriate allowance for upfront Planning Application, Professional Fees, Surveys and reports in connection with obtaining planning consent.</p> <p>We have also incorporated site specific assumptions in respect of strategic infrastructure and S106/S278 requirements (transport assessment, travel plan etc) – see Strategic Site Assumptions spreadsheet.</p>

Local Plan 2031 Part 2 Detailed Policies and Additional Sites - APPENDICES	Policy Contents [...paraphrased where appropriate for ease]	Impact on Viability *	Implications for CIL Viability Assessment
	<p><input type="checkbox"/> A detailed water supply strategy will be required.</p> <p>Access and highways:</p> <ul style="list-style-type: none"> <input type="checkbox"/> Access to be provided from A420 and the A415 via two new developer delivered roundabouts and a new link road through this site, provided to a standard acceptable to Oxfordshire County Council. The A415 roundabout will link with the business park. <input type="checkbox"/> Contribute towards infrastructure improvement on the A420, A415 and any necessary mitigation measures identified through the site Transport Assessment. <input type="checkbox"/> Contribute towards increasing the frequency of bus services <input type="checkbox"/> Provide for buses to travel through the site and provide bus stop infrastructure. <input type="checkbox"/> Consider potential options to alleviate current traffic flows through the centre of Kingston Bagpuize with Southmoor. <input type="checkbox"/> Provide high quality pedestrian and cycle links including pedestrian crossings where necessary. <input type="checkbox"/> Replace existing A420 laybys if surveys indicate a need. <p>Social and community:</p> <ul style="list-style-type: none"> <input type="checkbox"/> A new one form entry primary school including nursery provision will be required on site. This should be on a 2.22 ha site to allow for further growth. <input type="checkbox"/> Contribute towards the need for additional secondary school places in the Faringdon/Botley/Abingdon area. <input type="checkbox"/> Consider the option for a new local centre adjacent to the proposed 		

Local Plan 2031 Part 2 Detailed Policies and Additional Sites - APPENDICES	Policy Contents [...paraphrased where appropriate for ease]	Impact on Viability *	Implications for CIL Viability Assessment
	<p>Primary school on site.</p> <ul style="list-style-type: none"> <input type="checkbox"/> Contribute towards improvements to the existing healthcare and other community facilities in the area. <p>Environmental health:</p> <ul style="list-style-type: none"> <input type="checkbox"/> Investigate potential noise and air pollution impacts from the A420 and A415 and mitigate (if required) to offset any adverse impacts. <input type="checkbox"/> Buffers shall not be counted towards recreational space. <input type="checkbox"/> Undertake ground contamination surveys to ensure that the site is suitable for its intended use. <p>Landscape considerations:</p> <ul style="list-style-type: none"> <input type="checkbox"/> This land forms the eastern approach to the village, and is highly visible from the main road; indicating a need for careful landscaping. <input type="checkbox"/> Consider the sensitive approach to Kingston Bagpuize House and Kingston Bagpuize Park along the A415, which forms part of the Kingston Bagpuize Conservation Area. <input type="checkbox"/> Retain existing trees and hedgerows and incorporate them into the connected Green Infrastructure of the site. 		

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Appendix 2 – Typologies Matrix 2019

Ref.	# Resi Units	Location / Value Zone	Development scenario	Development Density (dph) [1]	Net Developable Site Area (ha)	Net Developable Site Area (acres)	CIL [4]	Site Specific Mitigation - S106 and S278	AH Target	AH basis	AH Tenure Mix:			Market Housing Mix: [2]							Affordable Housing Mix: [2]							All (95%) Aff. Housing - Cat. M4(2) [3]	5% Aff. Housing Cat. M4(3) [3]	15% Market Housing (on sites > 10 units) - Cat. M4(2) [3]	3% Market Housing (on sites > 100 units) - Cat. M4(3) [3]		
											Affordable Rent (% of AH)	Intermediate (% of AH)	Intermediate (% of total) (>10%)	1B H	2B H	3B H	4B H	5B H	1B F	2B F	Total	1B H	2B H	3B H	4B H	5B H	1B F					2B F	Total
A	400	Lower value zone - North west of Grove	Greenfield - Strategic Allocation	30	13.33	32.95	£0.00	See separate SDA assumptions sheet	35%	on-site	75%	25%	9%	10.0%	25.0%	35.0%	5.0%	5.0%	7.0%	13.0%	100.0%	15.0%	30.0%	40.0%	7.5%	7.5%	-	-	100.0%	95%	5%	15%	2%
B	1200	Lower value zone - Dalton Barracks	Brownfield - Strategic Allocation	30	40.00	98.84	£0.00	See separate SDA assumptions sheet	35%	on-site	75%	25%	9%	10.0%	25.0%	35.0%	5.0%	5.0%	7.0%	13.0%	100.0%	15.0%	30.0%	40.0%	7.5%	7.5%	-	-	100.0%	95%	5%	15%	2%
C	600	Lower value zone - East of Kingston Bagpuize	Greenfield - Strategic Allocation	30	20.00	49.42	£0.00	See separate SDA assumptions sheet	35%	on-site	75%	25%	9%	10.0%	25.0%	35.0%	5.0%	5.0%	7.0%	13.0%	100.0%	15.0%	30.0%	40.0%	7.5%	7.5%	-	-	100.0%	95%	5%	15%	2%
D	270	Lower value zone - rest of District	Greenfield	30	9.00	22.24	£131.33	£7,000	35%	on-site	75%	25%	9%	10.0%	25.0%	35.0%	5.0%	5.0%	7.0%	13.0%	100.0%	15.0%	30.0%	40.0%	7.5%	7.5%	-	-	100.0%	95%	5%	15%	2%
E	170	Lower value zone - rest of District	Greenfield	30	5.67	14.00	£131.33	£7,000	35%	on-site	75%	25%	9%	10.0%	25.0%	35.0%	5.0%	5.0%	7.0%	13.0%	100.0%	15.0%	30.0%	40.0%	7.5%	7.5%	-	-	100.0%	95%	5%	15%	2%
F	90	Lower value zone - rest of District	Greenfield	30	3.00	7.41	£131.33	£7,000	35%	on-site	75%	25%	9%	10.0%	25.0%	35.0%	5.0%	5.0%	7.0%	13.0%	100.0%	15.0%	30.0%	40.0%	7.5%	7.5%	-	-	100.0%	100%	0%	15%	0%
G	50	Lower value zone - rest of District	Greenfield	30	1.67	4.12	£131.33	£7,000	35%	on-site	75%	25%	9%	10.0%	25.0%	35.0%	5.0%	5.0%	7.0%	13.0%	100.0%	15.0%	30.0%	40.0%	7.5%	7.5%	-	-	100.0%	100%	0%	15%	0%
H	9	Lower value zone - rest of District	Greenfield	30	0.30	0.74	£131.33	£2,500	0%	< 10 units	75%	25%	0%	-	-	-	57.0%	43.0%	-	-	100.0%	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	100%	0%	0%	0%
I	5	Lower value zone - rest of District	Greenfield	30	0.17	0.41	£131.33	£2,500	0%	< 10 units	75%	25%	0%	-	-	-	60.0%	40.0%	-	-	100.0%	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	100%	0%	0%	0%
J	1	Lower value zone - rest of District	Greenfield	30	0.03	0.08	£131.33	£2,500	0%	< 10 units	75%	25%	0%	-	-	-	100.0%	-	-	-	100.0%	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	100%	0%	0%	0%
K	170	Lower value zone - rest of District	Brownfield	30	5.67	14.00	£93.02	£7,000	35%	on-site	75%	25%	9%	10.0%	25.0%	35.0%	5.0%	5.0%	7.0%	13.0%	100.0%	15.0%	30.0%	40.0%	7.5%	7.5%	-	-	100.0%	95%	5%	15%	2%
L	50	Lower value zone - rest of District	Brownfield	30	1.67	4.12	£93.02	£7,000	35%	on-site	75%	25%	9%	10.0%	25.0%	35.0%	5.0%	5.0%	7.0%	13.0%	100.0%	15.0%	30.0%	40.0%	7.5%	7.5%	-	-	100.0%	100%	0%	15%	0%
M	25	Lower value zone - rest of District	Brownfield	30	0.83	2.06	£93.02	£7,000	35%	on-site	75%	25%	9%	10.0%	25.0%	35.0%	5.0%	5.0%	7.0%	13.0%	100.0%	15.0%	30.0%	40.0%	7.5%	7.5%	-	-	100.0%	100%	0%	15%	0%
N	9	Lower value zone - rest of District	Brownfield	30	0.30	0.74	£93.02	£2,500	0%	< 10 units	75%	25%	0%	-	-	-	57.0%	43.0%	-	-	100.0%	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	100%	0%	0%	0%
O	5	Lower value zone - rest of District	Brownfield	30	0.17	0.41	£93.02	£2,500	0%	< 10 units	75%	25%	0%	-	-	-	60.0%	40.0%	-	-	100.0%	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	100%	0%	0%	0%
P	1	Lower value zone - rest of District	Brownfield	30	0.03	0.08	£93.02	£2,500	0%	< 10 units	75%	25%	0%	-	-	-	100.0%	-	-	-	100.0%	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	100%	0%	0%	0%
Q	270	Higher value zone	Greenfield	30	9.00	22.24	£131.33	£7,000	35%	on-site	75%	25%	9%	10.0%	25.0%	35.0%	5.0%	5.0%	7.0%	13.0%	100.0%	15.0%	30.0%	40.0%	7.5%	7.5%	-	-	100.0%	95%	5%	15%	2%
R	170	Higher value zone	Greenfield	30	5.67	14.00	£131.33	£7,000	35%	on-site	75%	25%	9%	10.0%	25.0%	35.0%	5.0%	5.0%	7.0%	13.0%	100.0%	15.0%	30.0%	40.0%	7.5%	7.5%	-	-	100.0%	95%	5%	15%	2%
S	90	Higher value zone	Greenfield	30	3.00	7.41	£131.33	£7,000	35%	on-site	75%	25%	9%	10.0%	25.0%	35.0%	5.0%	5.0%	7.0%	13.0%	100.0%	15.0%	30.0%	40.0%	7.5%	7.5%	-	-	100.0%	100%	0%	15%	0%
T	50	Higher value zone	Greenfield	30	1.67	4.12	£131.33	£7,000	35%	on-site	75%	25%	9%	10.0%	25.0%	35.0%	5.0%	5.0%	7.0%	13.0%	100.0%	15.0%	30.0%	40.0%	7.5%	7.5%	-	-	100.0%	100%	0%	15%	0%
U	9	Higher value zone	Greenfield	30	0.30	0.74	£131.33	£2,500	0%	< 10 units	75%	25%	0%	-	-	-	57.0%	43.0%	-	-	100.0%	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	100%	0%	0%	0%
V	5	Higher value zone	Greenfield	30	0.17	0.41	£131.33	£2,500	0%	< 10 units	75%	25%	0%	-	-	-	60.0%	40.0%	-	-	100.0%	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	100%	0%	0%	0%
W	1	Higher value zone	Greenfield	30	0.03	0.08	£131.33	£2,500	0%	< 10 units	75%	25%	0%	-	-	-	100.0%	-	-	-	100.0%	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	100%	0%	0%	0%
X	170	Higher value zone	Brownfield	30	5.67	14.00	£93.02	£7,000	35%	on-site	75%	25%	9%	10.0%	25.0%	35.0%	5.0%	5.0%	7.0%	13.0%	100.0%	15.0%	30.0%	40.0%	7.5%	7.5%	-	-	100.0%	95%	5%	15%	2%

Ref.	# Resi Units	Location / Value Zone	Development scenario	Development Density (dph) [1]	Net Developable Site Area (ha)	Net Developable Site Area (acres)	CIL [4]	Site Specific Mitigation - S106 and S278	AH Target	AH basis	AH Tenure Mix:			Market Housing Mix: [2]							Affordable Housing Mix: [2]							All (95%) Aff. Housing - Cat. M4(2) [3]	5% Aff. Housing Cat. M4(3) [3]	15% Market Housing (on sites > 10 units) - Cat. M4(2) [3]	3% Market Housing (on sites > 100 units) - Cat. M4(3) [3]		
											Affordable Rent (% of AH)	Intermediate (% of AH)	Intermediate (% of total) (>10%)	1B H	2B H	3B H	4B H	5B H	1B F	2B F	Total	1B H	2B H	3B H	4B H	5B H	1B F					2B F	Total
Y	90	Higher value zone	Brownfield	30	3.00	7.41	£93.02	£7,000	35%	on-site	75%	25%	9%	10.0%	25.0%	35.0%	5.0%	5.0%	7.0%	13.0%	100.0%	15.0%	30.0%	40.0%	7.5%	7.5%	-	-	100.0%	100%	0%	15%	0%
Z	50	Higher value zone	Brownfield	30	1.67	4.12	£93.02	£7,000	35%	on-site	75%	25%	9%	10.0%	25.0%	35.0%	5.0%	5.0%	7.0%	13.0%	100.0%	15.0%	30.0%	40.0%	7.5%	7.5%	-	-	100.0%	100%	0%	15%	0%
AA	9	Higher value zone	Brownfield	30	0.30	0.74	£93.02	£2,500	0%	< 10 units	75%	25%	0%	-	-	-	57.0%	43.0%	-	-	100.0%	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	100%	0%	0%	0%
AB	3	Higher value zone	Brownfield	30	0.10	0.25	£93.02	£2,500	0%	< 10 units	75%	25%	0%	-	-	-	100.0%	-	-	-	100.0%	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	100%	0%	0%	0%
AC	1	Higher value zone	Brownfield	30	0.03	0.08	£93.02	£2,500	0%	< 10 units	75%	25%	0%	-	-	-	100.0%	-	-	-	100.0%	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	100%	0%	0%	0%
AD	9	Apartment scheme - Lower value zone - rest of District	Brownfield	90	0.10	0.25	£93.02	£2,500	0%	< 10 units	75%	25%	0%	-	-	-	-	33.3%	66.7%	100.0%	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	100%	0%	0%	0%
AE	9	Apartment scheme - Higher value zone	Brownfield	90	0.10	0.25	£93.02	£2,500	0%	< 10 units	75%	25%	0%	-	-	-	-	33.3%	66.7%	100.0%	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	100%	0%	0%	0%
AF	9	Lower value zone - rest of District	Greenfield, RES - 100% AH	30	0.30	0.74	Exempt	£2,500	100%	on-site	75%	25%	25%	n/a	n/a	n/a	n/a	n/a	n/a	n/a	-	40.0%	50.0%	10.0%	-	-	-	100.0%	100%	0%	0%	0%	
AG	6	AONB - Lower value zone	Greenfield	30	0.20	0.49	£131.33	£2,500	35%	off-site commuted sum	75%	25%	9%	-	-	-	60.0%	40.0%	-	-	100.0%	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	100%	0%	0%	0%
AH	175	Student	Greenfield	160	1.09	2.70	£131.33	£6,000	35%	off-site commuted sum	75%	25%	9%	-	-	-	-	100.0%	-	-	100.0%	-	-	-	-	-	100.0%	-	100.0%	95%	5%	15%	2%
AI	500	Student	Greenfield	160	3.13	7.72	£131.33	£6,000	35%	off-site commuted sum	75%	25%	9%	-	-	-	-	100.0%	-	-	100.0%	-	-	-	-	-	100.0%	-	100.0%	95%	5%	15%	2%
AJ	175	Student	Brownfield	160	1.09	2.70	£93.02	£6,000	35%	off-site commuted sum	75%	25%	9%	-	-	-	-	100.0%	-	-	100.0%	-	-	-	-	-	100.0%	-	100.0%	95%	5%	15%	2%
AK	500	Student	Brownfield	160	3.13	7.72	£93.02	£6,000	35%	off-site commuted sum	75%	25%	9%	-	-	-	-	100.0%	-	-	100.0%	-	-	-	-	-	100.0%	-	100.0%	95%	5%	15%	2%
AL	55	Age Restricted / Sheltered Housing - Lower value zone - rest of District	Brownfield	125	0.44	1.09	£93.02	£6,000	35%	off-site commuted sum	75%	25%	9%	-	-	-	-	60.0%	40.0%	100.0%	-	-	-	-	-	60.0%	40.0%	100.0%	100%	0%	15%	0%	
AM	60	Assisted Living / Extra-care - Lower value zone - rest of District	Brownfield	100	0.60	1.48	Exempt	£6,000	35%	off-site commuted sum	75%	25%	9%	-	-	-	-	60.0%	40.0%	100.0%	-	-	-	-	-	60.0%	40.0%	100.0%	100%	0%	15%	0%	
AN	55	Age Restricted / Sheltered Housing - Lower value zone - rest of District	Greenfield	125	0.44	1.09	£131.33	£6,000	35%	off-site commuted sum	75%	25%	9%	-	-	-	-	60.0%	40.0%	100.0%	-	-	-	-	-	60.0%	40.0%	100.0%	100%	0%	15%	0%	
AO	60	Assisted Living / Extra-care - Lower value zone - rest of District	Greenfield	100	0.60	1.48	Exempt	£6,000	35%	off-site commuted sum	75%	25%	9%	-	-	-	-	60.0%	40.0%	100.0%	-	-	-	-	-	60.0%	40.0%	100.0%	100%	0%	15%	0%	

Notes

- [1] Minimum density is 30 dph (Core Policy 23), but we have used higher densities as appropriate depending on the typology (e.g. Student, Sheltered Housing etc)
- [2] Mix is based on latest SHMA (Core Policy 22) and agreed by the Council. We have adjusted the mix on the smaller typologies to reflect the number of units on the scheme
- [3] Category M4(2) and M4(3) units based on Development Policy 2
- [4] Baseline for testing is the current CIL Charging Schedule - September 2017 (Index linked)



Appendix 3 – Typologies Matrix 2020

Ref.	# Resi Units	Location / Value Zone	Development scenario	Development Density (dph) [1]	Net Developable Site Area (ha)	Net Developable Site Area (acres)	CIL [4]	Site Specific Mitigation - S106 and S278	AH Target	AH basis	AH Tenure Mix:			Market Housing Mix: [2]							Affordable Housing Mix: [2]							All (95%) Aff. Housing - Cat. M4(2) [3]	5% Aff. Housing - Cat. M4(3) [3]	15% Market Housing (on sites > 10 units) - Cat. M4(2) [3]	3% Market Housing (on sites > 100 units) - Cat. M4(3) [3]		
											Affordable Rent (% of AH)	Intermediate (% of AH)	Intermediate (% of total) (>10%)	1B H	2B H	3B H	4B H	5B H	1B F	2B F	Total	1B H	2B H	3B H	4B H	5B H	1B F					2B F	Total
D	270	Lower value zone - rest of District	Greenfield	30	9.00	22.24	£140.14	£22,969	35%	on-site	75%	25%	9%	10.0%	25.0%	35.0%	5.0%	5.0%	7.0%	13.0%	100.0%	15.0%	30.0%	40.0%	7.5%	7.5%	-	-	100.0%	95%	5%	15%	2%
E	170	Lower value zone - rest of District	Greenfield	30	5.67	14.00	£140.14	£20,155	35%	on-site	75%	25%	9%	10.0%	25.0%	35.0%	5.0%	5.0%	7.0%	13.0%	100.0%	15.0%	30.0%	40.0%	7.5%	7.5%	-	-	100.0%	95%	5%	15%	2%
F	90	Lower value zone - rest of District	Greenfield	30	3.00	7.41	£140.14	£20,155	35%	on-site	75%	25%	9%	10.0%	25.0%	35.0%	5.0%	5.0%	7.0%	13.0%	100.0%	15.0%	30.0%	40.0%	7.5%	7.5%	-	-	100.0%	100%	0%	15%	0%
G	50	Lower value zone - rest of District	Greenfield	30	1.67	4.12	£140.14	£20,155	35%	on-site	75%	25%	9%	10.0%	25.0%	35.0%	5.0%	5.0%	7.0%	13.0%	100.0%	15.0%	30.0%	40.0%	7.5%	7.5%	-	-	100.0%	100%	0%	15%	0%
H	9	Lower value zone - rest of District	Greenfield	30	0.30	0.74	£140.14	£0	0%	< 10 units	75%	25%	0%	-	-	-	57.0%	43.0%	-	-	100.0%	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	100%	0%	0%	0%
I	5	Lower value zone - rest of District	Greenfield	30	0.17	0.41	£140.14	£0	0%	< 10 units	75%	25%	0%	-	-	-	60.0%	40.0%	-	-	100.0%	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	100%	0%	0%	0%
J	1	Lower value zone - rest of District	Greenfield	30	0.03	0.08	£140.14	£0	0%	< 10 units	75%	25%	0%	-	-	-	100.0%	-	-	-	100.0%	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	100%	0%	0%	0%
K	170	Lower value zone - rest of District	Brownfield	30	5.67	14.00	£99.27	£20,155	35%	on-site	75%	25%	9%	10.0%	25.0%	35.0%	5.0%	5.0%	7.0%	13.0%	100.0%	15.0%	30.0%	40.0%	7.5%	7.5%	-	-	100.0%	95%	5%	15%	2%
L	50	Lower value zone - rest of District	Brownfield	30	1.67	4.12	£99.27	£20,155	35%	on-site	75%	25%	9%	10.0%	25.0%	35.0%	5.0%	5.0%	7.0%	13.0%	100.0%	15.0%	30.0%	40.0%	7.5%	7.5%	-	-	100.0%	100%	0%	15%	0%
M	25	Lower value zone - rest of District	Brownfield	30	0.83	2.06	£99.27	£20,155	35%	on-site	75%	25%	9%	10.0%	25.0%	35.0%	5.0%	5.0%	7.0%	13.0%	100.0%	15.0%	30.0%	40.0%	7.5%	7.5%	-	-	100.0%	100%	0%	15%	0%
N	9	Lower value zone - rest of District	Brownfield	30	0.30	0.74	£99.27	£0	0%	< 10 units	75%	25%	0%	-	-	-	57.0%	43.0%	-	-	100.0%	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	100%	0%	0%	0%
O	5	Lower value zone - rest of District	Brownfield	30	0.17	0.41	£99.27	£0	0%	< 10 units	75%	25%	0%	-	-	-	60.0%	40.0%	-	-	100.0%	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	100%	0%	0%	0%
P	1	Lower value zone - rest of District	Brownfield	30	0.03	0.08	£99.27	£0	0%	< 10 units	75%	25%	0%	-	-	-	100.0%	-	-	-	100.0%	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	100%	0%	0%	0%
Q	270	Higher value zone	Greenfield	30	9.00	22.24	£140.14	£20,155	35%	on-site	75%	25%	9%	10.0%	25.0%	35.0%	5.0%	5.0%	7.0%	13.0%	100.0%	15.0%	30.0%	40.0%	7.5%	7.5%	-	-	100.0%	95%	5%	15%	2%
R	170	Higher value zone	Greenfield	30	5.67	14.00	£140.14	£20,155	35%	on-site	75%	25%	9%	10.0%	25.0%	35.0%	5.0%	5.0%	7.0%	13.0%	100.0%	15.0%	30.0%	40.0%	7.5%	7.5%	-	-	100.0%	95%	5%	15%	2%
S	90	Higher value zone	Greenfield	30	3.00	7.41	£140.14	£20,155	35%	on-site	75%	25%	9%	10.0%	25.0%	35.0%	5.0%	5.0%	7.0%	13.0%	100.0%	15.0%	30.0%	40.0%	7.5%	7.5%	-	-	100.0%	100%	0%	15%	0%
T	50	Higher value zone	Greenfield	30	1.67	4.12	£140.14	£20,155	35%	on-site	75%	25%	9%	10.0%	25.0%	35.0%	5.0%	5.0%	7.0%	13.0%	100.0%	15.0%	30.0%	40.0%	7.5%	7.5%	-	-	100.0%	100%	0%	15%	0%
U	9	Higher value zone	Greenfield	30	0.30	0.74	£140.14	£0	0%	< 10 units	75%	25%	0%	-	-	-	57.0%	43.0%	-	-	100.0%	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	100%	0%	0%	0%
V	5	Higher value zone	Greenfield	30	0.17	0.41	£140.14	£0	0%	< 10 units	75%	25%	0%	-	-	-	60.0%	40.0%	-	-	100.0%	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	100%	0%	0%	0%
W	1	Higher value zone	Greenfield	30	0.03	0.08	£140.14	£0	0%	< 10 units	75%	25%	0%	-	-	-	100.0%	-	-	-	100.0%	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	100%	0%	0%	0%
X	170	Higher value zone	Brownfield	30	5.67	14.00	£99.27	£20,155	35%	on-site	75%	25%	9%	10.0%	25.0%	35.0%	5.0%	5.0%	7.0%	13.0%	100.0%	15.0%	30.0%	40.0%	7.5%	7.5%	-	-	100.0%	95%	5%	15%	2%
Y	90	Higher value zone	Brownfield	30	3.00	7.41	£99.27	£20,155	35%	on-site	75%	25%	9%	10.0%	25.0%	35.0%	5.0%	5.0%	7.0%	13.0%	100.0%	15.0%	30.0%	40.0%	7.5%	7.5%	-	-	100.0%	100%	0%	15%	0%
Z	50	Higher value zone	Brownfield	30	1.67	4.12	£99.27	£20,155	35%	on-site	75%	25%	9%	10.0%	25.0%	35.0%	5.0%	5.0%	7.0%	13.0%	100.0%	15.0%	30.0%	40.0%	7.5%	7.5%	-	-	100.0%	100%	0%	15%	0%
AA	9	Higher value zone	Brownfield	30	0.30	0.74	£99.27	£0	0%	< 10 units	75%	25%	0%	-	-	-	57.0%	43.0%	-	-	100.0%	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	100%	0%	0%	0%
AB	3	Higher value zone	Brownfield	30	0.10	0.25	£99.27	£0	0%	< 10 units	75%	25%	0%	-	-	-	100.0%	-	-	-	100.0%	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	100%	0%	0%	0%
AC	1	Higher value zone	Brownfield	30	0.03	0.08	£99.27	£0	0%	< 10 units	75%	25%	0%	-	-	-	100.0%	-	-	-	100.0%	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	100%	0%	0%	0%

Ref.	# Resi Units	Location / Value Zone	Development scenario	Development Density (dph) [1]	Net Developable Site Area (ha)	Net Developable Site Area (acres)	CIL [4]	Site Specific Mitigation - S106 and S278	AH Target	AH basis	AH Tenure Mix:			Market Housing Mix: [2]							Affordable Housing Mix: [2]							All (95%) Aff. Housing - Cat. M4(2) [3]	5% Aff. Housing - Cat. M4(3) [3]	15% Market Housing (on sites > 10 units) - Cat. M4(2) [3]	3% Market Housing (on sites > 100 units) - Cat. M4(3) [3]			
											Affordable Rent (% of AH)	Intermediate (% of AH)	Intermediate (% of total) (>10%)	1B H	2B H	3B H	4B H	5B H	1B F	2B F	Total	1B H	2B H	3B H	4B H	5B H	1B F					2B F	Total	
AD	9	Apartment scheme - Lower value zone - rest of District	Brownfield	90	0.10	0.25	£99.27	£0	0%	< 10 units	75%	25%	0%	-	-	-	-	-	33.3%	66.7%	100.0%	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	100%	0%	0%	0%
AE	9	Apartment scheme - Higher value zone	Brownfield	90	0.10	0.25	£99.27	£0	0%	< 10 units	75%	25%	0%	-	-	-	-	-	33.3%	66.7%	100.0%	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	100%	0%	0%	0%	
AF	9	Lower value zone - rest of District	Greenfield, RES - 100% AH	30	0.30	0.74	Exempt	£0	100%	on-site	75%	25%	25%	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	-	40.0%	50.0%	10.0%	-	-	-	100.0%	100%	0%	0%	0%	
AG	6	AONB - Lower value zone	Greenfield	30	0.20	0.49	£140.14	£0	35%	off-site commuted sum	75%	25%	9%	-	-	-	60.0%	40.0%	-	-	100.0%	n/a	n/a	n/a	n/a	n/a	n/a	n/a	100%	0%	0%	0%	0%	
AH	175	Student	Greenfield	160	1.09	2.70	£140.14	£4,548	35%	off-site commuted sum	75%	25%	9%	-	-	-	-	-	100.0%	-	100.0%	-	-	-	-	-	100.0%	-	100.0%	95%	5%	15%	2%	
AI	500	Student	Greenfield	160	3.13	7.72	£140.14	£4,548	35%	off-site commuted sum	75%	25%	9%	-	-	-	-	-	100.0%	-	100.0%	-	-	-	-	-	100.0%	-	100.0%	95%	5%	15%	2%	
AJ	175	Student	Brownfield	160	1.09	2.70	£99.27	£4,548	35%	off-site commuted sum	75%	25%	9%	-	-	-	-	-	100.0%	-	100.0%	-	-	-	-	-	100.0%	-	100.0%	95%	5%	15%	2%	
AK	500	Student	Brownfield	160	3.13	7.72	£99.27	£4,548	35%	off-site commuted sum	75%	25%	9%	-	-	-	-	-	100.0%	-	100.0%	-	-	-	-	-	100.0%	-	100.0%	95%	5%	15%	2%	
AL	55	Age Restricted / Sheltered Housing - Lower value zone - rest of District	Brownfield	125	0.44	1.09	£99.27	£4,471	35%	off-site commuted sum	75%	25%	9%	-	-	-	-	-	60.0%	40.0%	100.0%	-	-	-	-	-	60.0%	40.0%	100.0%	100%	0%	15%	0%	
AM	60	Assisted Living / Extra-care - Lower value zone - rest of District	Brownfield	100	0.60	1.48	Exempt	£4,471	35%	off-site commuted sum	75%	25%	9%	-	-	-	-	-	60.0%	40.0%	100.0%	-	-	-	-	-	60.0%	40.0%	100.0%	100%	0%	15%	0%	
AN	55	Age Restricted / Sheltered Housing - Lower value zone - rest of District	Greenfield	125	0.44	1.09	£140.14	£4,471	35%	off-site commuted sum	75%	25%	9%	-	-	-	-	-	60.0%	40.0%	100.0%	-	-	-	-	-	60.0%	40.0%	100.0%	100%	0%	15%	0%	
AO	60	Assisted Living / Extra-care - Lower value zone - rest of District	Greenfield	100	0.60	1.48	Exempt	£4,471	35%	off-site commuted sum	75%	25%	9%	-	-	-	-	-	60.0%	40.0%	100.0%	-	-	-	-	-	60.0%	40.0%	100.0%	100%	0%	15%	0%	

Notes

- [1] Minimum density is 30 dph (Core Policy 23), but we have used higher densities as appropriate depending on the typology (e.g. Student, Sheltered Housing etc)
- [2] Mix is based on latest SHMA (Core Policy 22) and agreed by the Council. We have adjusted the mix on the smaller typologies to reflect the number of units on the scheme
- [3] Category M4(2) and M4(3) units based on Development Policy 2
- [4] Baseline for testing is the current CIL Charging Schedule - September 2017 (Index linked)

