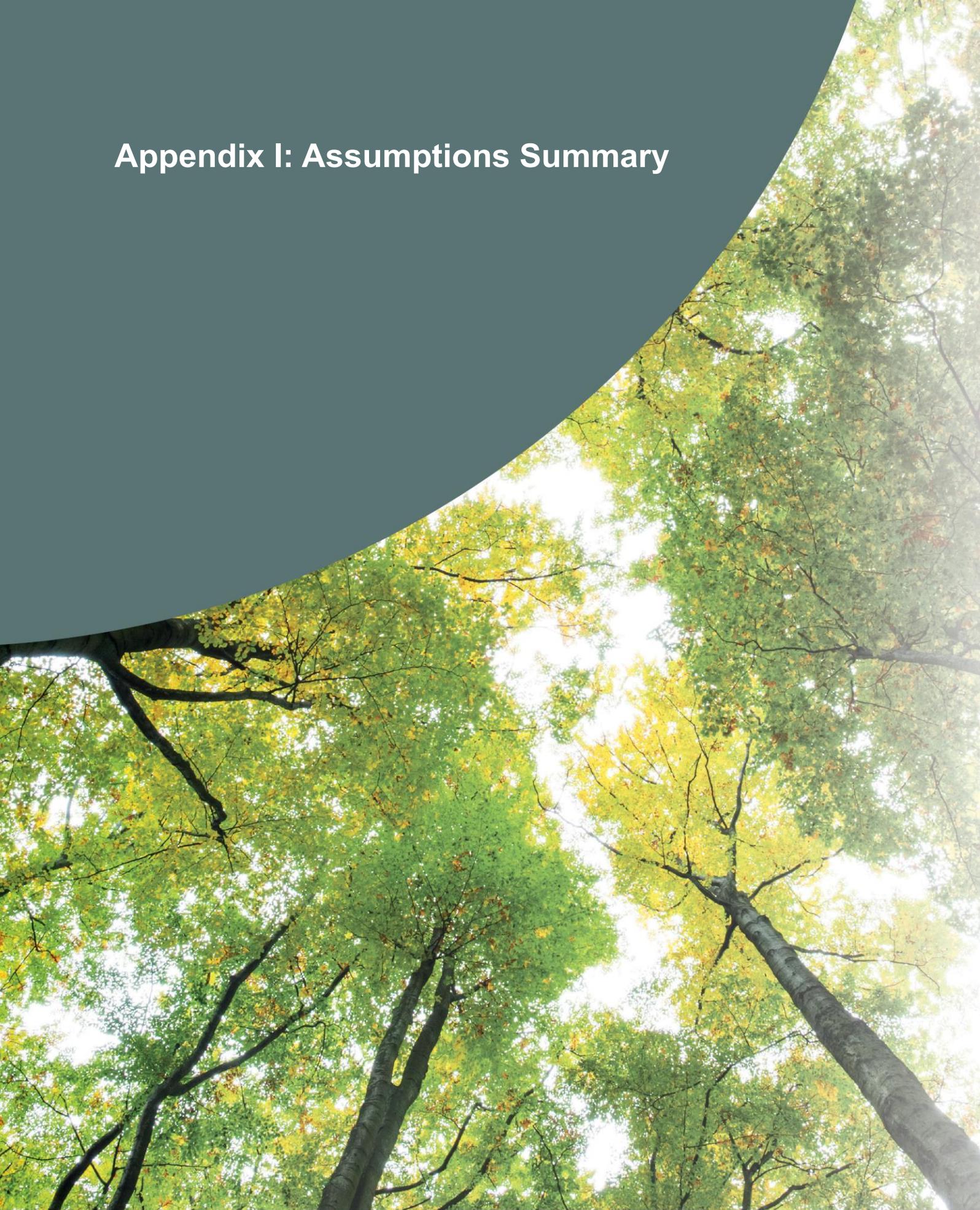


Appendix I: Assumptions Summary



Appendix I - Chiltern DC and South Bucks DC Viability Assessment - Residential Assumptions (Sheet 1 of 2)

Scheme Size Appraised	Type	Site type	Density	Net Land Area (ha)	Gross Land Area (ha)	Plus Open Space (Policy DM DP5)	Build Period (Months)
3	Houses	PDL	30	0.10	0.12	n/a	6
5	Houses	PDL/Greenfield	30	0.17	0.19	n/a	6
8	Flats	PDL	75	0.11	0.11	n/a	6
8	Houses	PDL/Greenfield	35	0.23	0.26	n/a	6
10	Houses	PDL/Greenfield	35	0.29	0.33	n/a	9
11	Houses	PDL/Greenfield	35	0.31	0.36	n/a	9
15	Flats	PDL	75	0.20	0.20	n/a	12
15	Houses	PDL/Greenfield	35	0.43	0.49	n/a	12
30	Flats	PDL	100	0.30	0.30	0.35	18
30	Flats (Sheltered)	PDL	125	0.24	0.24	0.29	18
30	Mixed	Greenfield	40	0.75	0.86	0.95	18
60	Flats (Extra Care)	PDL	125	0.48	0.48	0.53	18
100	Mixed	Greenfield	40	2.50	3.25	3.58	24

Notes: The above Scenarios have been tested in accordance with Policy DMLP2 at 40% AH on-site on 5-9 units and 40% AH on-site 10+ units. In addition 30% AH on-site from 5-9 and 10+ units has also been tested for completeness. Affordable Housing tenure split assumed as 25% intermediate, 12.5% affordable rented and the remainder (62.5%) social rented based on Policy LP2.

Unit Sizes (sq. m)*	Affordable	Private	
1-bed flat	50	50	*Retirement/sheltered 1-beds @ 55 sq. m
2-bed flat	70	70	*Retirement/sheltered 2-beds @ 75 sq. m
2-bed house	79	79	
3-bed house	93	100	
4-bed house	112	130	*Large Houses @ 250sq.m (3 Houses only)

*based on nationally described space standards

Dwelling Mixes*

Unit Type	LP1 - stated overall mix	LP1 DSP Assumption	Market Mix	Affordable Mix
1BF	0-10%	10%	5%	10%
2BF	10-20%	10%	5%	20%
2BH		10%	5%	25%
3BH	35-50%	40%	40%	35%
4BH	25-40%	30%	45%	10%

*based on Policy DM LP1, informed by the HENA 2019 report.

Value Levels - Chiltern DC

Market Value (MV) - Private units	VL1	VL2	VL3	VL4	VL5	VL6	VL7	VL8	VL9	VL10	
Relevance of VLS	Chiltern Overall Range										
		Chesham			Amersham, Chalfont St Peter						
		Great Missenden, Holmer Green			Chalfont St Giles, Knotty Green, Chesham Bois						
		Prestwood			Little Chalfont, Penn		Seer Green				
							Average New Builds Range			Upper End New Builds	
1-bed flat	£200,000	£212,500	£225,000	£237,500	£250,000	£262,500	£275,000	£287,500	£300,000	£312,500	
2-bed flat	£280,000	£297,500	£315,000	£332,500	£350,000	£367,500	£385,000	£402,500	£420,000	£437,500	
2-bed house	£316,000	£335,750	£355,500	£375,250	£395,000	£414,750	£434,500	£454,250	£474,000	£493,750	
3-bed house	£400,000	£425,000	£450,000	£475,000	£500,000	£525,000	£550,000	£575,000	£600,000	£625,000	
4-bed house	£520,000	£552,500	£585,000	£617,500	£650,000	£682,500	£715,000	£747,500	£780,000	£812,500	
MV (£ / m ²)	£4,000	£4,250	£4,500	£4,750	£5,000	£5,250	£5,500	£5,750	£6,000	£6,250	

Value Levels - Chiltern DC - Additional Testing

Market Value (MV) - Private units	VL11	VL12	VL13	VL14	VL15	VL16
Relevance of VLS	Chiltern Overall Range - Additional Sensitivity Testing					
1-bed flat	£325,000	£337,500	£350,000	£362,500	£375,000	£400,000
2-bed flat	£455,000	£472,500	£490,000	£507,500	£525,000	£560,000
2-bed house	£513,500	£533,250	£553,000	£572,750	£592,500	£632,000
3-bed house	£650,000	£675,000	£700,000	£725,000	£750,000	£800,000
4-bed house	£845,000	£877,500	£910,000	£942,500	£975,000	£1,040,000
MV (£ / m ²)	£6,500	£6,750	£7,000	£7,250	£7,500	£8,000

Value Levels - South Bucks DC

Market Value (MV) - Private units	VL1	VL2	VL3	VL4	VL5	VL6	VL7	VL8	VL9+	VL10
Relevance of VLs	South Bucks Overall Range									
	Burnham, Farnham Royal	Dorney Reach, Wexham, Stoke Poges		George Green			Beaconsfield, Gerrard's Cross			
			Iver Village		Taplow Riverside, Taplow Village, Farnham Common					Fulmer, Hedgerley Hill
						Average New Builds Range			Upper End New Builds	
1-bed flat	£200,000	£212,500	£225,000	£237,500	£250,000	£262,500	£275,000	£287,500	£300,000	£312,500
2-bed flat	£280,000	£297,500	£315,000	£332,500	£350,000	£367,500	£385,000	£402,500	£420,000	£437,500
2-bed house	£316,000	£335,750	£355,500	£375,250	£395,000	£414,750	£434,500	£454,250	£474,000	£493,750
3-bed house	£400,000	£425,000	£450,000	£475,000	£500,000	£525,000	£550,000	£575,000	£600,000	£625,000
4-bed house	£520,000	£552,500	£585,000	£617,500	£650,000	£682,500	£715,000	£747,500	£780,000	£812,500
MV (£ / m ²)	£4,000	£4,250	£4,500	£4,750	£5,000	£5,250	£5,500	£5,750	£6,000	£6,250

Note: Sheltered Housing tested at VL9 £6,000, VL10 £6,250, VL11 £6,500 and VL12 £6,750

Value Levels - South Bucks DC - Additional Testing

Market Value (MV) - Private units	VL11	VL12	VL13	VL14	VL15	VL16
Relevance of VLs	South Bucks Overall Range - Additional Sensitivity Testing					
1-bed flat	£325,000	£337,500	£350,000	£362,500	£375,000	£400,000
2-bed flat	£455,000	£472,500	£490,000	£507,500	£525,000	£560,000
2-bed house	£513,500	£533,250	£553,000	£572,750	£592,500	£632,000
3-bed house	£650,000	£675,000	£700,000	£725,000	£750,000	£800,000
4-bed house	£845,000	£877,500	£910,000	£942,500	£975,000	£1,040,000
MV (£ / m ²)	£6,500	£6,750	£7,000	£7,250	£7,500	£8,000

Affordable Housing Revenue Assumptions Chiltern LHA covering the majority of the Council areas

Unit	Affordable Rent LHA (Average) Cap	Social Rent* (weekly rent)
1BF	£145.43	£104.00
2BF	£187.92	£106.00
2BH	£187.92	£106.00
3BH	£236.34	£123.00
4BH	£344.05	£134.00

*based on information provided by CDC and SBDC

Unit	Market Size	Affordable Rent Average AH Transfer Price (LHA Cap) - Capitalised Value	Social Rent* AH Transfer Price - Capitalised Value
1BF	50	£105,925	£75,748
2BF	70	£136,871	£77,205
2BH	79	£136,871	£77,205
3BH	100	£172,134	£89,587
4BH	130	£250,586	£97,598

Dixon Searle Partnership (2019)

Appendix I - Chiltern DC and South Bucks DC Viability Assessment - Residential Assumptions (Sheet 2 of 2)

Development / Policy Costs	Chiltern DC and South Bucks DC	Notes / variances
RESIDENTIAL BUILDING, MARKETING & S106 COSTS		
Build Costs Mixed Developments - generally (£/sq. m) ¹	£1,429	
Build Costs Mixed Developments - generally (£/sq. m) - Refurb (SP7 only)	£1,861	
Build Costs Estate Housing - generally (£/sq. m) ²	£1,620	1 - 10 units only. Increased by 14% based on FSB report.
Build Costs Estate Housing - generally (£/sq. m) ¹	£1,421	>10 units
Build Costs Flats - generally (£/sq. m) ¹	£1,594	
Build Costs Flats - generally (£/sq. m) ²	£1,518	1 - 10 units only. Reduced by -5% based on FSB report.
Build Costs (Supported Housing - Generally) (£/sq.) ¹	£1,741	
External Works	10% (Flats) 15% (Houses)	added to build costs
Site Works	£300,000/net developable ha	DSP assume £33,000/dwelling total site works costs in relation to the Larger/Strategic Sites based on Harman costs at £17,000 - £23,000/dwelling equivalent plus BCIS TPI uplift.
Contingencies (% of build cost)	5%	
Professional & Other Fees (% of build cost)	8%	
Sustainable Design / Construction Standards (% of build cost) ³	4%	Latest data suggests allowances in the range of 1% to 1.5% to meet building regulations. Increased to 4% from DSP 2% base to allow for DM-DP6 re incorporation of 20% renewable energy needs.
Potential Building Regs M4 (2) Compliance (£ per unit) ⁴	£1,646 (Flats) £2,447 (Houses)	per unit (applicable units only) Tested as per Policy DM-LP6
Potential Building Regs M4 (3) Compliance (£ per unit) ⁴	£15,691 (Flats) £26,816 (Houses)	per unit (applicable units only) Tested as per Policy DM-LP6
Potential CIL trial rates testing (£m ²)	Tested at £0 - £300/sq. m at £25/sq. / m intervals	Tested a range of rates with additional testing at £100/m ² intervals up to £500/m ² where viability scope exists. Larger/Strategic Sites tested at £150/m ² on sites of <400 units. £0/m ² on sites of 400+.
Water Efficiency Standards	110 litres per person per day	based on the Housing Standards Review. Policy DM DP20 - higher water efficiency standard set out in Approved Document G
Residual s.106 /non-CIL costs (£ per unit) - small scale PDL / Greenfield sites	£3,000	includes an assumed allowance for green corridors, equipped play areas, Burnham Beeches SAC mitigation measures etc.
Residual s.106 /non-CIL costs (£ per unit) - large scale strategic greenfield sites	n/a	s106 scope explored through running appraisals as s106 surplus residual above BLV.
Marketing & Sales Costs (%of GDV)	1-3%	
Legal Fees on sale (£ per unit)	£750	
DEVELOPER'S RETURN FOR RISK AND PROFIT		
Open Market Housing Profit (% of GDV)	15-20%	
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 (%)	6-7%	
Finance Rate - Land (%)	6-7%	

Notes:

¹ Build cost taken as "Median" figure from BCIS for that build type unless otherwise stated - e.g. flats ; houses story 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 both Chiltern and South Buckinghamshire has been used and averaged across both areas. Includes allowance for uplift to build costs based on BCIS / FSB research for sites of 10 or fewer dwellings. External and site works added separately.

² BCIS report for the Federation of Small Businesses - Housing development: the economics of small sites - the effect of project size on the cost of housing construction (August 2015)

³ The above costs are based on the DCLG Housing Standards Review Impact Assessment costings. Sustainability cost assumptions assume 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) plus additional allowance for CDC/SBDC enhanced requirements.

⁴ Sensitivity tested allowance to meet Building Regs M4 Category 2 and Category 3 (adaptable) acknowledged within report as potential variable cost issue (depending on design etc.). EC Harris DCLG Housing Standards Review Cost Impact indicate average extra over cost to be £1,646 (Cat.2) and £15,691 (additional space cost (Cat. 3)) for flats and £2,447 (Cat. 2) and £26,816 (additional space cost (Cat.3 adaptable)) for houses.

Appendix I - Chiltern DC and South Buck DC Viability Assessment - Non-Residential 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			Chiltern DC & South Bucks DC			Notes:
						Low	Mid	High	Build Cost (£ per sq. m)**	External works cost addition (%)	Total Build Cost (£/sq. m excl fees etc)	
						£250	£285	£320				
Large Retail	Large Supermarket - out of town	2500	35%	0.71	18	£250	£285	£320	£1,633	15%	£1,878	BCIS - Hypermarkets / Supermarkets - generally.
Large Retail	Retail warehouse	1000	40%	0.25	7	£200	£250	£300	£944	15%	£1,086	BCIS - Retail warehouses - up to 1,000 sq. m.
Town Centre Retail	Comparison shops (general/non shopping centre)	300	75%	0.04	6	£150	£250	£350	£1,207	50%	£1,811	BCIS - Shops - Generally
Small Retail	Convenience Store - various locations	300	60%	0.05	6	£150	£185	£220	£1,207	15%	£1,388	BCIS - Shops - Generally
Business - Offices - Town Centre	Office Building	500	60%	0.08	6	£175	£225	£275	£2,013	15%	£2,315	BCIS - Offices - 3-5 Storey; airconditioned
Business - Offices - Out of town centre /Business Park	Office Building	4000	40%	1.00	12	£175	£225	£275	£1,917	15%	£2,205	BCIS - Offices - 1-2 Storey; airconditioned
Business - Industrial / Warehousing	Smaller / Move-on type industrial unit including offices - industrial estate	500	40%	0.13	6	£80	£110	£140	£1,578	15%	£1,815	BCIS - Advance factories / offices - mixed facilities (B1) - generally
Business - Industrial / Warehousing	Larger industrial / warehousing unit including offices - industrial estate	2000	40%	0.50	12	£70	£90	£110	£1,118	15%	£1,286	BCIS - Advance factories / offices - mixed facilities (B1) - >2000
Hotel (budget)***	Hotel - edge of town centre / edge of town (120 Beds)	3000	50%	0.60	18	£170	£210	£250	£2,235	15%	£2,570	BCIS - Hotels
C2 - Residential Institution	Nursing Home	1230	60%	0.21	16	£250	£285	£320	£1,858	15%	£2,137	BCIS - Care Homes for the Elderly

Note: Average Location Factor assumed for Chiltern and South Bucks

Development Costs	
BREAAM / other enhancements addition contingency (% of cost)	5%
Professional Fees (% of cost)	8-10%
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/sq. m intervals
<p>Finance Costs</p> <p>Finance rate p.a. (including over lead-in and letting / sales period) inclusive of fees</p> <p align="center">6.0%</p>	
<p>Marketing Costs</p> <p>Advertising Fees (% of annual income)</p> <p align="center">1%</p> <p>Letting Fees (% of annual income)</p> <p align="center">10%</p> <p>Purchaser's costs</p> <p align="center">5.75%</p>	
Developer Profit (% of GDV)	15-20%
Yields	Variable applicability sensitivity tested across range at 5.0% to 8.0%
<p>Site Acquisition Costs</p> <p>Agents Fees (% of site value)</p> <p align="center">1.50%</p> <p>Legal Fees (% of site value)</p> <p align="center">0.75%</p> <p>Stamp Duty (% of value - HMRC scale)</p> <p align="center">0 to 5%</p>	

Trialled up to up to £250/sq. m (Provisional DSP judgement from experience)

*BCIS Construction Duration Calculator

**BCIS Median - Location Factor for both Chiltern and South Buckinghamshire

*** equivalent to £3,000 - £5,000 per room per annum based on 6% yield

Appendix I - Chiltern DC and South Buck DC - Policy Analysis based on latest emerging policies*

*as provided by CDC & SBDC. Updated as of 4th June 2019

Policy No. / Name	Cost / Other Impact for Viability Testing Purposes? Yes/No		Addressed where applicable through specific study approach / assumptions - associated commentary / Cost allowance
		Yes	
		Yes (minor)	
		No	
BP SP1 - Building - Developer Contributions to Support Growth			Ensures growth is supported by appropriate infrastructure provision - policy sets out specific criteria to be met as part of development. 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 for site typologies testing, effectively as a contingency, for such measures. It follows that for all site typology tests at £3,000 per dwelling, the immediate/essential highways mitigation/s.278 works are assumed to be specifically allowed for. CIL tested at a range of rates. Specific allowances for transport, education etc included on strategic site allocations.
SP BP2 - Chesham			Considered as part of the specific strategic sites testing / general range of site typologies.
SP BP3 - Holmer Green			
SP BP4 - London Road West			
SP BP5 - South East of Whielden Street			
SP BP6 - Little Chalfont			
SP BP7 - Chalfont St Peter North East			
SP BP8 - Chalfont St Peter South East			
SP BP9 - Beaconsfield			
SP BP10 - Iver Heath			
SP BP11 - North of Iver Station			
SP BP12 - East of Ridgeway Business Park, Iver			
SP BP13 - North of Denham Roundabout			
SP BP14 - Land Adjacent to Taplow Station			
DM CP1 - Transport Assessments and Travel Plans			
DM CP2 - Pedestrian Routes and Cycleways			More of a planning and land use implication than for viability consideration.
DM CP3 - Car Parking Standards			
DM CP4 - Reducing Heavy Goods and other Commercial Vehicle Impacts in the Ivers and the Iver Relief Road			
DM CP5 - Development within the HS2 Safeguarded Area			Ensures growth is supported by appropriate infrastructure provision - policy sets out specific criteria to be met as part of development. 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. Site specific mitigation included within strategic site allocation appraisals. £3,000/unit s106 contingency and CIL included for site typologies.
DM CP6 - Areas of Change			
DM DP1 - Process and Principles			To the extent that the assessment assumptions consider regular design and layout characteristics. Scope of achievable planning obligations packages may be relevant to particular proposals - especially for larger/strategic scale developments where the surplus available to support a planning obligations package is likely to be considered. More of general development management matter and does not inform particular viability assessment assumptions.
DM DP2 - Designated Heritage Assets			Planning / design issue rather than direct cost impact except in exceptional circumstances. Any costs included within fees assumptions.
DM DP3 - Archaeological Heritage			
DM DP4 - Local Heritage Assets			
DM DP5 - Climate Responsive Development			Specific allowance within overall build costs (equivalent to the former CFSH L4) and fees so far as normal works extent is concerned.
DM DP6 - Low Carbon Development			
DM DP7 - Efficient Use of Land			To the extent that the assessment assumptions consider regular design and layout characteristics. A range of densities have been assumed dependent on typology as discussed and agreed with the Council.
DM DP8 - Backland Development			More of a planning and land use implication than for viability consideration.
DM DP9 - Reducing Reliance on the Private Car			
DM DP10 - Health, Wellbeing and Health Impact Assessments			Allowed for within overall build costs and fees so far as normal works extent is concerned.
DM DP11 - New Streets			Planning / design issue rather than direct cost impact except in exceptional circumstances. Any costs included within fees assumptions.
DM DP12 - New Street Networks			

Policy No. / Name	Cost / Other Impact for Viability Testing Purposes? Yes/No		Addressed where applicable through specific study approach / assumptions - associated commentary / Cost allowance
		Yes	
		Yes (minor)	
		No	
DM DP13 - Quality and Street Relationships of Buildings			To the extent that the assessment assumptions consider regular design and layout characteristics. Scope of achievable planning obligations packages may be relevant to particular proposals - especially for larger/strategic scale developments where the surplus available to support a planning obligations package is likely to be considered. More of general development management matter and does not inform particular viability assessment assumptions.
DM DP14 - Accessible Neighbourhoods			Planning / design issue rather than direct cost impact except in exceptional circumstances. Any costs
DM DP15 - Blue and Green Infrastructure			Allowances included within the site typology development appraisals. Costs covered within land and serving costs for strategic site allocations.
DM DP16 - Privacy, Daylight and Sunlight			Planning / design issue rather than direct cost impact except in exceptional circumstances. Any costs included within fees assumptions.
DM DP17 - Internal Space Standards			Nationally Described Space Standard has been assumed as part of the study appraisal assumptions.
DM DP18 - Outdoor Amenity Space Standards			To the extent that the assessment assumptions consider regular design and layout characteristics. Scope of achievable planning obligations packages may be relevant to particular proposals - especially for larger/strategic scale developments where the surplus available to support a planning obligations package is likely to be considered. More of general development management matter and does not inform particular viability assessment assumptions.
DM DP19 - Waste and Recycling Storage and Servicing			Allowed for within overall build costs and fees so far as normal works extent is concerned as well as general design considerations.
DM DP20 - Residential Water Standards			Allowed for within overall build costs and fees so far as normal works extent is concerned - assumes 110lppd.
DM DP21 - Public Space Management			Planning / design issue rather than direct cost impact except in exceptional circumstances. Any costs included within fees assumptions.
DM DP22 - Building for Life 12			Assessment assumptions consider regular scheme design and layout characteristics / allowed for within overall build costs and fees so far as normal works extent is concerned.
DM DP23 - Shopfront and Signage			More of a planning and land use implication than for viability consideration.
SP EP1 - Retail Hierarchy			Considered through the agreed development scenarios for testing and the range Value Levels / non-residential rental assumptions adopted being representative of the variety relevant in different areas in both Chiltern and South Bucks Districts.
SP EP2 - Retail Need			Considered through the range of non-residential scenarios tested.
SP EP3 - Retail Allocations			Considered through the range of non-residential scenarios tested.
DM EP1 - Main Town Centre Uses			More of a planning and land use implication than for viability consideration.
DM EP2 - Markets			More of a planning and land use implication than for viability consideration.
DM EP4 - Economic Site Allocations			Considered through the agreed development scenarios for testing and the range Value Levels / non-residential rental assumptions adopted being representative of the variety relevant in different areas in both Chiltern and South Bucks Districts.
DM EP3 - Economic Land			Considered through the agreed development scenarios for testing and the range Value Levels / non-residential rental assumptions adopted being representative of the variety relevant in different areas in both Chiltern and South Bucks Districts.
DM EP4 - Pinewood Studios			More of a planning and land use implication than for viability consideration.
DM EP5 - Smart Economic Growth			Planning / design issue rather than direct cost impact except in exceptional circumstances. Any costs included within fees assumptions.
DM EP6 - Partial Change of Use of a Home to Commercial Use			More of a planning and land use implication than for viability consideration.
DM EP7 - Tourism			Although more of a planning / land use implication factor than for viability consideration, some tourism related uses have been considered at an appropriately high level for the study purpose, as necessary, within the report text.
DM EP7 - Local Employment, Training and Businesses			Costs variable / uncertain - where applicable assumed to be included within overall development cost allowances.
DM EP9 - Cultural and Social Activities			Although more of a planning / land use implication factor than for viability consideration, some related non-residential uses have been considered at an appropriately high level for the study purpose, as necessary, within the report text.
DM EP10 - Public Houses, Social Clubs and Community Facilities			Although more of a planning / land use implication factor than for viability consideration, some related non-residential uses have been considered at an appropriately high level for the study purpose, as necessary, within the report text.
DM HP1 - Appropriate Development in Local Green Spaces			More of a planning and land use implication than for viability consideration.
DM HP2 - Appropriate Development in Public Open Spaces			Although more of a planning / land use implication factor than for viability consideration, an allowance has been assumed for 'land take' including open space at an appropriately high level for the study purpose, as necessary, within the report text.
DM HP3 - Equipped Play Areas			To the extent that the assessment assumptions consider regular design and layout characteristics. Scope of achievable planning obligations packages may be relevant to particular proposals - especially for larger/strategic scale developments where the surplus available to support a planning obligations package is likely to be considered.
DM HP4 - Sports, Recreation and Leisure Facilities			Although more of a planning / land use implication factor than for viability consideration, some related non-residential uses have been considered at an appropriately high level for the study purpose, as necessary, within the report text.
DM LP1 - Providing Choice in Home Sizes			A variety of residential scenarios have been modelled, also covering a range of values levels overall representing the variety relevant in the different areas. The specific housing mix (flats/houses) will be informed by the latest appropriate evidence and agreed reflected in the dwelling mix adopted for both market and affordable housing across all residential scenarios tested. Affordable housing has been tested as per emerging policy whilst taking into account the latest NPPF (2019)

Policy No. / Name	Cost / Other Impact for Viability Testing Purposes? Yes/No		Addressed where applicable through specific study approach / assumptions - associated commentary / Cost allowance
		Yes	
		Yes (minor)	
		No	
DM LP2 - Affordable Homes from Major Developments			Subject to the results of this study, Chiltern and South Bucks DC require 40% AH on all new dwellings on sites allocated in the Plan (10+), 40% AH on non-allocated sites outside the AONB (10+) and 40% AH on non-allocated sites inside the AONB (5+). Tenure split also tested as part of the study as 10% Shared Ownership, 62.5% Social Rent and the remainder (12.5%) Affordable Rent.
DM LP3 - Affordable Homes from Minor Developments			Costs reflected in the selection of scheme scenarios, range of AH % and tenure split %s tested together with the interpretation of appraisal results and their influence on CIL rates.
DM LP4 - Rural Exception Sites			Rural exception sites not specifically tested. Assumes rural exception sites will be subject to specific viability testing where 100% affordable housing not provided.
DM LP5 - Rural Workers			More of a planning and land use implication than for viability consideration.
DM LP6 - Accessibility and Adaptability			Specific allowance included within cost assumptions as per policy LP6 at 25% M4(2) of which 10% provided to M4(3) for non-specialist housing. Specialist housing for older people assumes 100% M4(2) of which 25% are provided to M4(3) standards.
DM LP7 - Older Persons, Specialist and Supported Living			A variety of residential scenarios have been modelled (including older persons housing - sheltered and extra care), also covering a range of values levels overall representing the variety relevant in the different areas. The specific housing mix (flats/houses) will be informed by the latest appropriate evidence and agreed reflected in the dwelling mix adopted for both market and affordable housing across all residential scenarios tested. Affordable housing has been tested as per emerging policy whilst taking into account the latest NPPF (2019)
DM LP8 - Self-Build and Custom-Build			
DM LP9 - Accommodation for Gypsies, Travellers and Travelling Showpeople			N/A - more of a planning and land use implication than for viability consideration.
DM LP10 - Protecting the Built Stock			More of a planning and land use implication than for viability consideration.
DM NP1 - Chilterns Area of Outstanding Natural Beauty			Although more of a planning and land use implication than for viability consideration, a cost implication does exist relating to general quality of development coming forward through design, open space, biodiversity etc.
DM NP2 - Colne Valley Regional Park			More of a planning and land use implication than for viability consideration.
DM NP3 - Burnham Beeches Special Area of Conservation			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. CIL tested at a range of rates.
DM NP4 - Biodiversity and Geodiversity			
DM NP5 - Trees and Woodlands			To the extent that the assessment assumptions consider regular design and layout characteristics. Scope of achievable planning obligations packages may be relevant to particular proposals - assumptions also include a fixed s.106 cost of £3,000/dwelling as contingency for such measures.
DM NP6 - River Character and the Water Environment			
DM NP7 - Chesham Flood Alleviation			Although more of a planning and land use implication than for viability consideration, a cost implication does exist relating to fees, general quality of development coming forward.
DM NP8 - Flood Protection and SuDS			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.
DM NP9 - Reducing the Risk of Pollution			More of a planning and land use implication than for viability consideration. However, any potential mitigation costs allowed for within the general build cost and fee assumptions
DM NP10 - Air Quality			Generally within build costs and externals / fees / Planning obligations cost assumption. Cost associated with electric vehicle charging points assumed as part of the overall sustainability allowance.
SP PP1 - Green Belt			
DM PP1 Infilling within Villages in the Green Belt			Although more of a planning and land use implication than for viability consideration, a variety of schemes have been tested at different value levels in different areas across both Chiltern and South Bucks District areas.
DM PP2 - Replacement of a Building in the Green Belt			
DM PP3 - Previously Developed Land in the Green Belt			More of a planning and land use implication than for viability consideration.
SP SP1 - Presumption in Favour of Sustainable Development			N/A