

Chichester District Council

Local Plan 2021-2039



Viability Assessment - Stage 2

Appendix I – Development appraisal assumptions build up and overview

January 2023

DSP21755

Chichester District Council - Appendix I: Local Plan Viability Assessment (Stage 2)
Table A: Residential Assumptions - Site Typologies and Value Levels / Revenue Assumptions

Scheme Size Appraised	Type	Site type	Applicable Area Based Testing	Density	Net Land Area (ha)	Gross Land Area (ha)	Plus OS Allowance (ha) Policy 15*	Total Land Area (ha)	Build Period (Months) (6-month lead-in)	
6	Houses	PDL	South & North	35	0.17	0.20	N/A	0.20	6	
		Greenfield		30	0.20	0.23		0.23		
10	Houses	PDL	South & North	40	0.25	0.29		0.29	0.29	12
		Greenfield		35	0.29	0.33		0.33		
10	Flats	PDL	South & North	125	0.08	0.09		0.09	0.09	12
25	Houses	PDL	South & North	40	0.63	0.72		0.06	0.78	18
		Greenfield		35	0.71	0.82	0.06	0.88		
30	Flats (Sheltered)	PDL	South & North	125	0.24	0.28	0.05	0.32	12	
50	Mixed	Greenfield	South & North	40	1.25	1.44	0.11	1.55	18	
50	Flats	PDL	South Only	125	0.40	0.46	0.08	0.54	18	
60	Flats (Extra Care)	PDL	South & North	125	0.48	0.55	0.10	0.65	18	
100	Mixed	PDL	South Only	50	2.00	2.60	0.47	3.07	24	
		Greenfield		40	2.50	3.25	0.47	3.72		
200	Mixed	Greenfield	South & North	40	5.00	6.50	0.94	7.44	30	

*based on latest information from the Council.

Notes:

The above scenarios from 10+ have been tested at 20% and 30% on-site AH in the south of the district and 30% and 40% on-site AH north of the district. AH financial contributions have been tested on 6 Houses at 20% and 30% (variable by site type) in the south and 30% and 40% (variable by site type) in the north. The appraisals have been completed in each case to the point at which a negative result 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 25% First Homes (assuming 30% discount), 35% Social Rent, 22% Affordable Rent and 18% Intermediate (10% of total requirements) based on Policy H4 and as agreed with CDC. 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.

Land Area Adjustment - 15% added (30% added on largest sites) plus OS allowance based on Policy 15.

See Residential Assumptions Table C for Strategic Site Allocations (SSAs).

Unit sizes and dwelling mix assumptions

Property Type	Assumed Unit Sizes*		Dwelling Mix (%)**		
	Affordable	Market	Market Units	Affordable Units Affordable Rent	Affordable Units Affordable Home Ownership
1-bed flat	50	50	5-10%	35-40%	20-25%
2-bed flat	61	61	30-40%	35-40%	45-50%
2-bed house	79	79			
3-bed house	93	93	35-45%	15-20%	20-25%
4-bed house	106	130	15-20%	5-10%	5-10%

*based on Nationally Described Space Standard.

**based on emerging policy indications provided by CDC

Note: Retirement/sheltered units assumed at 55sq.m (1-Bed Flats) and 75 sq.m. (2-Bed Flats) with 75% net to gross ratio, extra-care units assumed at 58.5 (1-Bed Flats) and 76.8 (2-Bed Flats) with 65% net to gross ratio.

Value Levels - Chichester DC

Market Value (MV) - Private units	VL1 £3,500	VL2 £3,750	VL3 £4,000	VL4 £4,250	VL5 £4,500	VL6 £4,750	VL7 £5,000	VL8 £5,250	VL9+ £5,500
1-bed flat	£175,000	£187,500	£200,000	£212,500	£225,000	£237,500	£250,000	£262,500	£275,000
2-bed flat	£213,500	£228,750	£244,000	£259,250	£274,500	£289,750	£305,000	£320,250	£335,500
2-bed house	£276,500	£296,250	£316,000	£335,750	£355,500	£375,250	£395,000	£414,750	£434,500
3-bed house	£325,500	£348,750	£372,000	£395,250	£418,500	£441,750	£465,000	£488,250	£511,500
4-bed house	£455,000	£487,500	£520,000	£552,500	£585,000	£617,500	£650,000	£682,500	£715,000
MV (£/sq. m.)	£3,500	£3,750	£4,000	£4,250	£4,500	£4,750	£5,000	£5,250	£5,500

Note: Sheltered Housing tested at VL7 £5,000 - VL15 £7,000/m²

Settlement Area	Value Level Range	Market Value (MV) - Private units								
		VL1 £3,500	VL2 £3,750	VL3 £4,000	VL4 £4,250	VL5 £4,500	VL6 £4,750	VL7 £5,000	VL8 £5,250	VL9+ £5,500
Birdham (S)	VL3 - VL7	Birdham (S)								
Bosham & Broadbridge (S)	VL4 - VL9	Bosham & Broadbridge (S)								
Boxgrove (S)	VL4 - VL8	Boxgrove (S)								
Camelsdale & Hammer (S)	VL6 - VL9	Camelsdale & Hammer (S)								
Chichester City (S)	VL4 - VL8	Chichester City (S)								
East Wittering & Bracklesham (S)	VL4 - VL8	East Wittering & Bracklesham (S)								
Fishbourne (S)	VL3 - VL8	Fishbourne (S)								
Hambrook & Nutbourne (S)	VL4 - VL8	Hambrook & Nutbourne (S)								
Hunston (S)	VL2 - VL5	Hunston (S)								
Kirdford (N)	VL4 - VL8	Kirdford (N)								
Loxwood (N)	VL4 - VL8	Loxwood (N)								
North Mundham & Runcton (S)	VL5 - VL7	North Mundham & Runcton (S)								
Plaistow & Ifold (N)	VL7 - VL9	Plaistow & Ifold (N)								
Selsey (S)	VL2 - VL6	Selsey (S)								
Southbourne (S)	VL3 - VL7	Southbourne (S)								
Stockbridge (S)	VL3 - VL7	Stockbridge (S)								
Tangmere (S)	VL3 - VL7	Tangmere (S)								
West Wittering (S)	VL6 - VL9	West Wittering (S)								
Westbourne (S)	VL3 - VL8	Westbourne (S)								
Westhampnett (S)	VL3 - VL8	Westhampnett (S)								
Wisborough Green (N)	VL5 - VL9	Wisborough Green (N)								

Affordable Housing Revenue Assumptions

Unit	Market Size	Affordable Rent		Social Rent		Shared Ownership % of Market Value
		LHA Cap	Average AH Transfer Price (LHA)	Rent per week	Average AH Transfer Price (LHA)	
1BF	50	£149.59	£123,330	£111.18	£91,082	65%
2BF	70	£189.86	£156,526	£121.85	£99,823	
2BH	79	£189.86	£156,526	£137.84	£112,922	
3BH	93	£228.99	£188,791	£156.37	£128,102	
4BH	130	£310.68	£256,138	£179.72	£147,231	

Note: Affordable Rents are capped at LHA. LHA based on the Chichester BRMA which cover the majority of the district. Social Rents are based on data provided by the Council in early 2022 and subsequently updated by CPI plus 1%.

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Table B: Development Cost Assumptions & Key Sensitivity Testing Parameters

Appraisal Cost Description	Cost Assumption	Notes
Build cost - Mixed Developments (generally - houses/flats)	£1,446/sq. m.	<i>Based on BCIS 'median' rebased to a Chichester location factor (5yr data sample where sufficient data is available), excludes external works. LQ BCIS rates applied for specific site testing.</i>
Build cost - Mixed Developments (LQ rates)	£1,320/sq. m.	
Build cost - Houses only (generally)	£1,413/sq. m.	
Build cost - Flats only (generally)	£1,597/sq. m.	
Build cost - Supported Housing (generally)	£1,700/sq. m.	
Build cost - Ground floor commercial (assume retail - shops - Shell only)	£1,066/sq. m.	
External Works	10% - 15%	<i>Applied to base build costs Reduced rate at 7.5% for Sheltered/Extra Care Schemes</i>
Site Works (on gross land area)	£500,000/ha	<i>Non-strategic scale typology test. Further bespoke assumptions assumed for specific site allocations.</i>
Contingency (% of build cost)	5%	<i>10% adopted on SSAs on PDL</i>
Professional Fees (% of build cost)	8-10%	<i>variable depending on scale of development</i>
Adopted CIL Rate / CIL Testing Scope	Indexed Rates	<i>Adopted rates of £120 and £200 (residential) and £125 (retail) have been indexed to Jan 2023: uplifted by TPI in accordance with Regulation 40 to £157.20 (residential South of the SDNP) and £261.99 (residential North of the SDNP) and £163.75 (mainly convenience retail).</i>
Residual s.106 / non-CIL costs (£ per unit) - small scale PDL / Greenfield sites	£1,000 - £3,000/dwelling	<i>To cover potential open space contributions and other undefined costs.</i>
Sustainable design/climate change/carbon reduction (% of build cost)	3.50%	<i>Representing the Future Homes Standard (2025), based on a range of data sources. Note: blended rate for mixed schemes (houses and flats), weighted by dwelling mix proportions.</i>
A27 mitigation	£8,000	<i>South of district only.</i>
Electric Vehicle Charging Points (£/unit) ¹	£865/unit (houses) £1,961 (flats)	<i>Houses only typologies - assumes 1x EVCP per dwelling Flats typologies - assumes 1x EVCP per dwelling Mixed (Houses/Flats) typologies - cost weighted by dwelling mix, assumes 1x EVCP per dwelling</i>
Water efficiency standards	110lpppd (South) 85lpppd (North)	<i>South of the district - Assumed nominal cost (forming part of overall cost allowance) based on DSP research and analysis. North of the district - see water neutrality cost below.</i>
Water Neutrality	£2,000/dwelling North of SDNP only	<i>North of the district only.</i>
Biodiversity Net Gain (BNG) (% of build cost)	1.27% (Greenfield) 0.182% (PDL)	<i>Assuming 10% minimum requirements, variable by site type. Costs based on Impact Assessment (Scenario B) plus uplift representing £20,000/biodiversity unit.</i>
Nitrates (nutrient neutrality)	£2,000/dwelling	<i>Excludes North of the district - only affects areas which discharge into Chichester Harbour. Cost per dwelling provided to DSP by the Council.</i>
Solent Recreation Mitigation (SPA) (£/unit)	£652/dwelling	<i>Assume SPA mitigation costs only as fully applied base position - majority of planned development identified to come forward within main zone of influence. Average £ contributions per net additional dwelling (as set out in the latest Interim Statement Solent Recreation Mitigation, (Updated February 2022), as confirmed by the Council. South of district only.</i>
Housing Standards - M4(2) Accessible and adaptable dwellings compliance	£15.5/sq. m.	<i>100% provision on all units = M4(2) on major development (10+ units) High-level costs based on the analysis as described in the 'Raising accessibility standards in new homes' consultation document²</i>
Housing Standards - M4(3) Wheelchair user dwellings compliance	£155/sq. m.	<i>5% provision on AH units (only) = M4(3a) on major development (10+ units)</i>
Marketing & Sales Costs (% of GDV)	3%	
Legal Fees on sale (£ per unit)	£750	
Developer's Return for Risk & Profit		
Open Market Housing Profit (% of GDV)	Range of 15-20%	
Affordable Housing Profit (% of GDV)	6%	
First Homes Profit (% of GDV)	12%	
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%	<i>HMRC Scale</i>
Finance Rate - Build (%)	6.50%	
Finance Rate - Land (%)	6.50%	

¹ Costs adopted from the DfT Residential Charging Infrastructure Provision Impact Assessment (September 2021)

² <https://www.gov.uk/government/consultations/raising-accessibility-standards-for-new-homes/raising-accessibility-standards-for-new-homes-html-version#raising-accessibility-standards-of-new-homes>

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Table C: Strategic Site Assumptions (where not included in Tables A and B)

Local Plan Allocation Proposal	Residential Dwellings	Other	Total IDP* Cost (excl CIL other / funding sources)	Total IDP Cost (excl CIL / other funding sources) per dwelling	Assumed / Verified (CDC) Gross site area	Assumed / Verified (CDC) Net site area	Assumed Development Period (Months)**	DSP Notes
A6 Land West of Chichester	850	6ha employment Neighbourhood centre + primary school	£16,176,087	£19,031	Unknown - Assume 63.5ha gross / 24.29ha net		75	
A8 Land East of Chichester	680	Neighbourhood centre, 10 self-build / custom build plots / 9 G&T pitches. 70 bed care home (equivalent to 39 dwellings) plus 111 retirement living/ sheltered units (with support)	£16,825,471	£24,743	39 ha	23.4 ha	63	
A4-A5 Southern Gateway	180	Ground floor retail / commercial on bus station site. Assumed 1,300m ² of retail floor space. 40 units retirement living/ sheltered units (with support).	£2,274,455	£12,636	Bus Station, Bus Depot and Basin Road Car Park = 1.2ha Police Field, Kingsham Road = 1.45 ha	Bus Station = 0.27 ha Bus Depot = 0.48 ha and Basin Road Car Park = 0.30 ha (total = 1.05). Police field = 1.05 (note that this does not match the area outside the flood zone)	33	Actually two sites - 1.2ha bus station & depot (110 dwellings) and 1.45ha Police field (70 dwellings) but IDP doesn't separate so have been tested together. Ground floor retail assumed (no masterplan / details provided) at 1,300m ² gross / 1,000m ² net. Use undefined. Assumes rental value of £215/m ² Yield of 7.5%. 12 month rent free.
A11 Highgrove Farm, Bosham	300	Community building / 4 x SB / CB plots / 3 x G&T plots. 66 units retirement living/ sheltered units (with support)	£6,304,092	£21,014	13 ha (new part of site allocation) – in draft policy. 2.4ha (existing allocation – 50 dwellings)	7.70 (new plus existing allocation)	47	
A13 Southbourne Parish	1050	16 SB/CB / 35 G&T plots. No details of any other uses provided so results will need to be considered in that context.	£20,805,386	£19,815	No site area given by CDC. Assume 60 hectares (i.e. 35dph net (30ha) doubled to 60 (gross).		91	Broad location for development. Can only be a very high level test and will need to be tested as a single site although in reality may come forward as multiple sites. IDP has costings for 1050 dwellings.
A14 Land West of Tangmere	1300	Community facilities / Schools / allotments / community orchard /	£28,840,532	£22,185	73 ha	Unknown	N/A	Not tested at this stage due to existing DM stage viability assessment and consent subject to s106.
A10: Land at Maudlin Farm	270	4 SB/CB plots / 3 G&T plots. Include 105 bed care home. Not ideal location for retirement living equivalent to 58 dwellings.	£1,182,681	£4,380	13.4 ha	12.8ha	43	DSP tested the quantum of dwellings that was within IDP at the time of running the modelling. Since that date, the total number of dwellings has reduced to 265 but we consider the difference would not materially change our conclusions.
New Employment Allocation at Bognor Road	0	TBC	TBC	TBC	19.5ha	5.2ha	N/A	Insufficient information to model at this stage.

*See Chichester DC IDP for detailed costing information.

**To include post planning lead-in, construction and sales.

DSP (2022 - 2023)

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Table D: Policy Analysis

Local Plan Review Proposed Submission Document (as available to DSP to December 2022)

Policy Ref	Policy Name	Viability Impact	Addressed where applicable through specific study approach / assumptions - associated commentary / cost allowance
S1	Spatial Development Strategy	Low / Marginal	Reflected through the agreed range of development typologies include specific sites (as appropriate) selected for testing at variable Value Levels representing changing values over time as well as different areas of the District and scheme type - all reflecting planned growth.
S2	Settlement Hierarchy	Low / Marginal	
NE1	Stand-alone Renewable Energy	Not Applicable	<i>Planning and land use implication than for viability consideration.</i> <i>Specific assumptions made for energy standards in new development in accordance with Policy XXX</i>
NE2	Natural Landscape	Low / Marginal	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 if permitted - more of a design, development management related consideration.
NE3	Landscape Gaps between settlements	Not Applicable	<i>Planning and land use implication than for viability consideration.</i>
NE4	Strategic Wildlife Corridors	Low / Marginal	Generally allowed for within build costs and externals / Planning obligations cost assumption. Additional assumptions (cost/space) apply for open space and Biodiversity Net Gain provision.
NE5	Biodiversity and Biodiversity Net Gain	Low / Marginal	Bespoke cost allowances made for Biodiversity Net Gain provision - see assumptions detail.
NE6	Chichester's Internationally and Nationally Designated Habitats	High	Specific allowance made in addition to base build costs for water neutrality, nutrient neutrality and for recreational disturbance in the SPAs - see assumptions detail. However, the wider policy scope could have site specific impacts and as such would need to be treated as an abnormal costs in weighing-up the overall viability position on a the particular site.
NE7	Development and Disturbance of Birds in Chichester and Langstone Harbours, Pagham Harbour, Solent and Dorset Coast Special Protections Areas and Medmerry Compensatory Habitat	Medium	SPA mitigation costs applied fully - majority of planned development identified to come forward within the Chichester and Langstone Harbour zone of influence. Average £ contributions per net additional dwelling (as set out in the latest Interim Statement Solent Recreation Mitigation, Updated February 2022), as confirmed by the Council.
NE8	Trees Hedgerows and Woodlands	Low / Marginal	Allowed for within overall build costs and fees so far as normal works extent is concerned. No particular additional assumptions apply
NE9	Canals	Not Applicable	<i>Planning and land use implication than for viability consideration.</i>
NE10	Development in the Countryside	Not Applicable	<i>Planning and land use implication than for viability consideration.</i>
NE11	The Coast	Low / Marginal	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 if permitted - more of a design, development management related consideration. Specific cost allowances are made in connection with Biodiversity Net Gain, SPA mitigation etc. linked more closely to NE5 and NE7.
NE12	Development around the Coast	Low / Marginal	
NE13	Chichester Harbour Area of Outstanding Natural Beauty	Low / Marginal	
NE14	Integrated Coastal Zone Management for the Manhood Peninsula	Low / Marginal	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 if permitted - more of a design, development management related consideration. Specific cost allowances are made in connection with Biodiversity Net Gain, SPA mitigation etc. linked more closely to NE5 and NE7. Also links to general allowances for within overall build costs and fees so far as normal works extent is concerned.
NE15	Flood Risk and Water Management	Low / Marginal	Given the sequential approach to suitable developments, allowed for within overall build costs and fees so far as normal works extent is concerned. However, could have a site specific impacts and as such would need to be treated as an abnormal costs in weighing-up the overall viability position on a the particular site.
NE16	Water Management and Water Quality	Low / Marginal	110lpppd has been allowed for within overall build costs and fees so far as normal works extent is concerned. However, a tighter target applies to the Sussex North Water Resource Zone and requires additional specific cost to development - see NE6 and NE17 assumptions detail.
NE17	Water Neutrality	High	Bespoke cost allowances made for enhanced requirements in the Sussex North Water Resource Zone to demonstrate water neutrality through water efficient design and offsetting - see assumptions detail

Policy Ref	Policy Name	Viability Impact	Addressed where applicable through specific study approach / assumptions - associated commentary / cost allowance
NE18	Source Protection Zones	Low / Marginal	Allowed for within overall build costs and fees so far as normal works extent is concerned. No particular additional assumptions apply
NE19	Nutrient Neutrality	High	Bespoke cost allowances made in the south of the district to achieve nutrient neutrality - see assumptions detail, based on information provided by the Council.
NE20	Pollution	Low / Marginal	Allowed for within overall build costs and fees so far as normal works extent is concerned. Bespoke cost assumptions only apply in connection with specific policies regarding water quality/management, nutrient neutrality etc.
NE21	Lighting	Not Applicable	<i>Planning and land use implication than for viability consideration.</i>
NE22	Air Quality	Low / Marginal	Requirements for Air Quality Assessments will normally be assumed as part of overall costs. However, could also have a site specific impacts requiring mitigation measures and as such would need to be treated as an abnormal costs in weighing-up the overall viability position on a the particular site.
NE23	Noise	Not Applicable	<i>Planning and land use implication than for viability consideration.</i>
NE24	Contaminated Land	Not Applicable	<i>Planning / design issue rather than direct cost impact except in exceptional circumstances. Any costs included within fees assumptions.</i>
H1	Meeting Housing Needs	High	Reflected through the agreed range of development typologies and specific sites selected for testing at variable Value Levels representing changing values over time as well as different areas of the District and scheme type - all reflecting planned growth.
H2	Strategic Locations/Allocations 2021 2039	High	Reflected through bespoke testing of specific sites where possible at variable Value Levels representing changing values over time as well as different areas of the District and scheme type - all reflecting planned growth.
H3	Non-Strategic Parish Housing Requirements 202 2039	High	Reflected through the agreed range of development typologies selected for testing at variable Value Levels representing changing values over time as well as different areas of the District and scheme type - all reflecting planned growth.
H4	Affordable Housing	High	Affordable Housing tenure split assumed at 25% First Homes (assuming 30% discount), 35% Social Rent, 22% Affordable Rent and 18% Intermediate (10% of total requirements). Costs reflected in the selection of scheme scenarios, range of AH % and tenure split %s tested together with the interpretation of appraisal results.
H5	Housing Mix	High	A variety of residential scenarios have been modelled representing the variety relevant in the different areas. The specific housing mix (flats/houses) has been informed by the HEDNA (2022). Affordable housing has been tested at a range of proportions including First Homes. Cost allowances to provide M4(2) and M4(3) accessibility standards - see assumptions detail.
H6	Custom and/or Self Build Homes	Low / Marginal	Self-build / custom build housing has been considered through report commentary and specifically tested on strategic sites as per policy requirement.
H7	Rural and First Homes Exception Sites	Medium	Although more of a planning and land use implication than for viability consideration, exception sites have been considered as part of the main report detail.
H8	Specialist accommodation for older people and those with specialised needs	Low / Marginal	A variety of development scenarios of various types have been tested at an appropriate high level for the study purpose, including specialist housing, covering a range of values representing the variety relevant in different areas and across different scheme/site types. Bespoke testing on specific site allocations (over 200 units) to include provision for specialist accommodation as part of the overall scheme.
H9	Accommodation for Agricultural, Horticultural and other Rural Workers	Not Applicable	<i>More of a planning and land use implication than for viability consideration.</i>
H10	Accessible and Adaptable Homes	Medium	Considered through specific cost assumptions informed by the detail set out in the Government's July 2022 consultation 'Raising accessibility standards for new homes' together with general site works and as factored into scheme design from the outset - see assumptions detail.
H11	Meeting Gypsies, Travellers and Travelling Showpeoples' Needs	Not Applicable	<i>More of a planning and land use implication than for viability consideration.</i>
H12	Intensification sites	Not Applicable	
H13	Accommodation for Gypsies, Travellers and Travelling Showpeople	Not Applicable	
H14	Gypsy and Traveller site design policy	Not Applicable	
P1	Design Principles	Medium	Relates to the 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.
P2	Local Character and Distinctiveness	Low / Marginal	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 if permitted - more of a design, development management related consideration.
P3	Density	Low / Marginal	Although more of a planning and land use implication than for viability consideration, the range of development typologies tested at a range of densities including higher-density flatted development as may come forward in town centre locations.
P4	Layout and Access	Low / Marginal	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 if permitted - more of a design, development management related consideration.
P5	Spaces and Landscaping	Medium	Considered through range of s.106/other costs, bespoke allowances for physical open space including a general land take allowance. In practice a range of sites will trigger mitigation requirements (localised works or contributions) but those will vary sites will vary with the site-specific details.
P6	Amenity	Low / Marginal	Allowed for within overall build costs, external works, site works and fees etc. In addition, the range of residential typology testing assumes National Described Space Standard (former DCLG - 2015) and dwelling sizes within its parameters has been applied to all testing. However, could have a site specific impacts and as such would need to be treated as an abnormal costs in weighing-up the overall viability position on a the particular site.
P7	Alterations and Extensions	Not Applicable	<i>More of a planning / design issue rather than direct cost impact except in exceptional circumstances.</i>

Policy Ref	Policy Name	Viability Impact	Addressed where applicable through specific study approach / assumptions - associated commentary / cost allowance
P8	Materials and Detailing	Not Applicable	More of a planning / design issue rather than direct cost impact except in exceptional circumstances. Any costs included within general costs allowances including fees assumptions.
P9	The Historic Environment	Not Applicable	More of a planning / design issue rather than direct cost impact except in exceptional circumstances.
P10	Listed Buildings	Not Applicable	
P11	Conservation Areas	Not Applicable	More of a planning and land use implication than for viability consideration.
P12	Non-Designated Heritage Assets	Not Applicable	More of a planning and land use implication than for viability consideration.
P13	Registered Parks and Gardens	Not Applicable	More of a planning and land use implication than for viability consideration.
P14	Green Infrastructure	Low / Marginal	Generally allowed for within build costs and externals / Planning obligations cost assumption. Additional assumptions (cost/space) apply for open space and Biodiversity Net Gain provision.
P15	Open Space, Sport and Recreation	Medium	Considered through range of s.106/other costs, bespoke allowances for physical open space including a general land take allowance. In practice a range of sites will trigger mitigation requirements (localised works or contributions) but those will vary sites will vary with the site-specific details.
P16	Health and Wellbeing	Medium	Considered through range of s.106/ other costs assumptions including open space allowance and overall design quality principles.
P17	New and Existing Local and Community Facilities including Local Shops	Not Applicable	More of a planning / design issue rather than direct cost impact except in exceptional circumstances. Any costs included within fees assumptions.
E1	Meeting Employment Land Needs	Low / Marginal	Considered through the commercial development scenarios for testing relevant to planned growth - see assumptions detail.
E2	Employment Development	Medium	As above, considered through the commercial development scenarios for testing and the range rental values adopted being representative of the variety relevant in different areas of the District - all reflecting planned growth.
E3	Addressing Horticultural Needs	Medium	A representative scenario of horticultural development likely to come forward over the plan period has been tested at an appropriately high level for the study purposes, covering a range of values following extensive research.
E4	Horticultural Development	Medium	
E5	Retail Strategy and New Development	Low / Marginal	Considered through the commercial development scenarios for testing relevant to planned growth - see assumptions detail.
E6	Chichester City Centre	Not Applicable	More of a planning / design issue rather than direct cost impact except in exceptional circumstances. Any costs included within fees assumptions.
E7	Local Centres	Not Applicable	More of a planning / design issue rather than direct cost impact except in exceptional circumstances. Any costs included within fees assumptions.
E8	Built Tourist and Leisure Development	Low / Marginal	Considered through the commercial development scenarios for testing relevant to planned growth - see assumptions detail.
E9	Caravan and Camping Sites	Not Applicable	More of a planning and land use implication than for viability consideration.
E10	Equestrian Development	Not Applicable	More of a planning / design issue rather than direct cost impact except in exceptional circumstances. Any costs included within fees assumptions.
T1	Transport Infrastructure	High	Allowed for within overall costs including CIL and residual s106 contributions, alongside general design requirements, build costs, external works, site works etc. Additional cost allowance for A27 mitigation works by way of financial contributions alongside CIL and residual s106.
T2	Transport and Development	Low / Marginal	Allowed for within overall costs including CIL and residual s106 contributions, alongside general design requirements, build costs, external works, site works etc. Bespoke cost allowances made for A27 mitigation - linked to Policy XX above. However, could have a site specific impacts and as such would need to be treated as an abnormal costs in weighing-up the overall viability position on a the particular site.
T3	Active Travel - Walking and Cycling Provision	Low / Marginal	Allowed for within overall build costs and fees so far as normal works extent is concerned. However, could have a site specific impacts and as such would need to be treated as an abnormal costs in weighing-up the overall viability position on a the particular site.
T4	Parking Provision	Low / Marginal	Allowed for within overall costs including CIL and residual s106 contributions, alongside general design requirements, build costs, external works, site works etc. Additional cost allowance has been made for electric vehicle charging points - see assumptions detail. However, could have a site specific impacts and as such would need to be treated as an abnormal costs in weighing-up the overall viability position on a the particular site.
I1	Infrastructure Provision	High	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 sites 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 immediate/essential highways mitigation/s.278 works are assumed to be specifically allowed for. Indexed CIL rates applied within modelling. Additional cost allowances made for A27 mitigation requirements as per Policy XX. Specific allowances made for strategic sites.
A1	Chichester City Development Principles	Not Applicable	More of a planning / design issue rather than direct cost impact except in exceptional circumstances. Any costs included within fees assumptions.
A2 - A5	Southern Gateway Development Principles	Not Applicable	Although more of a planning / design issue rather than direct cost impact except in exceptional circumstances, Southern Gateway will be tested on a bespoke basis as part of the wider specific sites testing.
A6 - A15	Site Allocations	Not Applicable - sites considered on a bespoke basis	
A16	Goodwood Motor Circuit and Airfield	Not Applicable	Although more of a planning / design issue rather than direct cost impact except in exceptional circumstances, a range of commercial development typologies will be tested.
A17	Development within the vicinity of Goodwood Motor Circuit and Airfield	Not Applicable	More of a planning and land use implication than for viability consideration.
A18	Thorney Island	Not Applicable	More of a planning and land use implication than for viability consideration.
A19 - A21	Employment Allocations	Not Applicable - sites considered on a bespoke basis or as part of general development typologies.	