Colchester City Council
Preferred Options
Local Plan Topic Paper
Viability
November 2025

Colchester
Local Plan

Contents

Executive Summary

It is important for the planning system to contribute to delivering sustainable development that has beneficial social, environmental and economic outcomes. Policies should be written to ensure that developer contributions can be sourced to help contribute to the delivery of these outcomes. Developer contributions can include many elements such as affordable housing provision, electric vehicle charging points, compliance with accessibility standards and more.

However, including these developer contributions does increase the development costs.

The National Planning Policy Framework and Planning Practice Guidance sets out that plans should outline contributions expected from development but that this should be balanced to ensure that developments are still financially viable to build and the plan remains deliverable. To determine if the plan, and the policies within it, is financially viable to deliver a viability assessment is undertaken.

At this stage of preparing the Local Plan, a viability assessment has been carried out by Newmark to assess the viability of the whole plan. The assessment determines whether the plan policies are either financially viable, marginal or not viable depending on the results of the cost assessment. To determine if policies in the plan support development viability, the value of land before development and post development is considered. The cost assessment is based on two key financial values; the benchmark land value (the existing land value plus a premium for the landowner and the cost of meeting policy requirements) and the residual land value (derived from the value of the completed development (net) minus the development costs, including the developer's profit).

For the assessment, estimates of land and residential sales values across Colchester were determined based on market analysis. These values predominantly varied based on location and whether land was brownfield or greenfield. Using these values, Colchester was then split up into three different 'value zones', high, medium and low value, for the delivery of housing.

Cost estimates involved with delivering against the preferred option local plan policy requirements (e.g. affordable housing, accessibility standards) were then calculated.

Evidence from the housing needs study and other sources was then used to identify a series of development types (known as typologies), considering tenure mix, residential units and land type (greenfield or brownfield), likely to be delivered in the local plan period. Each typology was then assessed by calculating the residual land value of the development and comparing this against the benchmark land value to determine development viability.

A separate and more detailed analysis was conducted for eleven of the largest sites (known as 'strategic sites') being put forward for development in the preferred options local plan, considering specific site locations and feedback from developers, promoters and landowners that may influence viability.

Overall, the assessment concluded that the policies in the preferred options local plan are broadly deliverable based on current market conditions. Specifically, it shows that the majority of the typologies were viable, particularly those of higher unit typologies (100-250 units) and in the medium to high value zones of Colchester. However, at lower unit typologies (25-50 units) and in the low value zones, more sites were found marginal or not viable, particularly on brownfield sites. All of the strategic sites were found to be viable and had the ability to comfortably accommodate changes in policy costs and increased section 106/infrastructure contributions.

The Council will use the findings of the assessment alongside other relevant evidence findings and consultation responses to determine if any policy amendments may be required to ensure the plan remains viable overall.

1. Introduction and Purpose

1.1 To help with the consideration, interpretation and consultation on the Preferred Options Regulation 18 Plan and later stages of plan making, a series of Topic Papers have been prepared which summarise the evidence base and details how this evidence has helped shape the policies in the Preferred Options Local Plan. These Topic Papers are 'live' documents and will be updated as the plan making process progresses.

1.2 This is the Viability Topic Paper. It summarises the evidence and plan making considerations which relate to the financial viability of the Local Plan. It considers the cost implications of the Local Plan policies on financial viability of delivering new development. Viability is an important consideration for the creation of policies and the requirements they impose on developers which may affect the costs of building new development.

1.3 This Topic Paper summarises the relevant evidence base documents, which are:

- Colchester Whole Plan Viability Assessment (October 2025)
- Accompanying Appendices to the Whole Plan Viability Report (October 2025)
- Full appraisals supporting the Whole Plan Viability Report (October 2025)

1.4 The assessment provides recently prepared, comprehensive and robust evidence sources that are drawn on at various points throughout the paper and have informed the Plan. The viability assessment will be updated as other evidence base documents develop and policies are updated through the plan making process.

1.5 Much of the evidence is lengthy, technical, and in part complex. The Topic Papers aim to help make the evidence clearer where necessary and also bridge the gap between the evidence and how it has informed the plan.

1.6 Other relevant topic papers include:

- Transport
- Infrastructure

2. Background

Background and Context

2.1 The purpose of the planning system is to contribute to the achievement of sustainable development, considering economic, social and environmental objectives.

2.2 In order to deliver sustainable development, local plan policies need to be written to ensure that when new housing is built the impacts of growth can be managed and mitigated where necessary. Examples of developer contributions include securing suitable percentages of affordable housing delivery in new developments, and infrastructure requirements (e.g. health infrastructure, highway improvements). Some other policy requirements also have an associated cost (e.g. accessibility standards for building homes, domestic energy efficiency requirements).

2.3 It is important to ensure that the policy requirements along with developer contributions do not impact negatively on the financial viability of building new developments. Therefore, viability assessments are carried out to test if the requirements of local plan policies are financially viable, considering the costs and risks involved for developers.

National Context

2.4 The National Planning Policy Framework (NPPF) (2024) sets out the overarching planning policy framework, supported by National Planning Practice Guidance (PPG). There are various references to viability in both documents.

2.5 Paragraph 2 of The National Planning Practice Guidance (PPG) builds on this outlining that:

> "Viability assessment should not compromise sustainable development but should be used to ensure that policies are realistic, and that the total cumulative cost of all relevant policies will not undermine deliverability of the plan".

2.6 Paragraph 10 of the PPG further outlines the purpose and principles of viability assessment:

> "Viability assessment is a process of assessing whether a site is financially viable, by looking at whether the value generated by a development is more than the cost of developing it […]
>
> Any viability assessment should be supported by appropriate available evidence informed by engagement with developers, landowners, and infrastructure and affordable housing providers. […]

In plan making and decision making viability helps to strike a balance between the aspirations of developers and landowners, in terms of returns against risk, and the aims of the planning system to secure maximum benefits in the public interest through the granting of planning permission."

2.7 The NPPF outlines the principals to be applied when formulating policies concerning developer contributions. Specifically, paragraph 35 of the NPPF states:

"Plans should set out the contributions expected from development. This should include setting out the levels and types of affordable housing provision required, along with other infrastructure (such as that needed for education, health, transport, flood and water management, green and digital infrastructure). Such policies should not undermine the deliverability of the plan".

Existing Local Policy and Guidance

2.8 The adopted Colchester Local Plan has many policies within it which impact on development viability, namely policies on affordable housing, infrastructure and mitigation requirements. These policies have been used as supporting evidence for the development of the emerging Local Plan policies and for supporting the viability assessment.

3. Evidence Base

Viability Assessment

3.1 Newmark, a real estate consultant, were commissioned to complete the viability assessment of the Preferred Options Local Plan. The latest information presented in this topic paper is based on evidence available at the time of the viability assessment being completed in Autumn 2025. The assessment will be updated as the evidence base and policies within the Local Plan is developed, alongside information received through consultation.

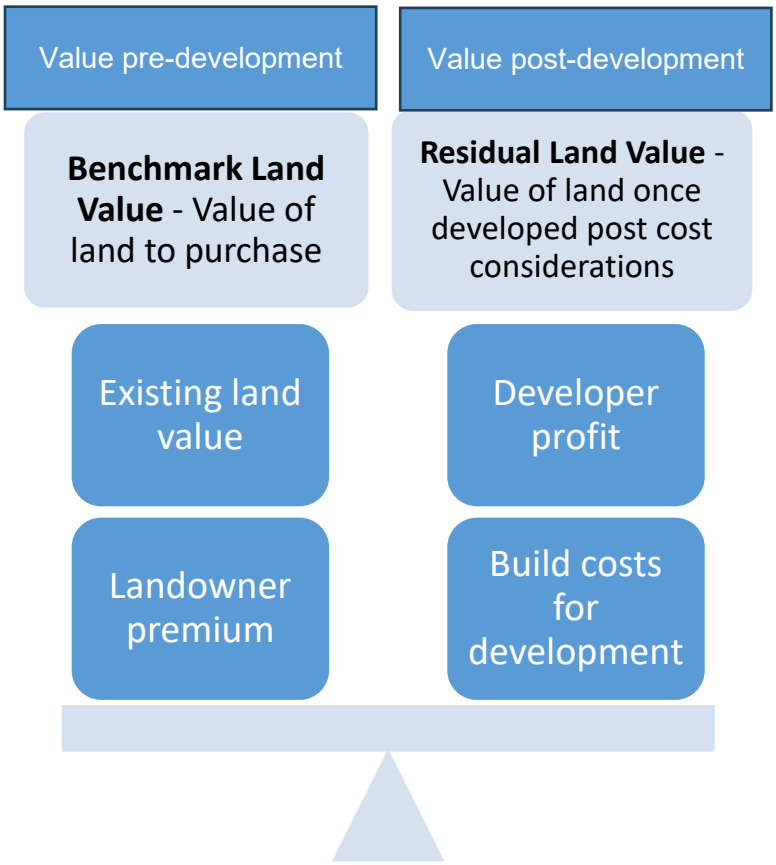
3.2 To complete the viability assessment, Newmark have used the Royal Institute of Chartered Surveyors (RICS) Residual Valuation Framework as referenced in the NPPF. The framework calculates the value generated from the development, alongside the costs involved with building the development.

3.3 Several different types of cost, or value, are used within the framework to assess viability. The main types of values are:

- Gross Development Value (GDV): The value of the development once built and ready for sale.
- Existing Use Value (EUV): The estimated value of land in its existing use, as calculated from published evidence of the values of similar properties, land types and local market conditions.
- Benchmark Land Value (BLV): This is calculated by using the existing use value (EUV) of the land and adding an appropriate landowner premium to it which is used to incentivise release of their land for development. The cost of meeting all local plan policy requirements in the development is also included.
- Residual Land Value (RLV): The residual land value is the result of deducting the combined costs of building the development (including complying with planning obligations in policy but not including land purchase costs) and applying an appropriate developer profit margin to manage risk, from the GDV. This is outlined in the diagram below.

3.4 In summary, the viability report assesses these different land and development costs to conclude whether it is viable to include the policy requirements, and likely levels of developer contributions as set out in policy. In simple terms, policies are seen as viable for particular sites if the value of the development once built exceeds the costs of developing it, including provision of an incentive to encourage the landowner to bring the land forward for development (known as the landowner premium).

3.5 For plan making it is assumed that where the RLV is greater than the BLV, then the policies in the plan that have an associated cost such as affordable housing, are viable. Where the BLV is greater than the RLV and the RLV is a negative value, then consideration will need to be given to the potential for other incentives which may be relevant (particularly where sites are brownfield) to improve viability. Where the RLV is positive but is less than the BLV, then it is referred to as 'marginal' and further analysis would be required to check the viability. The difference between RLV and BLV is outlined further in the diagram below.



3.6 It is worth noting that many of the values and costs used in the assessment, whilst based on evidence, are estimates. Consequently, these values are open to

change. Therefore, a sensitivity analysis has been performed to assess how changes in factors that can affect the different values, such as construction costs and costs of delivering against planning conditions, impact on overall viability. This analysis is key in testing the robustness of policy viability and identifying where policies may require alteration or flexible application on certain sites.

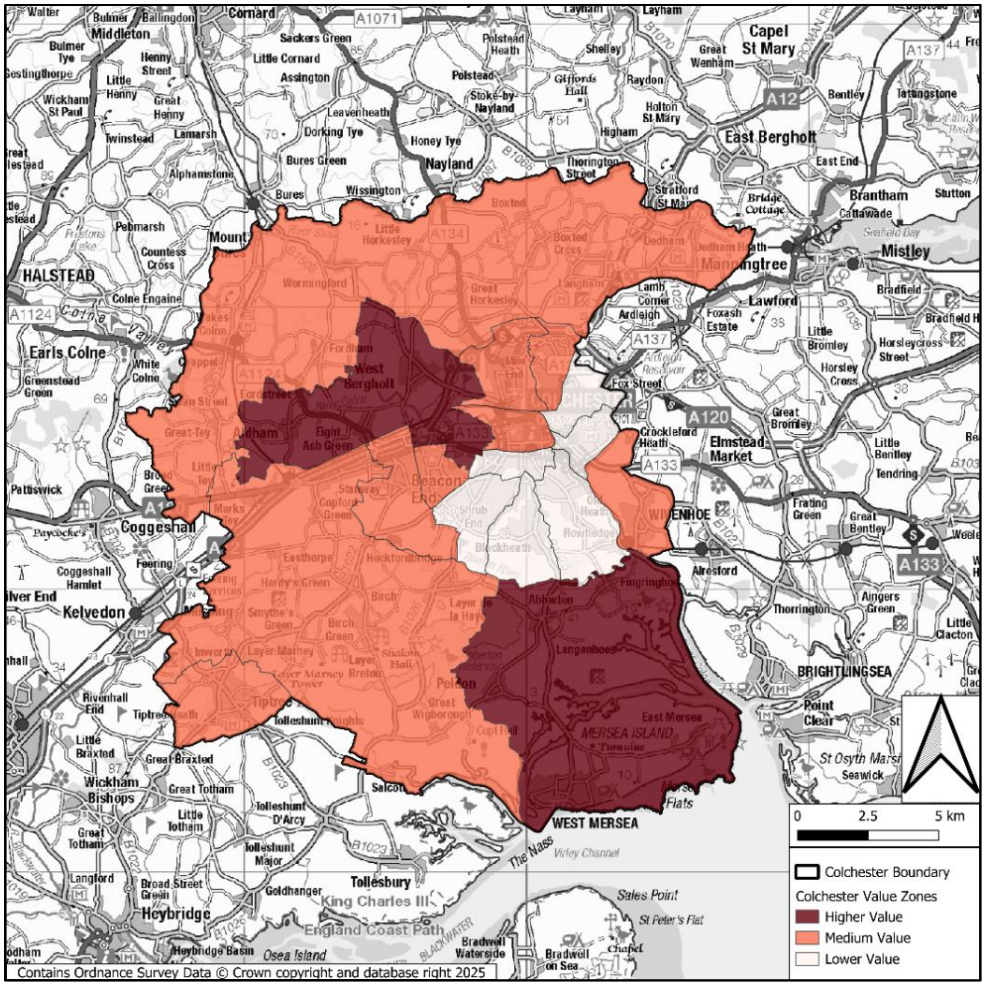
Land Values

3.7 Land values for the assessment have been determined by completing market analysis of different land types and looking at existing evidence from local plans and viability assessments completed for sites in Colchester where land values have been used.

3.8 Existing Use Values and Benchmark Land Values have been categorised based on two factors:

- Location - Three different ‘value zones’ (low, medium, high) have been identified across Colchester. The ‘value zones’ have been determined based on sales values of new build and ‘second hand’ sales.
- Whether land is greenfield or brownfield.

3.9 The locations of the different value zones in Colchester are shown on the map below. The existing use values and benchmark land values are shown in appendix 1.



Residential typologies and values

3.10 The Viability Assessment needs to assess the impact of policies in the preferred options local plan on the financial viability of development. Therefore, the types of development site that are likely to come forward in the Local Plan period need to be considered.

3.11 The assessment does this by identifying a series of 'residential typologies'. There are different of types of development site with shared characteristics (e.g. location, number and density of dwellings, tenure mix) that reflect the nature of typical sites expected to come forward in the plan period. These different site types are known as typologies. The typologies approach is recommended within the viability PPG (see paragraphs 003 and 004).

3.12 To support the production of the typologies, key evidence base documents such as the Strategic Land Availability Assessment (SLAA) and Local Housing Needs Assessment (LHNA) have been reviewed.

3.13 For the assessment, a set of assumed residential property values were determined based on the evidence of sales values of similar properties. These values are shown in appendix 2. Additionally, a set of costs associated with development, some of which are associated with requirements in the Preferred Option Local Plan policies have been outlined. These figures have been estimated based on market evidence, figures included in other local plans developed in the UK and through engagement with developers and other stakeholders via a consultation workshop arranged to get feedback on the approach, values and costs being used for the viability assessment. The costs identified include those involved with delivering biodiversity net gain, complying with net zero policy requirements, costs of relevant infrastructure required and site clearance costs amongst others. A set developer profit margin of 20% based on the GDV of market housing has also been incorporated, aligning with guidance in the viability PPG in mitigating developer risk. All of these costs are outlined in appendix 3. Some of the preferred options local plan policies have no direct cost implications for development, but they were all still considered and assessed for their impact as part of the viability assessment.

3.14 Using the typologies approach does mean that the constraints specific to delivering against policy requirements for particular sites proposed for allocation in the Preferred Options Local Plan are not accounted for at this stage; it would be impractical to do this.

3.15 However, several ‘strategic sites’ have been assessed individually to consider their constraints. These tended to be larger sites that represent key sites contributing to meeting the housing requirement for the plan period.

3.16 The assessment of these sites involved Newmark holding one to one discussions with developers, promoters and landowners. This enabled these stakeholders to raise any issues with cost assumptions used in Newmark’s assessment, outline their visions for the site and any general queries.

3.17 The sites (and their corresponding policy numbers in the emerging plan) included in the Strategic Assessment were:

- North-East Colchester (Policy PP9) – 2000 homes
- Land South of A12, Marks Tey Growth Area (Policy PP17) – 1500 homes
- Land North of A120, (Stantec and L&Q), Marks Tey (Policy PP18)– 1000 homes

- Land North of A120 (Dandara), Marks Tey (Policy PP18[1]) – 140 homes
- Land North of Park Lane, Langham (Policy PP37) – 900 homes
- Land North of Oak Road, Tiptree (Policy PP19) – 600 homes
- Land South of Berechurch Hall Road, Colchester (Policy PP10) – 875 homes
- Land North of Coach Road, Great Horkesley (Policy PP34) – 400 homes
- Land East Dawes Lane, West Mersea (Policy PP23) – 300 homes
- Land at Colchester Station, Colchester (Policy PP6) – 250 homes
- Land West of Station Road, Wakes Colne (Policy PP28) – 200 homes

3.18 These strategic sites were assessed using higher costs for strategic infrastructure and Section 106 contributions compared to the other generic typologies. This is because they are larger sites that will require a greater amount of infrastructure (e.g. roads) and facilities (e.g. schools) in order to accommodate growth. For Section 106, an average value of £25,000 per dwelling has been applied, compared to £10,500 per dwelling in the typologies approach. For infrastructure, an average value of £35,000 per unit has been applied, compared to £5,000 in the typologies approach. It is recognised that the strategic sites will contribute significantly to closing the funding gap for infrastructure identified within the Infrastructure Audit and Delivery Plan.

The location of the strategic sites are shown on the following page.

[1] In the emerging Local Plan, the Land North of A120 (Stantec and L&Q) and the Land North of A120 (Dandara) sites have been grouped together as one site. The site is referred to as Land North of A120, Marks Tey Growth Area and has the policy reference Policy PP18. Within the Strategic sites assessment, they were treated as separate sites.

Viability results

3.19 The results of the viability assessment have been summarised, considering the key typologies, the different value zones, whether the land is greenfield or brownfield and size of development. The typology sizes considered were 9, 25, 50, 100, 150 and 250 residential units. Relevant policy (e.g. affordable housing) and non-policy costs (e.g. site clearance costs) have been considered for each typology. The affordable housing contribution of 30% was not applied to the 9 unit typology as this requirement only applies in policy to developments over 10 units (unless they are in designated rural areas[2], where the policy applies for developments over 5 units).

3.20 In summary, overall, the policies were considered viable for the majority of typologies on greenfield land and could support 30% affordable housing, apart from in lower value zones where only typologies above 100 units were considered viable. For brownfield sites, policies are viable at the higher unit typologies within the higher and medium value zones. However, in the lower value zones, all typologies were marginal apart from the 25 and 50 residential units which were found not viable. The larger sites, particularly those in high value zones, were the most viable on account of greater economies of scale for construction; sensitivity testing showed that many sites could remain viable even with varying sales values and build costs by up to ±25%. Although a small number of typologies were found not viable at this stage of the assessment, the whole plan is considered to be viable. This issue can be tackled by seeking additional funding that might be available for promoting building on brownfield sites, as well as considering varying policy requirements for these sites if required after further assessments.

3.21 Further information is outlined below and the full financial figures produced in the assessment are shown in appendix 4.

Brownfield

3.22 Within the medium and higher value zones, brownfield site typologies including 100, 150 and 250 units were found viable. This is mainly due to the greater economies of scale involved with building developments of this size. Within the

[2] Designated rural areas are areas where the population density is 2 persons or fewer per hectare; and that there are no more than 3,000 inhabitants. The designation facilitates the delivery of affordable housing in qualifying rural communities by allowing the Council to seek affordable provision on housing developments of five units or more. The designated rural areas in Colchester can be found here.

higher value zone, the RLVs were significantly above the BLV, meaning there is considerable capacity to absorb increases in costs and for policies to remain viable. However, in the lower value zone, these typologies are all found marginal due to the lower sales prices of developments in these zones.

3.23 For the smaller unit typologies below 100 units within the higher and medium value zones, all were found marginal (except the 9 unit typology in the higher value zone where it was found viable because such sites would not ordinarily be required to incorporate affordable housing). The assessment identifies that this is mainly due to the lower economies of scale of constructing at this development size, and it is also more difficult to absorb the higher costs incurred from complying with the net zero policy. In the lower value zone, the 25 and 50 unit typologies were found not viable, and the 9 unit typology marginal.

Greenfield

3.24 Within the medium and higher value zones, all site typologies were found viable. At the higher value zone, all typologies had positive RLVs significantly above the BLVs indicating considerable capacity to absorb increases in costs and for policies to remain viable. At the medium value zone, the typologies below 100 units had lower margins to accommodate increases in costs, particularly for the 25 and 50 unit typologies. There could also be scope for increasing contributions towards Section 106 or infrastructure if desired.

3.25 For the lower value zone, higher unit typologies above 100 units are all viable, with considerable capacity for absorbing cost increases. However, below 100 units, the 25 and 50 unit typologies were found not viable and the 9 unit typology marginal. This reflects that the reduced economies of scale for building small and medium sized developments becomes more significant when the sales value of development decreases.

Strategic sites

3.26 The strategic sites were all assessed for their financial viability. All sites were found to be viable, generating positive RLVs significantly above the BLVs, meaning they could accommodate the 30% affordable housing policy requirements with the capacity to comfortably absorb increases in costs for section 106 contributions, site infrastructure or other changes in policy costs.

3.27 During Newmark's discussions with landowners and promoters, engagement was generally constructive. Overall, this demonstrated that the policies proposed in the Preferred Options Local Plan are considered deliverable on the strategic sites in the current market context.

3.28 The infrastructure contributions that could be produced from the delivery of strategic sites as calculated within the assessment are displayed in Table 1. Given the capacity to accommodate extra costs, a total maximum infrastructure

contribution from each strategic site was also calculated whilst ensuring site viability could be maintained. This is shown in Table 2.

3.29 These figures show that delivery of the strategic sites could contribute significantly to closing the infrastructure funding gap of £811m outlined in the Infrastructure Audit and Delivery Plan. There will also be contributions that come through the delivery of non-strategic sites as well.

Table 1: Infrastructure contributions for each strategic site using the average figures in the Viability Assessment

Strategic Site	**Number of units (dwellings)**	**Infrastructure contribution per unit dwelling used in Viability Assessment**	**Total infrastructure contribution (using figures in Viability Assessment)**
North East Colchester	2000	£35,000	£70,000,000
Land South of Berechurch Hall Road	875	£35,000	£30,625,000
Land North of Oak Road Tiptree	600	£35,000	£21,000,000
Land East Dawes Lane, Mersea	300	£35,000	£10,500,000
Land West of Station Road	200	£35,000	£7,000,000
Land North of Coach Road, Gt Horkesley	400	£35,000	£14,000,000
Land North of Park Lane, Langham	900	£35,000	£31,500,000
Land South of A12, Marks Tey	1500	£35,000	£52,500,000
Land North of A120 (Stantec and L&Q) Marks Tey	1000	£35,000	£35,000,000
Land North of A120 (Dandara) Marks Tey	140	£35,000	£4,900,000

Land at Colchester Station	250	£35,000	£8,750,000
Total	8165		**£285,775,000**

Table 2: Infrastructure contributions for each strategic site using the maximum possible infrastructure contribution whilst ensuring sites remain viable

Strategic Site	**Number of units (dwellings)**	**Maximum possible infrastructure contribution per unit dwelling**	**Total maximum infrastructure contribution**
North East Colchester	2000	£35,000	£70,000,000
Land South of Berechurch Hall Road	875	£50,000	£43,750,000
Land North of Oak Road	600	£45,000	£27,000,000
Land East Dawes Lane	300	£65,000	£19,500,000
Land West of Station Road	200	£40,000	£8,000,000
Land North of Coach Road	400	£45,000	£18,000,000
Land North of Park Lane	900	£45,000	£40,500,000
Land South of A12	1500	£60,000	£90,000,000
Land North of A120 (Stantec and L&Q)	1000	£50,000	£50,000,000
Land North of A120 (Dandara)	140	£65,000	£9,100,000
Land at Colchester Station	250	£55,000	£13,750,000
Total	8165		**£389,600,000**

Overall results

3.30 Overall, the viability assessment concluded that the policies in the preferred options local plan are broadly deliverable based on current market conditions. Whilst some potential issues were identified on brownfield sites, particularly for smaller developments, these issues could be addressed through securing funding through programmes such as the Brownfield Housing Fund. Overall, the whole plan is found to be viable at this stage.

Next steps

3.31 The Council has been continuing to develop detailed evidence base documents to inform policies in the plans. Many of these evidence base documents have linkages to, and will therefore impact upon, development viability, such as transport and infrastructure, amongst others. The Council has ensured that information from each of these evidence bases are feeding into one and other for consistency. The assessment concluded that the development of the Local Plan is being supported by a 'sound and proportionate evidence base'.

3.32 The Council has been holding, and will continue to hold, constructive two-way meetings with landowners and land promoters. This has enabled the Council to provide information on the progress of the evidence base for the Local Plan that may support site development. Promoters and landowners provide updates on further research and analysis they have conducted for their sites, understanding factors which may influence costs for development, which may in turn affect viability.

3.33 As the Plan progresses, and further information is available the Viability Assessment will be updated to support the Regulation 19 Local Plan. This may include more details on site specific costs as informed by evidence and consultation. Further updates from other key evidence such as transport and infrastructure will inform the final whole plan viability assessment.

4. **Approach to the Local Plan**

4.1 The collection of a variety of evidence has fed into the delivery of policies for the Local Plan, many of which influence overall viability of the plan. These policies outline key strategic priorities for the Council and the development of Colchester as a place that contributes to improving health and wellbeing, environment and the economy.

4.2 The outcomes of the viability assessment have been useful for raising potential issues about the financial viability of delivering on smaller sites below 100 residential units, particularly in the lower value zones and on brownfield sites. This could have implications for the delivery of smaller, brownfield sites in the Colchester urban area. However, the assessment has also revealed that the majority of sites above 100 units are viable and have capacity to absorb higher costs. Overall, the assessment finds the whole plan to be viable.

4.3 Consideration should be given to the key assumptions associated with the viability assessment, notably that it is based on current market evidence which is subject to change. Policies which may have potential to impact the viability of development, may be able to be more easily accommodated in future as market conditions or other costs change. For example, while the requirements of the net zero policy go beyond building regulations and thus currently impose additional costs on developers, it should be noted that as energy efficient building technologies continue to be developed and adopted, their costs will decrease. Additionally, more evidence continues to show a greater demand for energy efficient homes and that residents are willing to pay a premium for homes built to higher energy efficient standards.

4.4 It will be important for the Council to allocate enough sites in the Local Plan that are viable and deliverable to ensure delivery against housing targets. If sites are not considered to be viable, they should not be allocated. The Council will expect landowners/promoters and developers to confirm that their sites are viable when assessed against all policy requirements in the draft plan.

Appendix 1: Existing Use Value and Benchmark Land Values used in the Viability Assessment

Location	All Value Zones	Medium & Low Value Zone	High Value Zones
Type	Brownfield	Greenfield	Greenfield
EUV Per Acre (gross)	£375,000	£12,500	£12,500
EUV Per Ha (gross)	£925,000	£30,888	£30,888
Landowner Premium	20%	5 x	10 x
BLV Per Acre (gross)	£450,000	£62,500	£125,000
BLV Per Ha (gross)	£1,111,950	£154,438	£308,900

Appendix 2: Residential values used in the Viability Assessment

Property Type	Floor Area (sqm)	Lower Value Zone	Medium Value Zone	Higher Value Zone
1-bed Flat / Maisonette	50.00	£200,000	£210,000	£220,000
2-bed Flat / Maisonette	61.00	£225,000	£230,000	£240,000
1-bed House	58.00	£230,000	£245,000	£260,000
2-bed House	70.00	£285,000	£305,000	£325,000
3-bed House	93.00	£370,000	£400,000	£430,000
4-bed House	117.00	£470,000	£510,000	£550,000
5-bed+ House	165.00	£635,000	£670,000	£710,000

Appendix 3: Residential development costs used in the Viability Assessment

ITEM	ASSUMPTIONS	COMMENTS
Build Costs – Estate Housing Generally	£1,416 – £1,657 per sqm	Lower – Median BCIS, Essex, 5 years Build Out Rate – 3-6 units per month dependant on typology Lower Quartile Applied to <100 Median Applied to >100
Build Costs – Flats 3-5 Storey	£1,834 per sqm	Median BCIS, Essex, 5 years
Build Costs – Flat 6+ Storey	£1,866 per sqm	Median BCIS, Essex, 5 years
Affordable Housing	30%	Policy H2: Affordable Housing
2025 Future Homes Standard	£7,500 per Unit	Future Homes Standard 2025: Consultation Impact Assessment (DLUHC, December 2021).

Additional Net Zero	8% on Build Costs <100 units 5% on Build Costs > 100 Units	Approach used in Horsham District council's Local Plan Viability Assessment.
Building Safety Levy 2025	**£16.37 psm** – Previously Developed Land **£32.74 psm** Non-Previously Developed Land	MHCLGL: Building Safety Levy: Guidance – Section 2: Levy Rates and calculations. (July 2025)
Site Clearance / Demolition / Remediation	£100,000 per Gross Acre	Applied to Brownfield Sites only.
Biodiversity Net Gain (BNG) 10%	£1,003 per unit for Greenfield sites £268 per unit for brownfield sites	DEFRA Biodiversity net gain and local nature recovery strategies Impact Assessment (15/10/2019) (Reference No: RPC-4277(1)-DEFRA-EA).
External Works	10.00% of Base Construction Costs	Drainage and utilities connections, boundary treatments, landscaping and open space, plot works, retaining structures, minor earthworks, external lighting and signage.
Site Infrastructure/Abnormals	£5,000 per unit	Allowance for abnormal site works including ground remediation, abnormal foundations, demolition and site clearance, cut and fill, retaining structures, SuDS and drainage attenuation, utility diversions and off-site connections, access improvements, and other site-specific enabling works not captured in base build costs.
M4(2) Category 2 – Accessible and Adaptable housing	Cost Applied to 100% of all units.	Set to become the mandatory minimum standard across England.
M4(3)(2)(b) Category 3 - Wheelchair Adaptable dwellings	Costs applied to 5% of Affordable Units	Equality and Human Rights Commission & Habinteg, A toolkit for local authorities in England: Planning for accessible homes.
EV Charging	£0	Now Mandatory, Assuming will be included in BCIS.
Site Infrastructure Costs	£5,000 per unit	Excluding Strategic Sites.
Strategic Site Infrastructure Costs	£35,000 per unit	Evidence provided during strategic site assessment.
Section 106 Contributions	£10,500 per Unit for typologies £25,000 per Unit for strategic sites	Estimated average amount provided by the Council to include: open space; sport provisions; education and healthcare (see Typologies Matrix).

Appendix 4: Full results of the Viability Assessment for the residential typologies

Brownfield – Higher Value Zone

SITE NUMBER	1	2	3	4	5	6
Resi. Units	9	25	50	100	150	250
RLV / Acre	£564k	£369k	£378k	£763k	£774k	£780k
BLV / Acre	£450k	£450k	£450k	£450k	£450k	£450k
Surplus / Deficit / Acre	£114k	-£81k	-£72k	£313k	£324k	£330k

Brownfield – Medium Value Zone

SITE NUMBER	7	8	9	10	11	12
Resi. Units	9	25	50	100	150	250
RLV / Acre	£334k	£163k	£176k	£563k	£522k	£575k
BLV / Acre	£450k	£450k	£450k	£450k	£450k	£450k
Surplus / Deficit / Acre	-£116k	-£287k	-£274k	£113k	£72k	£125k

Brownfield – Lower Value Zone

SITE NUMBER	13	14	15	16	17	18
Resi. Units	9	25	50	100	150	250
RLV / acre	£81k	-£65k	-£54k	£359k	£308k	£372k
BLV / acre	£450k	£450k	£450k	£450k	£450k	£450k
Surplus / Deficit / Acre	-£369k	-£515k	-£504k	-£91k	-£142k	-£78k

Greenfield – Higher Value Zone

SITE NUMBER	19	20	21	22	23	24
Resi. Units	9	25	50	100	150	250
RLV per acre	£400k	£268k	£278k	£664k	£676k	£682k
BLV per acre	£125k	£125k	£125k	£125k	£125k	£125k
Surplus / Deficit Acre	£275k	£143k	£153k	£539k	£551k	£557k

Greenfield – Medium Value Zone

SITE NUMBER	25	26	27	28	29	30
Resi. Units	9	25	50	100	150	250
RLV per acre	£211k	£129k	£127k	£495k	£447k	£508k
BLV per acre	£125k	£125k	£125k	£125k	£125k	£125k
Surplus / Deficit per acre	£86k	£4k	£2k	£370k	£322k	£383k

Greenfield – Lower Value Zone

SITE NUMBER	31	32	33	34	35	36
Resi. Units	9	25	50	100	150	250
RLV per acre	£9k	-£119k	-£107k	£287k	£229k	£303k
BLV per acre	£62.5k	£62.5k	£62.5k	£62.5k	£62.5k	£62.5k
Surplus / Deficit / Acre	-£53.5k	-£181.5k	-£169.5k	£224.5k	£166.5k	£240.5k