

South Worcestershire Councils CIL Examination Site Viability Update

Abbey Road, Evesham

1. SWDP50/7 set out:

Units:-	250
Area:-	19.78ha
Provide or will:-	Community Orchard
	Various landscaping requirements
	Care over Scheduled Monument
	Extension of meadows

The earlier editions of IDP dwelling numbers given as 250 but reduced to 200 in July 2016 IDP inline with allocation in adopted SWDP.

2. Policy Compliant Scheme

200 dwellings based on SWDP50/7 figure (*the current application has been revised to 220*)

40% affordable = 80 units

120 market as 1-2 bed @35% = 42, 3 bed @35% = 42, 4+ @30% = 36

GI at 40% = 8ha POS (assumption 29 1 bed units) on site 1.02ha = 9.02ha

Site size – Net 10.76 (developable area)

3. Current estimate of s106 costs:

Education (taken from July 16 IDP for 200 dwellings)

£530,628 (primary) + £568,620 (secondary) = Total £1,099,248

Transport - £800,000 (based on comparison with Swinesherd Way/Bevere from 2016 Viability Study for 200 dwellings) NB this is an indicative sum pending full Worcestershire County Council TA assessment.

Cycling - £56,130 (based on planning application (380 dwellings) and IDP – inc foot/cycle bridge link to Hampton).

Police - £46,284 (based on s106 request to planning application 380 dwellings).

Sports/Facilities - £350,000 (based on s106 to planning application 380 revised downwards by 50%).

TOTAL contribution (approx.) - **£2,351,662 - £11,758/unit.**

NOTE THAT AS THE 123 LIST IS DRAFTED THE COUNCILS COULD NOT ASK FOR THIS AMOUNT AS IT THE 123 LIST WAS PREPARED ON THE BASIS THAT THIS SITE IS A CIL SITE.

4. Notes

Site is similar to Typology 2 but modelling of Typology 2 based on post CIL s106 of £2,000 per unit.

Appropriate / necessary to rerun with £2,351,662 S106 costs?

5. Remodelling – if required

Hallam Land have not provided evidence that a differential rate could be set for this site – bearing in mind the requirement for such rates to be based on viability evidence. We have run an appraisal for this site. Hallam land have commented on the viability evidence but it is SDH’s view that this is not sufficiently robust to support a site specific differential rate.

Before doing so it is necessary to consider where this site sits in the overall test for CIL that asks: ‘*evidence has been provided that shows the proposed rate or rates would not threaten delivery of the relevant Plan as a whole*’. Whilst this site is a specific allocation it was not tested through the plan-making process as it was not thought to be a key site. This point is NOT a matter of the viability evidence.

We have run an appraisal – using the data in the January 2016 update to ensure comparability. We acknowledge that Hallam Land believe some of the costs may be a little low and the values a little high (although, for the sake of clarity, we do not agree).

	Area		Units	Affordable	CIL	s106	Residual Value			Additional Profit
	Gross ha	Net Ha					%	£/m2	£	
Abbey Road	13.30	8.00	200	40%	40	2,351,662	1,862,313	232,789	140,024	
	13.30	8.00	200	40%	0	2,351,662	2,290,036	286,254	172,183	-159

Having included the £2,351,000 s106 costs, but before including CIL, the results produce a Residual Value that is less than the Viability Threshold (£330,000/ha / £4,389,000 for the whole site). On this basis, if it is felt that this site not coming forward would ‘*threaten delivery of the relevant Plan as a whole*’ it would be appropriate to include this site within the zero CIL zone.

SDH

29/11/16