

For: West Oxfordshire District Council



**Viability Assessment to inform the
Community Infrastructure Levy
Charging Schedule**

**Appendix 1 – Assumptions
Summary**

May 2024

DSP23835

West Oxfordshire DC - Appendix 1: Community Infrastructure Levy (CIL) - Viability Assessment - Residential Assumptions

- Table 1a: High-Level Site Typologies and Value Levels / Revenue Assumptions

High-Level Typology Sensitivity Tests

Scheme Size Appraised	Type	Site Type	Density (dph)	Net Land area (ha)	Gross Land Area (ha)*	Main Build Period (Months)
1	House	PDL / GF	30	0.03	0.04	6
3	Houses	PDL / GF	30	0.10	0.12	6
5	Houses	PDL / GF	35	0.14	0.16	6
6	Houses	PDL / GF	35	0.17	0.20	6
10	Houses	GF	35	0.29	0.33	12
10	Houses	PDL	35	0.29	0.33	12
11	Houses	GF	35	0.31	0.36	12
11	Houses	PDL	35	0.31	0.36	12
20	Houses	GF	40	0.50	0.58	18
20	Flats	PDL	75	0.27	0.31	18
50	Mixed (Houses/Flats)	GF	40	1.25	1.44	18
50	Mixed (Houses/Flats)	PDL	55	0.91	1.05	18
50	Flats	PDL	100	0.50	0.58	18
100	Mixed (Houses/Flats)	GF	40	2.50	3.25	24
250	Mixed (Houses/Flats)	GF	40	6.25	8.13	24*

*assumes multiple sales outlets

Notes:

The above scenarios have been modelled at 35%, 40%, 50% and 0% AH on sites of 1 unit. Within the Cotswolds AONB, housing schemes of 6-10 units and which have a maximum combined gross floorspace of no more than 1,000m2 will be required to make a financial contribution towards the provision of affordable housing off-site within the District. For larger development proposals involving 11 or more dwellings or which have a maximum combined gross floorspace of more than 1,000m2 the Council will require the provision of affordable housing on-site unless it can be robustly demonstrated that this cannot be achieved for reasons of viability. 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 66% Affordable rent, 25% First Homes (assuming 30% discount), 9% Affordable Home Ownership (based on supporting text to Policy H3). 10% Low Cost/Affordable Home Ownership (AHO) of total overall requirements. 5% self/custom-build plots required on sites 100+ dwellings assuming plot values of £125,000 per plot (based on DSP research data). See Table 1c for Sheltered/Extra Care Typologies and Table 1e for Build to Rent.

Land Area Adjustment - 15% added (30% added on largest sites 100+).

Key specific/strategic site allocations - tested separately, with adjustments to assumptions as appropriate (see Table 1d)

Unit sizes and dwelling mix assumptions

Property Type	Assumed Unit Sizes*		Dwelling Mix (%)**	
	Market Units	Affordable Units	Market Units	Affordable Units
1-bed flat	50	50	5.0%	25-30%
2-bed flat	61	61		
2-bed house	79	79	30.0%	30-35%
3-bed house	93	93	40.0%	30-35%
4-bed house***	130	106	25.0%	5-10%

*Based on Nationally Described Space Standard October 2015

**rounded, based on the SHMA (2014), also set out in supporting text to Policy H4.

***1-house typology tested at 300sq.m. from VL6 £5,250 to £7,000/sq. m.

Affordable Housing Revenue Assumptions

Unit Type	Social Rent (% MV)	Affordable Rent (% MV)	First Homes	Shared Ownership
			% Market Value	% Market Value
1-Bed Flat	45%	55%	70%	65%
2-Beds Flat				
2-Bed House				
3-Bed House				
4-Bed House				

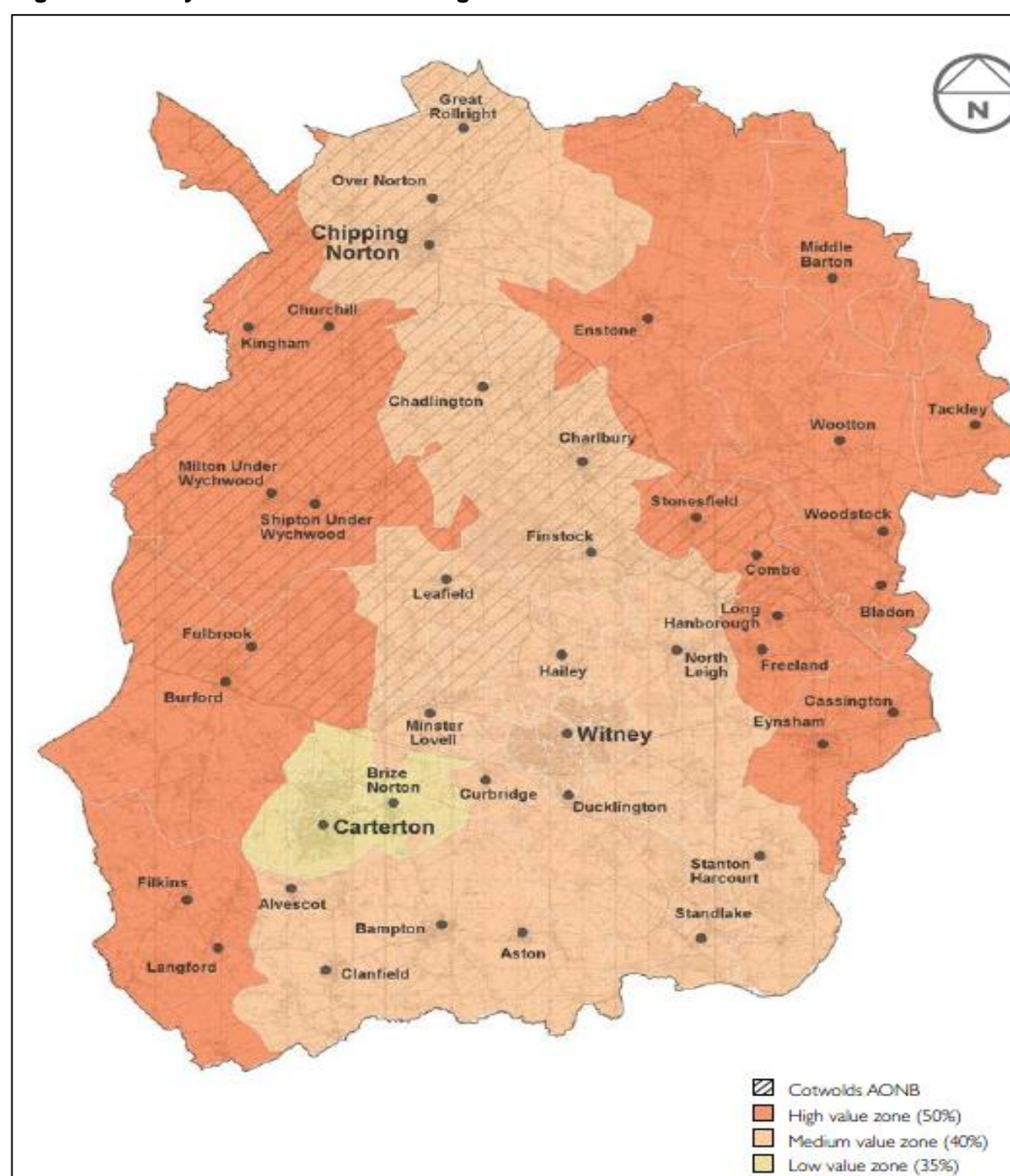
Note: % MV based on VL4 £4,750 (below).

Residential Sales Value Level (VL) Assumptions - Indicative relevance by area within District

Market Values (MV)	VL1	VL2	VL3	VL4	VL5	VL6	VL7
High Value Zone (LVZ)			HVZ Low	HVZ Base	HVZ High	HVZ Sensitivity Test	HVZ Sensitivity Test
Medium Value Zone (LVZ)		MVZ Low	MVZ Base	MVZ High			
Low Value Zone (LVZ)	LVZ Low	LVZ Base	LVZ High				
1-bed flat	£200,000	£212,500	£225,000	£237,500	£250,000	£262,500	£275,000
2-bed flat	£244,000	£259,250	£274,500	£289,750	£305,000	£320,250	£335,500
2-bed house	£316,000	£335,750	£355,500	£375,250	£395,000	£414,750	£434,500
3-bed house	£372,000	£395,250	£418,500	£441,750	£465,000	£488,250	£511,500
4-bed house	£520,000	£552,500	£585,000	£617,500	£650,000	£682,500	£715,000
MV (£ / sq. m.)	£4,000	£4,250	£4,500	£4,750	£5,000	£5,250	£5,500

Note: Value Zones linked to Policy H3 Affordable Housing zones as depicted in Figure 1 below.

Figure 1 - Policy H3: Affordable Housing Value Zones



**West Oxfordshire DC - Appendix 1: Community Infrastructure Levy (CIL) - Residential Assumptions
- Table 1b: Development Cost Assumptions & Key Sensitivity Testing Parameters**

See Table 1c for Older Persons typologies/assumptions

Base Appraisal Cost Description	Cost Assumption	Notes
Build cost - Mixed Developments (generally - houses/flats)	£1,540/sq. m. (LQ £1,394/sq. m.)	
Build cost - Estate housing (generally)	£1,506/sq. m.	
Build cost - Flats (generally)	£1,699/sq. m.	Based on BCIS 'median' rebased to an West Oxfordshire location factor (5yr data sample), excludes external works. Lower Quartile (LQ) rates applied to specific/strategic site testing.
Build cost - Flats (6-storey)	£1,877/sq. m.	
Build cost - 'One-off' housing detached (3 units or less)	£2,895/sq. m.	
Build cost - 'One-off' housing terrace (3 units or less)	£1,729/sq. m.	
External Works	10% (Flats) 15% (Houses)	Applied to base build costs
Site Prep Contingency (on gross land area)	£500,000/ha	Non-strategic scale typology test Further bespoke assumptions apply to specific site allocations - see Table 1b.
Contingency (% of build cost)	5%	
Professional Fees (% of build cost)	8-10%	variable depending on scale of development
CIL Rates testing scope	Tested £0 - £500/sq. m. at £25/sq. m. increments	
Residual s106	£3,000/dwelling	
Sustainable design/climate change/carbon reduction (% of build cost)	3.50%	Representing current Building Regulations (2021), based on a range of data sources. Note: blended rate for mixed schemes (houses and flats), weighted by dwelling mix proportions.
Electric Vehicle Charging Points (£/unit) ¹	£865/unit (houses) £1,961 (flats)	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
Water efficiency standards	110 litres per person per day	Assumed nominal cost (forming part of overall cost allowance) based on DSP research and analysis.
Biodiversity Net Gain (BNG) (% of build cost)	2.4% (Greenfield) 0.5% (PDL)	Assuming 10%, variable by site type. Costs based on Impact Assessment (Scenario C) ² plus uplift for latest information from the 10% minimum baseline.
M4(2) Accessible and adaptable dwellings compliance	£15.5/sq. m.	100% provision on all dwellings for M4(2) 5% provision for M4(3) on all dwellings on schemes of 50+ dwellings only. High-level costs based on the analysis as described in the 'Raising accessibility standards in new homes' consultation document ³
M4(3) Wheelchair user dwellings compliance	£155/sq. m.	
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%	DSP assumed testing at mid-point of range at 17.5%. First Homes at 12%. Build to Rent at 10%. Sensitivity Test at 20% for Sheltered/Extra Care typologies and Strategic Sites.
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 (%)	6.50%	
Finance Rate - Land (%)	6.50%	

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

² Biodiversity Net Gain Impact Assessment - Natural England (Table 19-20)

³ <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>

**West Oxfordshire DC - Appendix 1: Community Infrastructure Levy (CIL) - Viability Assessment - Residential Assumptions
- Table 1c: Older Persons accommodation**

Scheme Size Appraised	Type	Site type	Density <i>(based on residential net developable area)</i>	Net Land Area (ha)	Gross Land Area (ha)	Build Period (Months) <i>(6-month lead-in)</i>	Sales Rate ¹	AH % (Policy H3)
30	Flats (Sheltered)	PDL	150	0.20	0.23	18	1.5 unit / month 20 month (total)	HVZ 50% AH MVZ 40% AH LVZ 35% AH
60	Flats (Extra Care)	PDL	150	0.40	0.46	18	1.5 unit / month 40 month (total)	HVZ 45% AH MVZ 35% AH LVZ 10% AH

¹ Sales rate based on average across the sales period and is considered a cautious assumption. In practice sales will be weighted towards the earlier months and may include some off-plan sales

Unit sizes and dwelling mix assumptions

Property Type	Assumed Unit Sizes	Non-Saleable Floor Area Allowance <i>(net to gross ratio)</i>	Dwelling Mix (%)
1-bed flat (Sheltered)	55	75%	60%
2-bed flat (Sheltered)	75		40%
1-bed flat (Extra Care)	58.5	65%	60%
2-bed flat (Extra Care)	76		40%

Note: We see a range of different levels of communal facilities and the above assumptions represent the upper end of communal areas seen at application stage viability assessment.

Value Levels - West Oxfordshire

Market Value (MV) - Private units	VL6	VL7	VL8	VL9	VL10	VL11
	£5,250	£5,500	£5,750	£6,000	£6,500	£7,000
1-bed flat (Sheltered)	£288,750	£302,500	£316,250	£330,000	£357,500	£385,000
2-bed flat (Sheltered)	£393,750	£412,500	£431,250	£450,000	£487,500	£525,000
1-bed flat (Extra Care)	£307,125	£321,750	£336,375	£351,000	£380,250	£409,500
2-bed flat (Extra Care)	£399,000	£418,000	£437,000	£456,000	£494,000	£532,000
MV (£/sq. m.)	£5,250	£5,500	£5,750	£6,000	£6,500	£7,000

Bespoke Cost Assumptions

Note: Base cost assumptions set out in Table 1b

Base Build Cost - Supported Housing	£2,085	Based on BCIS - Median rebased to the West Oxfordshire location factor (5yr data sample), excludes external works.
External Works	7.50%	
Legal Fees	£750/unit	
Empty Property Costs - Sheltered	£2,000/unit	
Empty Property Costs - Extra Care	£5,000/unit	
Open Market Housing Profit (% of GDV)	17.5% and 20%	17.5% represents base position with sensitivity test at 20%.

West Oxfordshire DC - Appendix 1: Community Infrastructure Levy (CIL) - Viability Assessment - Residential Assumptions - Table 1d: Specific Site Allocations

Specific Site Allocations

Site Allocations - Bespoke Testing	Gross Site Area (ha)	Net Site Area (ha)	Indicative Capacity (approx. no. of dwellings)	Indicative Residential Market Value (£/sq. m.)	DSP Additional Assumptions / Comments / Site Specific Costs (Serviced land = £500,000/ha unless otherwise stated) <i>Note: as detailed costs for provision are unknown at this stage, the appraisal modelling has been conducted on a surplus basis. The resulting surplus amounts will need to be sufficient to support any known costs listed below.</i>	Site works and specific abnormal costs
North Witney SDA Existing Use: Agricultural [Affordable Housing tested @ 40% AH Medium Zone]	60	40	1400	VL2 £4,250 - VL4 £4,750	Abnormal site works:- ¹ West End link road £23,200,000 plus +15.82% TPI uplift = £26,870,240 Northern distributor £6,000,000 plus +15.82% TPI uplift = £6,949,200 Highway improvements £4,000,000 plus +15.82% TPI uplift = £4,632,800 Foul drainage upgrade £3,000,000 plus +15.82% TPI uplift = £3,474,600 Flood alleviation £3,000,000 plus +15.82% TPI uplift = £3,474,600 s106 infrastructure costs:- 2FE Primary School (2.2ha) £11,200,000 Other s106 £21,000,000	Assume £25,000/dwelling - Note: these costs relate to site works e.g. prep, servicing etc. Professional fees @ 8% (housebuilding / 10% all other works) Contingency @ 3% (housebuilding) / 5% on all other works
East Witney SDA Existing Use: Agricultural [Affordable Housing tested @ 40% AH Medium Zone]	38	13	450	VL2 £4,250 - VL4 £4,750	Abnormal site works:- ¹ Highway improvements £7,000,000 plus +15.82% TPI uplift = £8,107,400 s106 infrastructure costs:- Other s106 £6,750,000	Assume £25,000/dwelling - Note: these costs relate to site works e.g. prep, servicing etc. Professional fees @ 8% (housebuilding / 10% all other works) Contingency @ 3% (housebuilding) / 5% on all other works
West Eynsham SDA Existing Use: Agricultural [Affordable Housing tested @ 50% AH High Zone]	88.7 <i>(including 2x developed parcels)</i>	22	1000	VL3 £4,500 - VL5 £5,000	Infrastructure and s106 costs £40,000 per dwelling plus = £45,000 per dwelling. ²	Professional fees @ 8% (housebuilding / 10% all other works) Contingency @ 3% (housebuilding) / 5% on all other works
Salt Cross Garden Village Existing Use: Agricultural [Affordable Housing tested @ 50% AH High Zone]	224	62.86	2200	VL3 £4,500 - VL5 £5,000	Site works and infrastructure costs £100,551,661 ³ 40ha Business Land serviced and sold at £1,000,000/ha s106/s278 contributions £102,795,018 ³	Professional fees @ 8% (housebuilding / 10% all other works) Contingency @ 3% (housebuilding) / 5% on all other works
East Chipping Norton SDA Existing Use: Agricultural [Affordable Housing tested @ 40% AH Medium Zone]	70	29.34	1200	VL2 £4,250 - VL4 £4,750	Abnormal site works:- ¹ Eastern link road £8,000,000 plus +15.82% TPI uplift = £9,265,600 s106 infrastructure costs:- 2FE Primary School (2.2ha) £11,200,000 Other s106 £15,405,000	Assume £25,000/dwelling - Note: these costs relate to site works e.g. prep, servicing etc. Professional fees @ 8% (housebuilding / 10% all other works) Contingency @ 3% (housebuilding) / 5% on all other works

¹ costs based on the NSC Viability Assessment (2020) plus uplift (BCIS All-in-TPI).

² costs based on range of information provided by the Council including consultation responses, cost plan detail (Berkeley Assessment, 2020) and other information as submitted to the Council.

³ costs based on a range of information including the Viability Assessment of the Salt Cross Garden Village Area Action Plan (2021) produced by Aspinal Verdi.

West Oxfordshire District Council - Appendix 1: Community Infrastructure Levy (CIL) - Viability Assessment
Table 1e: Build to Rent Typology - Rental and Investment Value Assumptions

Scheme Size Appraised	Type	Site type	Density	Net Land Area (ha)	Gross Land Area (ha)	Total Land Area (ha)	Build Period (Months) (6-month lead-in)
200	BTR Apartments	PDL	200	1.00	1.30	1.30	20

200 Flats 6+ Storey (Build to Rent) - Rental Assumptions						
Property Type	Dwelling Sizes (sq. m.) (85% Gross:Net)	Overall Dwelling Mix	Market - Dwelling Mix	Affordable Private Rent - Dwelling Mix	Assumed BTR rent (£/month)	Related Rental Assumptions
1-Bed Flat	50	35%	30%	40%	£1,200	Rent inflation: 3% IRR: 6% Net exit yield: 4.5%**
2-Bed Flat	70	50%	50%	50%	£1,400	Management: 7% Maintenance: 13% Major Repairs: £12,000
3-Bed Flat	86	15%	20%	10%	£1,700	VOIDS: 2% Bad debts: 3%

¹ Rents informed by DSP market research analysis

² BTR units provided at 80% of market rent as per Govt Guidance

200 Flats 6+ Storey (Build to Rent) - Cost Assumptions*		
Build Costs Flats - 6+ Storey (£/sq. m)	£1,877/sq. m.	<i>plus 10% external works. 85% Net:Gross floor area ratio</i>
Letting Agent Fees	10% of Yr 1 Rent	
Letting Legal Fees	5% of Yr 1 Rent	
Sales Agent Fee	1.00%	
Sales Legal Fee	0.50%	
Purchaser's Costs	6.80%	<i>Includes Stamp Duty</i>
Profit on GDV	10%	<i>Based on private units and Affordable Private Rent combined</i>
Affordable Housing %	20%	<i>Based on Government guide.</i>

*see Table 1b for main cost assumptions which are not repeated here. These assumptions refer only to those elements bespoke to the BTR development typology.

**Although this is higher than yields seen on BTR schemes recently, this reflects the location of BTR in West Oxon which would be in relatively small towns - not prime regional towns/cities.

West Oxfordshire District Council - Appendix 1: Community Infrastructure Levy (CIL) - Viability Assessment
Table 1f: Commercial Assumptions, Site Typologies and Value Levels/ Revenue Assumptions

Use Class / Type	Example Scheme Type	GIA (m ²)	Site Coverage	Site Size (Ha)	Build Period (Months)*	Values Range - Annual Rents £ per sq m			Build Cost (£ per sq m)**	External works cost addition (%)	Total Build Cost (£/sq m excl)	Notes:
						Low	Mid	High				
Large Retail	Large Supermarket - out of town	2500	35%	0.71	18	£240	£260	£280	£2,013	15%	£2,315	BCIS - Hypermarkets / Supermarkets - 1,000 to 7,000 sq.m.
Intermediate Retail	Supermarket - in or out of town	1500	40%	0.38	12	£240	£260	£280	£2,013	15%	£2,315	BCIS - Hypermarkets / Supermarkets - 1,000 to 7,000 sq.m.
Large Retail	Retail Warehouse	1000	40%	0.25	7	£220	£260	£300	£1,044	15%	£1,201	BCIS - Retail warehouses - up to 1,000 sq m.
Town Centre Retail	Comparison shops (general or non shopping centre)	200	60%	0.03	6	£200	£250	£300	£1,540	50%	£2,310	BCIS - Shops - Generally
Small Retail	Convenience Store - various locations	300	75%	0.04	6	£140	£160	£180	£1,540	15%	£1,771	BCIS - Shops - Generally
Business - Offices - Town Centre	Office Building	500	200%	0.03	12	£160	£185	£210	£2,257	15%	£2,596	BCIS - Offices - 3-5 Storey; airconditioned
Business - Offices - Out of town centre or Business Park	Office Building	1000	40%	0.25	12	£160	£185	£210	£2,123	15%	£2,441	BCIS - Offices - 1-2 Storey; airconditioned
Business - Research & Development	Office/ research space/ warehousing	10000	40%	2.50	18	£150	£200	£250	£2,936	15%	£3,376	BCIS - Research facilities
Business - Industrial or Warehousing	Smaller / Move-on type industrial unit including offices - industrial estate	500	40%	0.13	6	£70	£90	£110	£1,568	15%	£1,803	BCIS - Advance factories / offices - mixed facilities (E) - generally
Business - Industrial or Warehousing	Larger industrial / warehousing unit including offices - industrial estate	2000	40%	0.50	12	£40	£60	£80	£1,031	15%	£1,186	BCIS - Advance factories / offices - mixed facilities (E) - >2000
Hotel (budget)	Hotel - edge of town centre / edge of town (60-Bed)	2100	50%	0.42	18	£4,500	£5,500	£6,500	£2,680	15%	£3,082	BCIS - Hotels
C2 - Residential Institution	Nursing Home (65-Bed)	1900	60%	0.32	16	Annual net room rates			£2,070	15%	£2,381	BCIS - Care Homes for the Elderly - generally
						£125	£135	£145				
						Monthly net rent per sq. m. per room (after deducting operating costs, operating profit and occupancy) ¹						
						£2,500	£2,700	£2,900				
						Annual net rent per room (after deducting operating costs, operating profit and occupancy) ¹						
Other / Sui Generis	Variable - considered on strength of values / costs relationship basis for a range of other development uses including community / clinics / fitness/ leisure / nurseries etc. / holiday lets	Value / costs relationship strength considered in report										

¹ Care costs variable by rental level depending on the level of care required. Upper level rents assume high-level needs care alongside usual location/quality factors.

Development Costs	
Sustainability Allowance / other enhancements addition contingency (% of cost)	5%
Professional Fees (% of cost)	10%
Contingencies (% of cost)	5%
Planning / Building Regs etc / insurances (% of cost)	2.0%
Site survey / preparation costs / S106	Variable
Biodiversity Net Gain (BNG) (£ per ha)	£47,885 per ha (based on Scenario C, Table 15 of the Government's Impact Assessment - Net Gain Delivery Costs (non-residential))
Proxy s106 contributions	at £25/m ² intervals from £0 to up to £500 per sq. m.
Finance Costs	
Finance rate p.a. (including over lead-in and letting / sales period)	6.5%
Arrangement / other fees (% of cost)	2.0%
Marketing Costs	
Advertising Fees (% of annual income)	1%
Letting Fees (% of annual income)	10%
Purchaser's costs	5.75%
Developer Profit (% of GDV)	15%
Yields	Variable applicability - sensitivity tested across range at 4.5% to 8.0%
Site Acquisition Costs	
Agents Fees (% of site value)	1.50%
Legal Fees (% of site value)	0.75%
Stamp Duty (% of value - HMRC scale)	0 to 5%

*BCIS Construction Duration Calculator

**BCIS Median - Location Factor

***assumes 65% occupancy and 50% management/operational/maintenance related fees.

West Oxfordshire DC - Appendix 1: Community Infrastructure Levy (CIL) Viability Assessment - Table 1g: Policy Review

Adopted Local Plan 2018 - 2031

Latest Policy Ref	Policy Name	Policy overview	Viability Impact	Addressed where applicable through specific study approach / assumptions - associated commentary / cost allowance
OS1	Presumption in favour of sustainable development	Alongside National Policy, OS1 requires that Local Plans and decision making should be underpinned by a presumption in favour of sustainable development. Applications meeting this requirement will be approved, unless material considerations indicate otherwise. DSP Policy Cost Assumption (sustainable design and construction) - aligning to Future Homes Standard (current Building Regulations)	High	Specific allowance made in addition to base build costs to achieve the requirements set out in Buildings Regulations, aligning to the Future Homes Standard - see assumptions detail. May 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. However, the wider consideration of 'sustainable development' is more of a planning, design and land use implication than for viability consideration.
OS2	Locating development in the right places	The Policy sets that significant proportion of new homes, jobs and supporting services will be focused within and on the edge of the main service centres of Witney, Carterton and Chipping Norton. Eynsham will make a significant contribution towards meeting the identified housing needs of the District and Oxford City. The distribution of development is set out in Policy H1. Proposals for residential development will be considered in accordance with Policy H2 of the Adopted Local	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. In addition, key specific/strategic sites have also been modelled based on available data at the point of assessment.
OS3	Prudent use of natural resources	Development proposals will be required to show consideration of the efficient and prudent use and management of natural resources. Alongside more general principles, the policy requirements minimising energy demands, maximising resource efficiency including achieving optional building regulations requirement for water efficiency of 110litres per person per day. DSP Policy Cost Assumption - allowed for within overall build/development costs and fees.	Low / Marginal	Allowed for within overall build costs and fees so far as normal works extent is concerned. Costs to achieve 110lpppd is considered nominal. No particular additional assumptions apply. However, could have site specific impacts treated as abnormal costs in relation to specific/strategic sites testing.
OS4	High quality design	The policy requires new development to respect the historic, architectural and landscape character of the locality, contribute to local distinctiveness and enhance character and quality of surroundings. High-quality and sustainable design is should be demonstrated alongside general design principles - supporting evidence will be required also having regard to specific design advice contained in SPD. DSP Policy Cost Assumption - allowed for within overall build/development costs and fees.	Low / Marginal	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.
OS5	Supporting Infrastructure	The policy sets the requirements for new development to provide the necessary on-site and off-site infrastructure requirements arising from the proposed scheme. These infrastructure requirements are to be provided directly by the developer. The Council's Infrastructure Delivering Plan (IDP) and CIL Regulation 123 list will provide more detail about the approach to securing developer contributions. <i>Contributions for infrastructure provision tested as part of this assessment.</i> DSP Policy Cost Assumption - bespoke sensitivity tests for CIL between £0 - £500/sq. m. in £25/sq. m. intervals plus residual s.106 allowance of £3,000/sq. m.	High	Reflected through a range of trial CIL testing rates from £0 to £500/sq. m. in £25/sq. m. intervals alongside a residual s.106 allowance of £3,000/dwelling. 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.
H1	Amount and distribution of housing	Policy identifies the housing needs requirement for the district of 15,950 dwellings by 2031. This includes delivery through strategic and non-strategic allocations alongside windfall.	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. Bespoke testing for specific/strategic site allocations.
H2	Delivery of New Homes	Policy identifies the housing needs requirement for the district of 15,950 dwellings by 2031, which includes the additional requirement of 2,750 dwellings to meet Oxford City's housing needs.	High	
H3	Affordable housing	The policy requires the provision of affordable housing on schemes of 6-10 units and which have a maximum combined gross floorspace of no more than 1,000m ² . Affordable dwellings should be provided on-site of housing schemes of 11+ (of max. combined gross floorspace of more than 1,000m ²) and reflecting the district's housing needs the Council requires as: 50% in High value zone, 40% in Medium value zone and 35% in Low value zone. Bespoke AH % requirements for Sheltered and Extra-care housing - 50% High Value Zone, 40% Medium Value Zone and 35% Low Value Zone for Sheltered and 45% High Value Zone, 35% Medium Value Zone and 10% Low Value Zone for Extra-care housing. AH tenure based on supporting text to Policy H3 together with discussions with the Council assuming 50% Affordable Rent, 25% First Homes and 25% Affordable Home Ownership. DSP Policy Cost Assumption - typology approach and scope of appraisal modelling to reflect these requirements.	High	Overall AH proportion tested reflects the range/zones set out in policy on sites of 11+ dwellings, including bespoke testing for Sheltered and Extra-care housing as noted adjacent. AH Financial contributions required on sites 6-10 dwellings based on the Council's methodology Affordable Housing tenure split assumed at 25% First Homes (assuming 30% discount), 50% Affordable Rent and 25% 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.
H4	Type and mix of new homes	Policy states new residential development to provide a balanced mix of property types and sizes as informed by needs evidence. In addition, policy requires schemes of 50+ dwellings to provide 5% of new homes to be built to Building Regulation M4(3) adaptable. Building regulations require all new homes to be built to M4(2) accessible standards. Specialist housing for older people should also be provided. DSP Policy Cost Assumption - allowed for within overall build/development costs and fees. Bespoke costs for M4(2) at £15.5/sq. m. and M4(3) at £155/sq. m.	High	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) is informed by the policy detail based on housing needs evidence. Additional cost allowances have been made to provide 100% M4(2) and 5% M4(3) accessibility standards 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.
H5	Custom and self-build housing	Policy requires proposals of 100+ dwellings to include 5% serviced plots as self-build or custom build homes. All schemes to be considered in accordance with the Council's custom/self-build Design Code. Custom build has to comply with other relevant policies including Policies OS2, H2 and E3. DSP Policy Cost Assumption - typology approach and scope of appraisal modelling to reflect these requirements.	Medium	Reflected in the assumed range of development typologies including schemes of 100+ dwellings triggering the 5% self-build policy requirement. Self-build plots clearly specified within appraisal detail with plot revenue based on detailed research.
H6	Existing housing	Development proposals for changes or replacement of an existing dwelling will be support subject to the specified principles. Development proposals for the extensions to dwellings will respect the character of the surrounding area.	Not Applicable	More of a planning / land use and design implication than for direct viability consideration.

Latest Policy Ref	Policy Name	Policy overview	Viability Impact	Addressed where applicable through specific study approach / assumptions - associated commentary / cost allowance
H7	Travelling communities	Policy states that West Oxfordshire will provide at least 5 plots to meet the needs of Gypsies, Traveller and Travelling Showpeople. Adequate accommodation will be supported based on a range of criteria.	Not Applicable	More of a planning / land use and design implication than for direct viability consideration.
H8	Land at Cuckoowood Farm, Freeland	Policy identified Land at Cuckoowood Farm, Freeland to accommodate up to 6 plots for showpeople as an extension to the existing showpeople's site.	Not Applicable	More of a planning / land use and design implication than for direct viability consideration.
E1	Land for employment	Policy states strategic employment sites are safeguarded for employment uses. Employment Development Land and Employment Sites are Witney Sub-Area - 18ha, Carterton Sub-Area - 6ha, Chipping Norton Sub-Area - 5 ha, Oxfordshire Cotswolds Garden Village - approx 40 ha Other Towns Villages and Rural Areas. Existing employment areas will be safeguarded and proposals resulting in the loss of employment space will only be permitted in accordance with a range of criteria. Proposals will only be supported on unallocated sites in exceptional circumstances based on a range of criteria. DSP Policy Cost Assumption - typology approach and scope of appraisal modelling to reflect these requirements.	High	Considered through a range of commercial development scenarios for testing relevant to planned growth including as part of bespoke specific/strategic site testing - see assumptions detail.
E2	Supporting the Rural Economy	Development proposals for new small employment sites will be permitted subject to the specified criteria. Development proposals for agricultural production (new and replacement dwellings) in the countryside will be supported subject to the specified criteria and in accordance with Policy E3. All new development will be required to demonstrate that the necessary infrastructure is in place or will be provided to enable access to superfast broadband.	Not Applicable	Although a range of commercial development typologies have been tested including those with potential to come forward in more rural locations in the district, the policy detail relates to more of a planning / land use and design implication than for direct viability consideration.
E3	Re-use of non-residential buildings	Policy supports the re-use of traditional buildings for employment, tourism and community uses to support the rural economy will be permitted subject to the specified criteria.	Not Applicable	More of a planning / land use and design implication than for direct viability consideration.
E4	Sustainable tourism	Proposals for development to advance tourism and the visitor economy will be supported based on a range of criteria and in accordance with Policy E2 and E3. Proposals for new tourist and visitor facilities should be located within or close to Service Centres and Villages.	Low / Marginal	Considered through the commercial development scenarios for testing relevant to planned growth including via reporting detail - see assumptions detail.
E5	Local services and community facilities	Policy supports the development and retention of local services and community facilities to meet local needs.	Low / Marginal	Although the development of new community facilities will be considered as part of the wider CIL/s.106 cost assumptions as well as bespoke allowances for strategic sites, the policy detail relating to the principles of retaining existing community facilities is more of a planning / land use and design implication than for direct viability consideration.
E6	Town centres	Policy sets out the Council's preferred hierarchy for retail and town centre uses. DSP Policy Cost Assumption - typology approach and scope of appraisal modelling to reflect these requirements.	Medium	Reflected through the range of development typologies (residential and commercial) 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.
T1	Sustainable transport	with convenient access to a range of services and facilities where travel by car can be minimised. Proposals will require a Transport Assessment. DSP Policy Cost Assumption - allowed for within overall build/development costs and fees.	Low / Marginal	Allowed for within overall costs including 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.
T2	Highway Improvement Schemes	All development will be required to demonstrate safe access and an acceptable degree of impact on the local highway network. Where necessary mitigation via contributions may be required. The scope of requirement is to be refined through a Transport assessment (TA) and a Travel Plan. DSP Policy Cost Assumption - bespoke sensitivity tests for CIL between £0 - £500/sq. m. in £25/sq. m. intervals plus residual s.106 allowance of £3,000/sq. m.	High	Reflected through a range of trial CIL testing rates from £0 to £500/sq. m. in £25/sq. m. intervals alongside a residual s.106 allowance of £3,000/dwelling. 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.
T3	Public transport, walking and cycling	The policy sets requirements to maximise opportunities for walking and cycling and the use of public transport. New development will be expected to provide on-site or off-site provision of new and/or enhanced public transport, walking and cycling infrastructure.	Low / Marginal	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. Bespoke requirements may apply for strategic/specific sites testing.
T4	Parking provision	Policy requires proposals in accordance with the County Council's adopted parking standards. DSP Policy Cost Assumption - allowance for electric vehicle charging points between £865 - £1961/dwelling	Low / Marginal	Allowed for within overall costs including s106 contributions, alongside general design requirements, build costs, external works, site works etc. Additional cost allowance has been made for electric vehicle charging points as now required by Building Regulations - 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.
EH1	Cotswolds Area of Outstanding Natural Beauty	The policy sets requirements to conserve and enhance the area's natural beauty, landscape, countryside and heritage. Proposals will only be supported in exceptional circumstances based on a range of criteria and in accordance with the Cotswolds Conservation Board's Management Plan.	Low / Marginal	Although partly reflected through the range of development typologies including specifics selected for testing at variable value levels, the principle of development in the AONB is considered more of a land use consideration than for viability consideration.
EH2	Landscape character	New development proposals should conserve and enhance the character of the local landscape and preserve current features and will be permitted if they meet a range of criteria.	Not Applicable	More of a planning and land use implication than for viability consideration. General design considerations factored into cost assumptions as part of an acceptable, quality development overall.
EH3	Biodiversity and geodiversity	Development proposals must demonstrate a net gain in biodiversity and minimise impacts on geodiversity through a range of criteria. A national minimum requirement for 10% BNG came into effect in January 2024. DSP Policy Cost Assumption - allowed for within overall build/development costs and fees. Bespoke allowance for BNG 2.4% Greenfield and 0.5% PDL (on base build costs).	Low / Marginal	Although we consider an element of this is allowed for within overall build costs and fees so far as normal works extent is concerned, bespoke costs assumed to achieve 10% biodiversity net gain - 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.
EH4	Public realm and green infrastructure	Policy requires existing areas of public space and green infrastructure to be protected and enhanced. Public realm and accessible green infrastructure should be integral to new development based on a range of criteria - contributions to be sought where appropriate.	Low / Marginal	Generally allowed for within build costs and externals / Planning obligations cost assumption, alongside overall quality of design/layout of the scheme. Additional assumptions (cost/space) apply for open space and Biodiversity Net Gain provision.
EH5	Sport, recreation and children's play	Development proposals will contribute towards the provision of improvements to open space, sports and recreation either via on-site or off-site provision alongside associated maintenance requirements.	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.

Latest Policy Ref	Policy Name	Policy overview	Viability Impact	Addressed where applicable through specific study approach / assumptions - associated commentary / cost allowance
EH6	Decentralised and renewable or low carbon energy development (excepting wind turbines)	Proposals for renewable and low carbon energy generation and distribution networks will be encouraged pending mitigation of any adverse impacts. Use of decentralised energy systems will be encouraged in all developments. Energy feasibility assessment also required. DSP Policy Cost Assumption (sustainable design and construction) - aligning to Future Homes Standard (current Building Regulations)	Not Applicable	More of a planning / land use and design implication than for direct viability consideration.
EH7	Flood risk	Development proposals should demonstrate that they avoid and reduce the risk of all forms of flooding and do not increase the risk of flooding elsewhere. DSP Policy Cost Assumption - allowed for within overall build/development costs and fees.	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.
EH8	Environmental protection	Potential impacts of pollutants must be considered in locating development, during construction and use. Development will not be permitted where it might lead to significant adverse effects on air quality and will only be permitted subject to a range of criteria. Proposals will be required to reduce, manage and mitigate noise to improve health and quality of life. Residential and other development proposals should manage noise in accordance with a range of criteria. Other requirements relate to water supply, contaminated land, artificial light and waste management. DSP Policy Cost Assumption - allowed for within overall build/development costs and fees.	Low / Marginal	Allowed for within overall build costs and fees so far as normal works extent is concerned. No particular additional assumptions apply. However, could have site specific impacts treated as abnormal costs in relation to specific/strategic sites testing. Assume water efficiency standards as required by Building Regulations.
EH9	Historic environment	Policy seeks to ensure development proposals should conserve, and where appropriate enhance, the special character, appearance and distinctiveness of West Oxfordshire's historic environment.	Not Applicable	More of a planning / land use and design implication than for direct viability consideration.
EH10	Conservation areas	Policy requires development proposals in a conservation area will only be permitted where a range of criteria has been met.	Not Applicable	More of a planning / land use and design implication than for direct viability consideration.
EH11	Listed buildings	Policy requires additions, alterations or partial demolition to a Listed Building should meet a range of criteria.	Not Applicable	More of a planning / land use and design implication than for direct viability consideration.
EH12	Traditional Buildings	Policy requires conversions, extensions or alteration of traditional buildings should meet a range of criteria.	Not Applicable	More of a planning / land use and design implication than for direct viability consideration.
EH13	Historic landscape character	Development proposals will be supported where they seek to enhance the historic character of the landscape or townscape and should meet a range of criteria.	Not Applicable	More of a planning / land use and design implication than for direct viability consideration.
EH14	Registered historic parks and gardens	Development proposals that would affect parks or gardens in a Historic Park or Garden Historic England's Register of Historic Parks and Gardens will be permitted under special range of criteria.	Not Applicable	More of a planning / land use and design implication than for direct viability consideration.
EH15	Scheduled monuments and other nationally important archaeological remains	Development proposals will be supported where they seek to enhance the significance of the Monument remains and will be permitted under special range of criteria.	Not Applicable	More of a planning / land use and design implication than for direct viability consideration.
EH16	Non-designated heritage assets	Development proposals will be supported where they seek to enhance the heritage assets and will be assessed under Policies EH11, EH14 and EH15.	Not Applicable	More of a planning / land use and design implication than for direct viability consideration.