

Lichfield District Council

DSP19616

Local Plan & CIL Viability Assessment

Appendix I – Development Assumptions

Lichfield District Council - Appendix I - Local Plan & CIL Viability Assessment - Residential Assumptions (Sheet 1 of 3)

Scheme Size Appraised	Type	Site type	Density	Net Land Area (ha)	Gross Land Area (ha)	Total Land Area (ha)	Build Period (Months)
1	Houses	PDL	35	0.03	0.03	0.03	6
6	Houses	PDL/Greenfield	35	0.17	0.20	0.20	6
10	Houses	PDL/Greenfield	35	0.29	0.33	0.33	12
15	Flats	PDL	75	0.20	0.23	0.23	12
15	Houses	PDL/Greenfield	40	0.38	0.43	0.43	12
25	Mixed	PDL/Greenfield	55	0.45	0.52	0.52	18
30	Flats (Sheltered)	PDL	125	0.24	0.28	0.28	18
50	Mixed	Greenfield	55	0.91	1.05	1.05	18
50	Flats	PDL	125	0.40	0.46	0.46	18
60	Flats (Extra Care)	PDL	125	0.48	0.55	0.55	18
100	Mixed	PDL/Greenfield	55	1.82	2.36	2.36	24
250	Mixed	PDL/Greenfield	55	4.55	5.91	5.91	36

Notes:
 The above scenarios tested at 0%, 20%, 30%, 40% on-site AH on sites of 10+ units. The appraisals have been completed in each case to the point at which a negative results is returned - we consider there to be no merit in extending testing beyond the points where there is a negative residual land value. Affordable Housing tenure split assumed at 66.66% Rented split equally between Affordable Rented and Social Rented and 33.33% Intermediate based on the HEDNA (June 2019) and as agreed with LDC. 10% Low Cost / Affordable Home Ownership (AHO) of total overall requirements. The above assumes fully applied policy position - actual percentage will necessarily vary due to policy requirement.

Unit Sizes (sq. m)*	Affordable	Private
1-bed flat	50	50
2-bed flat	70	70
2-bed house	79	79
3-bed house	93	100
4-bed house	112	130

*Note: Retirement/sheltered typology:
 1-beds @ 55 sq. m; 2-beds @ 75 sq. m (Note 25% communal area content within retirement/sheltered typology)
 *Note: Extra care typology:
 60 units typology Comprised of a 3:2 ratio of 1-bed to 2-bed units (36 no. 1-b; 24 no. 2-b)
 1-beds @ GIA 58.5 sq. m; 2-beds @ 76 sq. m (excluding communal areas - 35% communal area content).

*based on the Nationally Described Space Standard

Dwelling mix principles based on the HEDNA (June 2019) - for building up assumptions

No. Beds	Market Housing	Affordable Rent	Intermediate
1-beds	5-10%	25-30%	10-20%
2-beds	30-35%	20-30%	35-45%
3-beds	45-55%	35-40%	30-40%
4-beds	5-15%	5-10%	5-15%

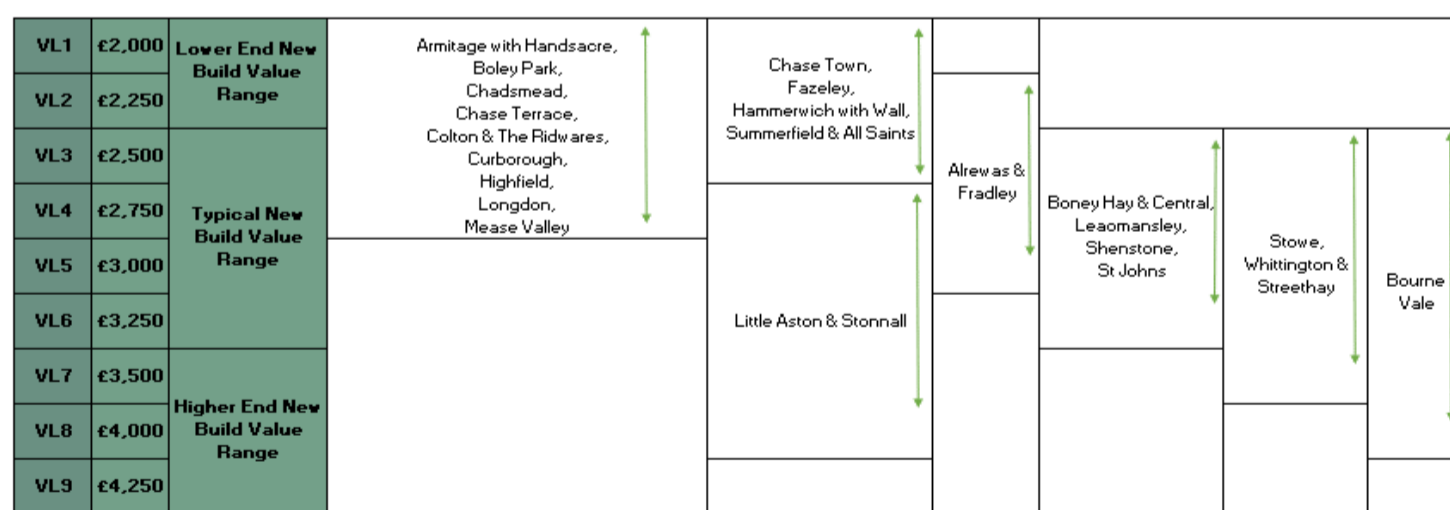
Note: All subject to 'best fit scenario'. Intermediate mix adjusted across 1 and 2-beds only

Value Levels - Lichfield DC

Market Value (MV) - Private units	VL1	VL2	VL3	VL4	VL5	VL6	VL7	VL8	VL9
	£2,000	£2,250	£2,500	£2,750	£3,000	£3,250	£3,500	£4,000	£4,250
	Lower end new build values / typical market falling			Typical New Build Values Range			Higher end new build values and above/typical market rising		
VLs	VL1	VL2	VL3	VL4	VL5	VL6	VL7	VL8	VL9
1-bed flat	£100,000	£112,500	£125,000	£137,500	£150,000	£162,500	£175,000	£200,000	£212,500
2-bed flat	£140,000	£157,500	£175,000	£192,500	£210,000	£227,500	£245,000	£280,000	£297,500
2-bed house	£158,000	£177,750	£197,500	£217,250	£237,000	£256,750	£276,500	£316,000	£335,750
3-bed house	£200,000	£225,000	£250,000	£275,000	£300,000	£325,000	£350,000	£400,000	£425,000
4-bed house	£260,000	£292,500	£325,000	£357,500	£390,000	£422,500	£455,000	£520,000	£552,500
MV (£ / m²)	£2,000	£2,250	£2,500	£2,750	£3,000	£3,250	£3,500	£4,000	£4,250

Note: Sheltered Housing tested at VL6 £3,250 to VL9 £4,250 - VL9 for sheltered and Extra Care only

Indicative Relevance of VLs by Ward Area	Indicative Applicable VL Range
Chase Town	VL1 -3
Armitage with Handsacre	VL1 -4
Boley Park	VL1 -4
Chadsmead	VL1 -4
Chase Terrace	VL1 -4
Colton & The Ridwares	VL1 -4
Curborough	VL1 -4
Highfield	VL1 -4
Longdon	VL1 -4
Mease Valley	VL1 -4
Fazeley	VL1-3
Hammerwich with Wall	VL1-3
Summerfield & All Saints	VL1-3
Alrewas & Fradley	VL2-5
Boney Hay & Central	VL3-6
Leomansley	VL3-6
Shenstone	VL3-6
St Johns	VL3-6
Stowe	VL3-7
Whittington & Streethay	VL3-7
Bourne Vale	VL3-8
Little Aston & Stonnall	VL4-8



Affordable Housing Revenue Assumptions

Unit	Market Size	Affordable Rent		Social Rent	
		LHA Cap	Average AH Transfer Price (LHA)	Average across Lichfield District	Social Rent transfer price
1BF	50	£90.90	£74,464	£78.00	£63,900
2BF	70	£113.92	£93,326	£84.00	£68,815
2BH	79	£113.92	£93,326	£81.00	£74,550
3BH	100	£133.35	£109,245	£97.00	£79,465
4BH	130	£170.67	£139,819	£114.00	£93,392

Shared Ownership Value assumes an average of 60% of market value

Source: Dixon Searle Partnership (2020)

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Development / Policy Costs	Lichfield DC	Notes / variances
RESIDENTIAL BUILDING, MARKETING & S106 COSTS		
Build Costs 'One-off' housing detached (3 units or less) - generally (£/sq.m)	£1,868	BCIS figures are exclusive of external works 1 House only
Build Costs Mixed Developments - generally (£/sq. m) ¹	£1,211	
Build Costs Estate Housing - generally (£/sq. m) ¹	£1,241	
Build Costs Flats - generally (£/sq. m) ¹	£1,397	
Build Costs (Supported Housing - Generally) (£/sq.m) ¹	£1,458	
Build Costs Flats - 6+ Storey	£1,563	50 Flats 6+ Storey Sensitivity Test only
External Works	10% -15%	Reduced allowance for sheltered / extra care development at 7.5%
Site Works	£300,000/net developable ha	
Contingencies (% of build cost)	5%	3% strategic sites (excluding Huddlesford Lane)
Professional & Other Fees (% of build cost)	10%	8% strategic sites (excluding Huddlesford Lane)
Sustainable Design / Construction Standards (% of build cost) ²	2%	Latest data suggests allowances in the range of 1% to 1.5% to meet building regulations. Base test at 2% representative of the potential implementation of the new Future Homes Standard (under Building Regulations)
CIL Trial Rates	Tested at £0 - £300/sq. m at £25/sq./ m intervals	
Water Efficiency Standards	110 litres per person per day	
Sensitivity Test Only	£1,646 (Flats)	Per unit (applicable units only) 97% of units.
Potential Building Regs M4 (2) Compliance (£ per unit)	£2,447 (Houses)	
Sensitivity Test Only	£15,691 (Flats)	Per unit (applicable units only) 3% of units.
Potential Building Regs M4 (3) Compliance (£ per unit)	£26,816 (Houses)	
Cannock Chase SAC (SAMM)	N/A	Funded through CIL as set out in the Council's Reg 123 List
River Mease SAC ³	£228 (1-beds) £335 (2-beds) £453 (3-beds) £633 (4-beds)	LDC have confirmed these costs will not be met by CIL. DSP to include a specific assumption for these amounts.
Residual s.106 /non-CIL costs (£ per unit) - small scale PDL / Greenfield sites	£3,000	Per unit
Residual s.106 /non-CIL costs (£ per unit) - larger scale greenfield sites	n/a	s106 scope explored through running appraisals as s106 surplus residual above BLV.
Marketing & Sales Costs (%of GDV)	3%	
Legal Fees on sale (£ per unit)	£750	
DEVELOPER'S RETURN FOR RISK AND PROFIT		
Open Market Housing Profit (% of GDV)	15-20%	17.5% as base
Affordable Housing Profit (% of GDV)	6%	
FINANCE & ACQUISITION COSTS		
Agents Fees (% of site value)	1.50%	
Legal Fees (% of site value)	0.75%	
Stamp Duty Land Tax (% of site value)	0% to 5%	HMRC scale
Finance Rate - Build (%)	6.5%	
Finance Rate - Land (%)	6.5%	

Notes:

¹ Build cost taken as "Median" figure from BCIS for that build type unless otherwise stated - e.g. flats ; houses storey heights etc. and then rounded. Median figure gives a better figure than the Mean as it is not so influenced by rogue figures that can distort the mean on small sample sizes. The BCIS figure for Lichfield has been used and averaged across the area. External added separately at 10-15%. Site works added separately.

² The above costs are based on the DCLG Housing Standards Review Impact Assessment costings assuming equivalent CfSH L4 energy costs only base. Appraisals assume cost uplift in line with figures above assuming average cost uplift from each unit type (£1,932 per unit average, equating to the 2% assumed above).

³ Costs as described in Appendix F of the LDC Developer Contributions SPD and the River Mease Special Area of Conservation Water Quality Management Plan - Developer Contribution Scheme (June 2016)

Source: Dixon Searle Partnership (2020)

Lichfield District Council - Appendix I - Local Plan & CIL Viability Assessment - Residential Assumptions (Sheet 3 of 3)

Site	Indicative Capacity (approx no. of dwellings)	Assumed Gross Site Area (ha)	Estimated Net Site Area (ha)	Indicative Residential Market Value (£/sq. m.)	Housing Trajectory - Timings/phasing <i>LDC planning to deliver 536 new homes per annum (11,800 homes over plan period)</i>	DSP Additional Assumptions / Comments / Site Specific Costs <i>Main cost assumptions - Sheet 2 (Serviced land = £550,000/ha unless otherwise stated)</i>
Land to the north-east of Lichfield SHLAA ID: 32 SHLAA ID: 293 SHLAA ID: 310	3,300 (comprises 3 no. sites) SHLAA ID: 32 - 2,780 SHLAA ID: 293 - 200 SHLAA ID: 310 - 506	231.04 (Total) SHLAA ID: 32 - 193.67 SHLAA ID: 293 - 9.26 SHLAA ID: 310 - 28.11	138.55 (Total) SHLAA ID: 32 - 116.2 SHLAA ID: 293 - 5.55 SHLAA ID: 310 - 16.8	£3,000	200/dwellings pa (assumes 6 outlets) = 16.5yrs (198 months) for whole development less 6 months lead-in and 12 months offset from construction = 180 months (construction & sales)	<ul style="list-style-type: none"> Primary 2FE School Primary 3FE School Secondary 8FE School <p>£8,200,000 £11,200,000 £24,000,000</p> <ul style="list-style-type: none"> Provision for access to the strategic and local highway network as appropriate including junction improvements Integrated sustainable drainage Provide necessary utilities infrastructure (minimising use of water resources and energy useage - Mere's Brook) Improvements to existing transport and the creation of sustainable transport such as bus, cycle and walking within the development and to and from the existing settlement Provision of neighbourhood centre and community hub Provision of a network of green space and delivery of sports pitches, play spaces, in accordance with standards set out within the local plan review. <p>Site works and infrastructure @ £20,000/unit. Costs included as part of wider general cost assumptions Site works and infrastructure @ £20,000/unit. Costs included as part of wider general cost assumptions Cost N/A N/A Latest Open Space Strategy not yet available. Costs/land take included as part of wider general assumptions</p>
Land west of Fazeley (Land at Mile Oak, Fazeley) SHLAA ID: 152	800 (Potential dwelling yield up to 971 units)	53.90ha	32.34ha	£2,700	120/dwellings pa (assumes 4 outlets) = 6.6yrs (80 months) for whole development less 6 months lead in and 12 months offset from construction = 62 months (construction & sales)	<ul style="list-style-type: none"> Provision for access to the strategic and local highway network as appropriate; Integrated sustainable drainage; Primary School 1x 1FE FC towards secondary school provision at Tamworth secondary schools Provide necessary utilities infrastructure and minimise use of water resources and energy usage. Improvements to existing and the creation of sustainable transport such as bus, cycle and walking within the development and to and from the existing settlement. <i>Further transport analysis needed to determine requirements</i> Provision of neighbourhood centre and community hub Provision of a network of green space and delivery of sports pitches, play spaces, in accordance with standards set out within the local plan review. <p>Site works and infrastructure @ £20,000/unit. £5,200,000 £2,246,640 Site works and infrastructure @ £20,000/unit. Costs included as part of wider general cost assumptions Costs N/A Latest Open Space Strategy not yet available. Costs/land take included as part of wider general assumptions</p>
Land off Huddlesford Lane, Whittington SHLAA ID: 115	75	3.04ha	1.82ha	£3,400	40/dwellings pa (assumes 1 outlet) = 3yrs (36 months) for whole development less 6 months lead in and 12 months offset from construction = 18 months (construction & sales)	<ul style="list-style-type: none"> Provision for access to the strategic and local highway network as appropriate, including intergrated sustainable drainage; Provide necessary utilities infrastructure and minimise use of water resources and energy usage. Improvements to existing and the creation of sustainable transport such as bus, cycle and walking within the development and to and from the existing settlement; Education financial contribution towards delivery of additional primary school infrastructure Provision of neighbourhood centre and community hub Provision of a network of green space and delivery of sports pitches, play spaces, in accordance with standards set out within the local plan review. <p>DSP to assume general site works assumptions as per typologies. DSP to assume general site works assumptions as per typologies. Costs included as part of wider general cost assumptions £226,832 Costs N/A Latest Open Space Strategy not yet available. Costs/land take included as part of wider general assumptions</p>
Land off Hay End Lane, Fradley SHLAA ID: 148 SHLAA ID: 314	500 (comprises 2 no. sites) SHLAA ID: 148 - 184 SHLAA ID: 314 - 405 (Total = 589?)	50.57 (Total) SHLAA ID: 148 - 10.19 SHLAA ID: 314 - 40.38	N/A	£3,100	90/dwellings pa (assumes 3 outlets) = 5.5yrs (66 months) for whole development less 6 months lead in and 12 months offset from construction = 48 months (construction & sales)	<ul style="list-style-type: none"> Provision for access to the strategic and local highway network as appropriate, including integrated sustainable drainage; <i>IDP notes various infrastructure provisions re capacity along the A38(T) and safety issues at the Fradley South and Hilliards Cross junctions. The Council has confirmed this site will need to provide minor improvements to these junctions although more significant works may be required in the future</i> Primary 1FE School Financial contribution towards 1/2FE extension to existing primary school Provide necessary utilities infrastructure and minimise use of water resources and energy usage. Improvements to existing and the creation of sustainable transport such as bus, cycle and walking within the development and to and from the existing settlement Provision of neighbourhood centre and community hub Provision of a network of green space and delivery of sports pitches, play spaces, in accordance with standards set out within the local plan review. Ecology - provide a wider canal corridor (LWS) that disperses effects of public access, which could include new wildlife planting and also strengthen the wildlife corridor. Provision of public art <p>Site works and infrastructure @ £20,000/unit. £5,200,000 £1,512,315 Site works and infrastructure @ £20,000/unit. Costs included as part of wider general cost assumptions Costs N/A N/A Latest Open Space Strategy not yet available. Costs/land take included as part of wider general assumptions Costs N/A Costs N/A</p>

Lichfield District Council - Appendix I - Local Plan & CIL Viability Assessment - Commercial Assumptions

Use Class / Type	Example Scheme Type	GIA (m ²)	Site Coverage	Site Size (Ha)	Build Period (Months)*	Values Range - Annual Rents £ per sq. m			Build Cost (£ per sq. m)**	External works cost addition (%)	Total Build Cost (£/sq. m excl fees etc)	Notes:
						Low	Mid	High				
Large Retail	Large Supermarket - out of town	2500	35%	0.71	18	£200	£225	£250	£1,381	15%	£1,588	BCIS - Hypermarkets / Supermarkets - generally.
Large Retail	Retail Warehouse	1000	40%	0.25	7	£150	£200	£250	£797	15%	£917	BCIS - Retail warehouses - up to 1,000 sq. m.
Small Retail	Convenience store/smaller comparison retail - various locations	300	75%	0.04	6	£100	£130	£160	£1,041	15%	£1,197	BCIS - Shops - Generally
Business - Offices - Town Centre	Office Building	500	200%	0.03	12	£150	£175	£200	£1,829	15%	£2,103	BCIS - Offices - 3-5 Storey; airconditioned
Business - Offices - Out of town centre /Business Park	Office Building	1000	40%	0.25	12	£100	£125	£150	£1,620	15%	£1,863	BCIS - Offices - 1-2 Storey; airconditioned
Business - Industrial / Warehousing	Smaller / Move-on type industrial unit including offices - industrial estate	500	40%	0.13	6	£60	£75	£90	£1,150	15%	£1,323	BCIS - Advance factories / offices - mixed facilities (B1) - generally
Business - Industrial / Warehousing	Larger industrial / warehousing unit including offices - industrial estate	2000	40%	0.50	12	£30	£50	£70	£761	15%	£875	BCIS - Advance factories / offices - mixed facilities (B1) - >2000
Hotel (budget)	Hotel - edge of town centre / edge of town	2100	50%	0.42	18	£3,500	£5,000	£6,500	£1,907	15%	£2,193	BCIS - Hotels
C2 - Residential Institution	Nursing Home	1900	60%	0.32	16	£150	£200	£250	£1,673	15%	£1,924	BCIS - Care Homes for the elderly
Student Accommodation	100% Cluster type Accommodation with ensuite (150 rooms)	1800	50%	0.36	18	£100	£130	£160	£1,850	5%	£1,943	BCIS - Student Accommodation
Other / Sui Generis	Variable - considered on strength of values / costs relationship basis for a range of other development uses including community / clinics / fitness/ leisure / nurseries etc. / holiday lets	Value / costs relationship strength considered in report										

Development Costs	
BREAAM / other enhancements addition contingency (% of cost)	5%
Professional Fees (% of cost)	10%
Contingencies (% of cost)	5%
Planning / Building Regs etc / insurances (% of cost)	2.0%
Site survey / preparation costs / S106	Variable
Potential CIL - trial rates testing	at £25/m ² intervals up to £300/m ²
Finance Costs	
Finance rate p.a. (including over lead-in and letting / sales period)	6.5%
Arrangement / other fees (% of cost)	2.0%
Marketing Costs	
Advertising Fees (% of annual income)	1%
Letting Fees (% of annual income)	10%
Purchaser's costs	5.75%
Developer Profit (% of GDV)	15%
Yields	Variable applicability sensitivity tested across range at 5.0% to 7.0%
Site Acquisition Costs	
Agents Fees (% of site value)	1.50%
Legal Fees (% of site value)	0.75%
Stamp Duty (% of value - HMRC scale)	0 to 5%

*BCIS Construction Duration Calculator

**BCIS Median - Location Factor for Lichfield

Source: Dixon Searle Partnership (2020)

Lichfield District Council - Appendix I - Local Plan & CIL Viability Assessment - Policy Analysis

Policy No. / Name	Cost Impact for Viability Testing Purposes?		Addressed where applicable through specific study approach / assumptions - associated commentary / Cost allowance
		Yes	
		Potential	
		No	
Strategic Policies			
Policy OSS1: Presumption in favour of Sustainable Development			The policy refers to the aspiration of the provision of sustainable development aligning with the requirements as set out in the NPPF. To meet this requirement as part of the study, DSP assume associated costs are reflected within overall build cost assumptions and location of development. Assume development appropriate in terms of general design / layout etc. as would be permitted under the range of development management criteria.
Policy OSS2: Our Spatial Strategy			This strategy is Considered through the range of development scenarios/typologies alongside the range of Value Levels being representative of the hierarchy of the District (i.e. location of planned development in the district). The same approach has been applied to the non-residential scenarios as part of this study.
Policy NS1: New Settlement			N/A - new settlement wont be implimented until end of plan period (2040) will not have an impact on our assumptions or study. However, this will be tested aspart of later study phases as a specific strategic site test which is separate from the main set of residential typologies.
Policy OSC1: Securing Sustainable Development			Council require all development to contribute for opportunities for renewable energy and to reduce carbon emissions, this directly corresponds to a cost assumption within our study. Subject to further discussion with the Council in regard to their sustainability aspirations, DSP will assume assoicated costs are being reflected within overall build cost assumptions. In addition, there may be the opporunity for further sensivity testing (tbc)
Policy OSC2: Renewables and low carbon energy			Also see above. DSP assume an overall sustainable design/construction cost allowance. Specific renewable energy development is more of a land use planning impact than for vaibility purposes.
Policy OSC3: Sustainable building standards for non-domestic buildings			LDC require buildings over 1,000SqM to be build to BREEAM "excellent" standard unless demonstrated unviable. Allowed for as part of build cost assumptions (included at 5% on cost)
Policy OSC4: High Quality Design			DSP would consider the design policies to be addressed as part of the general nature and quality of development expected to come forward and be supportable through the usual planning application and development management process. Therefore reflected in the nature of the build and related costs assumptions used for all appraisals. However, could have a site specifics impact and would need to be treated as abnormal costs at planning application stage rather than at Plan making stage.
Policy OSC5: Flood Risk, sustainable drainage & water quality			With reference to Policy OSS2 which sets out the settlement hierarchy and the prefered locations of developments. Although there could be site-specific impact which would need to be treated as abnormal costs in weighing-up overall viability position on a particular site, given the high level nature of this study, DSP assume an overall allowance within the build costs and fees assumptions.
Policy INF1: Delivering our Infrastructure			Considered through range of s.106/other cost assumptions (in addition to CIL). In practice a range of sites will trigger mitigation requirements (localised works or contributions) but those will vary with the site-specific details. DSP consider £3,000/dwelling forms an appropriate sum, effectively as a contingency, for such measures. It follows that for all tests at £3,000 per dwelling, the
OST1: Our sustainable transport			See Policy INF1 above. Reference to Electric Vehicle Charging Points allowed for as part of overall sustainability allowance as set out in Policy OST2.
OST2: Sustainable travel			
LP1OST: Parking Provision			See Policy OST1/2 above, although this is likely to be incoperated as part of the overall scheme design (Policy OSC4 High Quality Design) it may also have site specific abnormal /cost implication not to be included at plan making stage.
OHF1: Housing Provision			Housing provision linked to settlement hierarchy together with key strategic sites. Reflected through site typologies, value levels and location of development. Specific testing for strategic development allocations.
OHF2: Providing a balanced housing market and optimising housing density			LDC have set out the prefered housing mix and development density, which will be reflected within our typologies to ensure the requirement for a balanced housing market is met. DSP will do specific testing for older person housing such as sheltered and extra care flats in our typologies.
OHF3: Accomodation for gypsies and traveller provision			No direct impact on viability, rather a planning and land use implication.
OHF4: Affordable Housing			AH is a key policy requiriment and LDC are looking to achieve the highest possible target whilst not unduly impacting on development viability. On this basis a range of AH proportions have been test with a focus on 20% - 40%. DSP to also consider any differential for greenfield and PDL site types.
OEET1: Our employment and economic development			Commercial (non-residential) scenarios/typologies to be tested as informed by the detail set out in this policy i.e.including B1, B2 and B8 uses, at an appropriately high level for the study purpose. These will cover a range of values representing the variety relevant in different areas in the district, linking to policy OEET2 below.
OEET2: Our Centres			Non-residential development focused in the strategic centre, followed by town, rural and neighbourhood centres. Reflected in the types and scale of scenarios tested alongside varying values.
OEET3: Drayton Manor Park			No direct impact on our assumptions / cost allowance other than through the range of non-residential typologies tested as part of this study.
OEET4: Tourism			No direct impact on our assumptions / cost allowance - more of a planning and land use implication. However, DSP will consider a high-level review of typical tourism related development.
OHSC1: Healthy & Safe communities			Considered through range of s.106/ other costs assumptions including open space allowance and overall design quality principles. Bespoke assumptions may be applied for strategic development allocations.
OSR2: Open space and recreation			Assumed £3,000 per dwelling which covers open space as set out in The Open Space Assessment of 2016; which states that "Open Space has been included in the Regulation 123 list to enable funding through CIL. On site open space requirements for new development continue to be delivered through section 106 agreements of planning conditions". Where applicable, DSP has made bespoke assumptions for Open Space, otherwise assume forms part of our general land take % assumption.
OHSC2: Arts and Culture			N/A - no direct impact to our assumptions
ONR1: Green Belt			No direct impact on our assumptions / cost allowance - more of a planning and land use implication.
ONR2: Habitats and biodiversity			Considered through a range o fs.106 / other cost assumptions including a general % allowance on sustainability covering any requirement for biodiversity off-setting. Bespoke assumptions may be applied for strategic development allocations.
ONR3: Cannock Chase Special Area of Conservation & River Mease special Area of Conservation			Policy requires a bespoke financial contributions as part of appraisal assumptions - informed by Council Reg list 123 - See Residential Assumptions Sheet 2.
ONR4: Green infrastructure and connectivity			Any associated cost or land take assumptions considered to be within overall build costs and externals / planning obligations including sustainability allowance.
ONR5: Natural and historic landscapes			More of a general development management matter and does not inform particluar viability assessment assumptions.
OBHE1: Histroic Environment			N/A - no direct impact to our assumptions
OBHE2: Loss of heritage assests			Developer must impliment a viable scheme to retain heritage assests within a development - no direct cost implicaitons.
OBHE3: Conservation areas			Although more of a planning and land use implication than for viability consideration, an indirect cost implication may exist in relation to scale and form of development - more of a design, development management related consideration. However could have site specific impacts and as such would need to be treated as abnormal costs in weighing up the overall viability position on a particular site.
OBHE4: Evidence to support heritage proposals			N/A - no direct impact to our assumptions
SHA1: Strategic housing allocation north of Lichfield			
SHA2: Strategic housing allocation land west of Fazeley			
SHA3: Strategic housing allocation land north and south of Hay End Lane			
SHA4: Strategic housing allocation land off Huddlesford Lane			A range of development scenarios/typologies alongside the range of Value Levels being representative of the hierarchy of the District (i.e. location of planned development in the district) have been tested, including bespoke site specific testing for strategic sites as directed by the Council.

Policy No. / Name	Cost Impact for Viability Testing Purposes?		Addressed where applicable through specific study approach / assumptions - associated commentary / Cost allowance
		Yes	
		Potential	
		No	
Local Policies			
LC1: Lichfield economy			Lichfield City Centre is the focus of new commercial development. Non-residential typologies to reflect this approach - tested across a range of different use types e.g. retail, employment etc. as informed by planned delivery.
LC2: Lichfield environment			Although more of a general development management matter we consider our assumptions generally make allowances for appropriate design standards and other environmental/sustainability related policies in the LDC context, e.g. professional fees, sustainability, s106, etc.
LC3: Lichfield services and facilities			Although more of a planning/land use implication than for viability consideration, our cost assumptions make an allowance for typical s106 contributions which contribute towards infrastructure in the district.
B1: Burntwood economy			A range of non-residential development typologies considered to reflect this approach in a number of locations in the district.
B2: Burntwood environment			Although more of a general development management matter we consider our assumptions generally make allowances for appropriate design standards and other environmental/sustainability related policies in the LDC context, e.g. professional fees, sustainability, s106, etc.
B3: Burntwood services and facilities			Although more of a planning/land use implication than for viability consideration, our cost assumptions make an allowance for typical s106 contributions which contribute towards infrastructure in the district.
A1: Alrewas services and facilities			Although more of a planning/land use implication than for viability consideration, our cost assumptions make an allowance for typical s106 contributions which contribute towards infrastructure in the district.
A2: Alrewas economy			A range of non-residential development typologies considered to reflect this approach in a number of locations in the district.
AH1: Armitage with Handsacre environment, services and facilities			Although more of a planning/land use implication than for viability consideration, our cost assumptions make an allowance for typical s106 contributions which contribute towards infrastructure in the district.
AH2: Armitage with Handsacre economy			A range of non-residential development typologies considered to reflect this approach in a number of locations in the district.
F1: Fazeley environment			Although more of a general development management matter we consider our assumptions generally make allowances for appropriate design standards and other environmental/sustainability related policies in the LDC context, e.g. professional fees, sustainability, s106, etc.
F2: Fazeley services and facilities			Although more of a planning/land use implication than for viability consideration, our cost assumptions make an allowance for typical s106 contributions which contribute towards infrastructure in the district.
F3: Fazeley economy			A range of non-residential development typologies considered to reflect this approach in a number of locations in the district.
FR1: Fradley environment			Although more of a general development management matter we consider our assumptions generally make allowances for appropriate design standards and other environmental/sustainability related policies in the LDC context, e.g. professional fees, sustainability, s106, etc.
FR2: Fradley services and facilities			Although more of a planning/land use implication than for viability consideration, our cost assumptions make an allowance for typical s106 contributions which contribute towards infrastructure in the district.
FR3: Fradley economy			A range of non-residential development typologies considered to reflect this approach in a number of locations in the district.
LA1: Little Aston environment, services and facilities			Although more of a general development management matter we consider our assumptions generally make allowances for appropriate design standards and other environmental/sustainability related policies in the LDC context, e.g. professional fees, sustainability, s106, etc.
S1: Shenstone environment, services and facilities			Although more of a general development management matter we consider our assumptions generally make allowances for appropriate design standards and other environmental/sustainability related policies in the LDC context, e.g. professional fees, sustainability, s106, etc.
S2: Shenstone economy			A range of non-residential development typologies considered to reflect this approach in a number of locations in the district.
W1: Whittington environment services and facilities			Although more of a planning/land use implication than for viability consideration, our cost assumptions make an allowance for typical s106 contributions which contribute towards infrastructure in the district.
W2: Whittington economy			A range of non-residential development typologies considered to reflect this approach in a number of locations in the district.
H1: Hopwas economy			A range of non-residential development typologies considered to reflect this approach in a number of locations in the district.
H2: Hopwas environment			Although more of a general development management matter we consider our assumptions generally make allowances for appropriate design standards and other environmental/sustainability related policies in the LDC context, e.g. professional fees, sustainability, s106, etc.
H3: Hopwas facilities and services			Although more of a planning/land use implication than for viability consideration, our cost assumptions make an allowance for typical s106 contributions which contribute towards infrastructure in the district.
KB1: Kings Bromley Environment			Although more of a general development management matter we consider our assumptions generally make allowances for appropriate design standards and other environmental/sustainability related policies in the LDC context, e.g. professional fees, sustainability, s106, etc.
KB2: Kings Bromley services and facilities			Although more of a planning/land use implication than for viability consideration, our cost assumptions make an allowance for typical s106 contributions which contribute towards infrastructure in the district.
ST1: Stonnall economy			A range of non-residential development typologies considered to reflect this approach in a number of locations in the district.
ST2: Stonnall environment			Although more of a general development management matter we consider our assumptions generally make allowances for appropriate design standards and other environmental/sustainability related policies in the LDC context, e.g. professional fees, sustainability, s106, etc.
ST3: Stonnall services and facilities			Although more of a planning/land use implication than for viability consideration, our cost assumptions make an allowance for typical s106 contributions which contribute towards infrastructure in the district.
OR1: Smaller rural villages and our wider rural areas			A range of residential development typologies have been considered as part of this study, at a range of value levels representative of different locations within the district including in smaller rural villages.

Source: Dixon Searle Partnership (2020)