

For: Cambridge City Council

- Local Plan

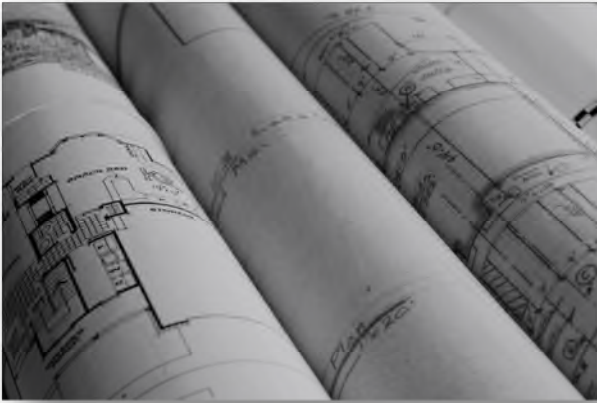
**SHLAA and Potential Site Allocations
High Level Viability Assessment 2013**

FINAL REPORT

(DSP ref. 12120)

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Following the report text:

Appendix I

- Master Assumptions Sheet
- Sites Results Summary
- Individual sites information summaries, results and viability gauge.

Introductory notes and limitations

This has been a desk-top exercise based on information provided by Cambridge City Council, supplemented with information gathered by and assumptions made by DSP appropriate to the current stage of review and to inform the Council's on-going work.

Therefore, this high level viability test in no way makes any recommendation on the relative merits of the various sites. Essentially it considers the strength of the likely cost / values relationship for each site reviewed at this stage; and from there provides a gauge of potential viability based on the high level assumptions necessarily and appropriately used. This has been undertaken as part of further informing the Council's wider review and consideration of potential sites in the Local Plan updating context.

In this instance, 'high level viability' means a test of site viability at a level based on generic assumptions rather than site specific matters as may become known with the progression of detailed proposals in due course. Assumptions have been based on a mixture of market norms, local knowledge and recent research within the City for the Community Infrastructure Levy (CIL) and Local Plan Viability work also undertaken by DSP in recent months. Where site specific issues such as individual infrastructure requirements are known, assumptions have been adjusted. The high level viability testing is intended to draw out any clearly unviable scenarios and is not intended for valuation or for comparison purposes.

This document has been prepared for the stated objective and should not be used for any other purpose without the prior written authority of Dixon Searle LLP (DSP); we accept no responsibility or liability for the consequences of this document being used for a purpose other than for which it was commissioned.

To the extent that the document is based on information supplied by others, Dixon Searle LLP accepts no liability for any loss or damage suffered by the client or others who choose to rely on it.

This review does not in any way provide formal valuation advice.

1. SHLAA and potential site allocations high level viability assessment – Context and methodology

Introduction

- 1.1 Cambridge City Council is in the process of considering its housing land supply picture in the context of its Local Plan revision. Through this process the Council needs to assess the potential options for site selections based on a range of factors including sustainability (encompassing areas such as accessibility, local impact and integration) and the deliverability and viability of sites.
- 1.2 In line with national policy and in the interests of wider planning objectives to underpin the Local Plan delivery, the Council needs to be satisfied that the selection of a group of potential sites and overall shape of its approach to site supply is supported by reasonable prospects overall of those sites being developable in practical terms and coming forward (being deliverable) related also to their likely financial viability for development / redevelopment.
- 1.3 Related also to its wider viability assessment work for the City Council undertaken to inform and support the development of the Local Plan and Community Infrastructure Levy (CIL) proposals, Dixon Searle Partnership (DSP) has been commissioned by the Council to carry out a high level viability assessment of a range of sites within the Council's Strategic Housing land Availability Assessment (SHLAA) scope and to a number of potential allocation sites in addition.
- 1.4 The SHLAA sites considered here relate to the Council's SHLAA Appendix 13. While progressing our review, we noted that several sites were the subject of planning applications or permissions, so those were removed from the review scope given the evidence of deliverability and viability that is effectively number of the larger proposed sites to test as far as is practical and possible at the current stage, the potential viability of those sites. This is likely to be part of an ongoing and evolving process.

The sites considered for this element of the Council's review work were as follows:

Local Plan Ref	SHLAA Ref	Site Address
GB1	CC929	Land South of Worts Causeway
GB2	CC930	Land North of Worts Causeway
GB3	CC931, CC933	Fulbourn Road South
R1	-	295 Histon Road
R2	Includes CC312	Willowcroft, Histon Road
R3	-	City Football Ground
R4	-	Henry Giles House, Chesterton Road
R5	CC906 (contained within the boundary)	Camfields Resource Centre and Oil Depot
R6	CC443	636-656 Newmarket Road, Holy Cross Church Hall, East Barnwell Community Centre and Meadowlands, Newmarket Road
R7	-	The Paddocks, Cherry Hinton Road
R8	CC087	149 Cherry Hinton Road
R9	-	Travis Perkins, Devonshire Road
R10	CC102	Mill Road Depot and Adjoining Properties
R11	CC629	Horizon Resource Centre, Coldhams Lane
R12	CC922	Ridgeons, 75 Cromwell Road
R13	CC755	78 and 80 Fulbourn Road
R14	CC583 (contained within the boundary)	BT Telephone Exchange and Car Park, Long Road
R15	-	Glebe Farm
R16	CC905	Cambridge Professional Development Centre, Paget Road

Local Plan Ref	SHLAA Ref	Site Address
R17	CC919	Mount Pleasant House
R18	CC910	21-29 Barton Road
R19	CC892	64-68 Newmarket Road
R20	CC105	Abbey Football Stadium
R21	-	315-349 Mill Road
M1	-	379-381 Milton Road
M2	Includes CC913	Clifton Road Industrial Estate
M3	-	Michael Young Centre
M4	-	Police Station, Parkside
M5	CC872	82 – 90 Hills Road and 57-63 Bateman Street
-	CC430	Catholic Church
-	CC870	Ditton Fields Nursery School
-	CC855	Telephone exchange of Ditton Lane
-	CC012	162 – 184 Histon Road
-	CC312	129 – 132 Histon Road
-	CC57	452 Cherry Hinton Road
-	CC81	152 Coleridge Road
-	CC151	RO 1 – 28 Jackson Road
-	CC887a	98 – 144 Campkin Road
-	CC887b	98 – 144 Campkin Road
-	CC902	Land at south of The Ship PH Northfield Ave
-	CC204	48 – 61 Burleigh Street
-	CC917	Auckland Road Clinic
-	CC196	31 Queen Ediths Way
-	CC070	213-217 Mill Road
-	CC918	18 Vinery Road

1.5 The aim of this concise report is to provide an introduction to and further explanation of the detail which is included at Appendix I (rear of this document); that being the key element of this work.

1.6 The components of Appendix I are as follows:

- First - 'Assumptions Master Sheet' – provides an overview of the current stage viability-related assumptions applied. The assumptions have been set consistently with those used in DSP's CIL and Local Plan viability assessment.
- Second – Coloured table – 'Results Summary', which acts as a list of the sites included within this review scope, includes their basic details and, in the final (right-hand side) columns, provides our indicated residual land value (RLV) outcome and accompanying initial gauge of likely viability (in the green, amber and red table cells) for each site test. As the footnote/key states, the green coloured table rows are the SHLAA sites review; the blue rows relate to the potential allocations sites.
- We will go on to explain further the contents of the second Appendix I table, which includes indications at 'Base' (i.e. estimated current), 'High' (i.e. increased / rising market) and 'Low' (i.e. reduced / falling market) property sales values (gross development values, or 'GDVs'). This provides sensitivity testing, so that we can begin to see, necessarily based on all other assumptions made, the potential impact on the indicated viability outcome of varying values; as could be seen through scheme detail / specification etc. and / or varying market conditions feeding through to sales price movements.
- As a single assumption typically we find that the sales values usually have one of the largest influences on viability outcomes, as is the case here. The sensitivities tested are therefore potentially representative of quite large values adjustments. This recognises that until more specifics are known about delivery details, the applicable values could fall within quite a wide range in some instances. In each case, the 'Low' values are assumed at £250/sq. m (approximately £23/sq. ft.) beneath the 'Base' (aligned to our best-fitting CIL study values levels – 'VLs' - in each case) level. The 'High' values are assumed at £250/sq. m above the 'Base' level in each case. These sensitivity test adjustments are equivalent to moving down or up by a half VL. The VLs were

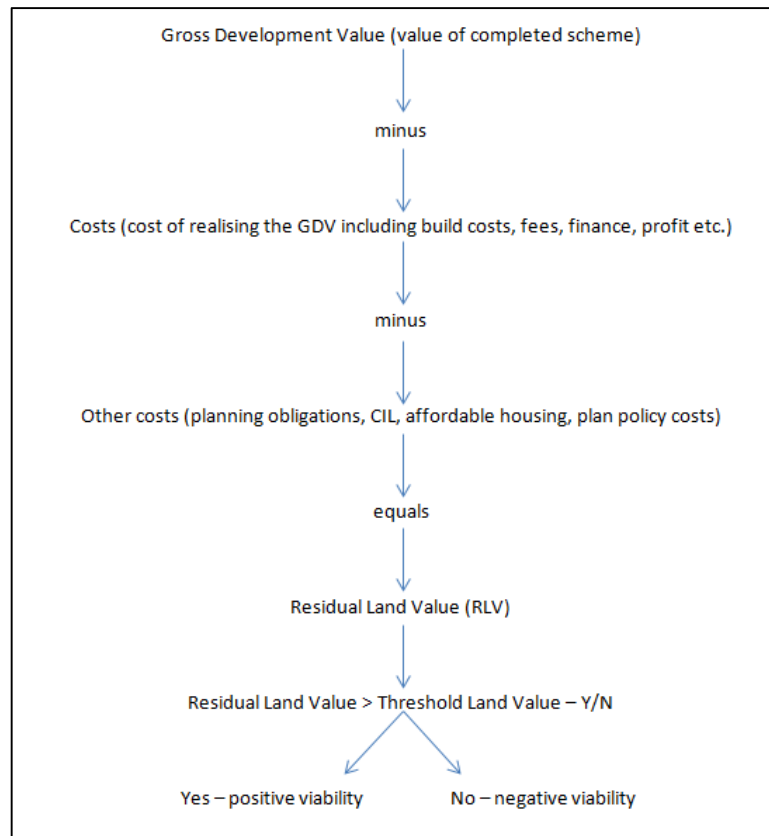
set at £500/sq. m (approximately £46/sq. ft.) intervals for the purposes of the high level Local Plan and CIL viability testing. The Base value level in each case has been assumed according to the site location and the broad distribution of VLs as was observed through the wider viability study research and analysis. This has necessarily been on a “best-fit” basis, so that in some instances a mid-point between 2 VLs has been selected as the most representative base assumption at this point.

- We reiterate that, as scheme details progress in due course, the values and other assumptions may well move dependent on a range of specific factors – type, design, timing, etc. Nevertheless, in common with the wider viability review, this approach provides a sound and reasonably realistic / cautious basis as part of gauging the likely viability prospects.
- Following those 2 sets of overview information, Appendix I includes an individual worksheet print for each site considered in our current stage review. These summarise for each site the main characteristics and assumptions in terms of type and dwelling mixes, the current stage setting of the base and sensitivity testing values levels (as per the above bullet points) and the resulting viability indication.
- Therefore, through a combination of the master (largely common) assumptions and individual appraisals to apply those most appropriately to each site, the process amounts to reviewing a range of scenarios. Those have been prepared to reflect as far as possible the current stage knowledge of and current high level assumptions (informed by Council information) on the potential forms of development, etc. Overall, it makes the individual site reviews (scenarios) more bespoke than the testing level appropriate for the CIL/Local Plan viability overview, but necessarily still relatively generic in many senses. In some cases the estimated land areas and/or site capacities have varied during the study period, and some may well continue to do so on future review. This is the nature of the process. Therefore this has to be regarded as a fluid exercise to some extent, and one which effectively considers the likely strength of the values costs relationship associated with potential housing development across a range of sites as identified; based on available information and the need to fix current stage appraisal assumptions at a point in time.

- 1.7 The following text does not restate the assumptions information contained within Appendix I – that should be referred to for the detail. Similarly, the background research and detail behind the assumptions (their sources, etc.) are provided in the Local Plan CIL Viability Study ('Cambridge City Council Local Plan Review – Viability - Community Infrastructure Levy Viability Assessment - Ref: DSP 12120 - February 2013') – by DSP. Appendix III of that study provides relevant market commentary and in depth information on residential values in the City.

More on methodology

- 1.8 The approach used to carry out the site appraisals applies the well-recognised methodology of residual land valuation. Put simply, the residual land value (RLV) produced by the potential development under review is calculated by subtracting the costs of achieving that development from the revenue generated by the completed scheme (again, the GDV). The application of these principles is consistent with the approach that underpins the wider viability assessment work and with the established approach used in most similar viability studies as well as for more detailed site-specific assessments; an area of work that DSP is also engaged in on a daily basis.
- 1.9 The diagram below illustrates the principal by showing the basic relationship (the strength of the relationship between development values and costs – as noted in the introductory section at page 1 above) that is being explored in all such viability work. This is a reminder of the principles noted in the related study work, as per the following diagram :



1.10 A viable development can be defined as *‘the ability of a development project to meet its costs including the cost of planning obligations, while ensuring an appropriate site value for the landowner and a market risk adjusted return to the developer in delivering that project’*¹. Under normal circumstances, if the residual land value (RLV) created by a scheme proposal exceeds the existing or alternative use value (sometimes with an element of uplift required to incentivise the sale of the land) then we usually have a positive viability scenario – i.e. the scheme is much more likely to proceed.

1.11 In order to gauge a range of likely viability outcomes, the assessment process requires a benchmark, or range of benchmarks of some form, against which to compare the RLV produced by the scenario appraisal. This benchmark (or threshold, or similar term) is an indication of existing or alternative land use values (EUVs or AUVs) relevant to the site use and locality; including any potential uplift that may be required to encourage a site to be released for development (which might be termed a premium, over-bid, incentive or similar). In each case it represents a view on the level that the RLV may need to reach in the circumstances in order to satisfy an owner’s land value expectations, having regard to the site types, the opportunities and constraints it presents; and to the relevant market context.

¹ Financial Viability in planning – RICS Guidance note (August 2012)

- 1.12 The level of land value sufficient to encourage the release of a site for development is, in practice, a site specific and highly subjective matter. It often relates to a range of factors including the actual site characteristics and/or the specific requirements or circumstances of the landowner. For the purposes of this report we have taken a very high level view on the potential threshold land values (land value comparison levels). This was aligned to the assumptions made as part of the review approach to inform the viability scope for CIL.
- 1.13 According to the site type (existing use and associated value of each SHLAA / potential allocation site assessed) we have measured the results against one of three land value criteria (benchmarks / thresholds / comparisons).
- 1.14 So for the Greenfield sites (potential allocation sites referenced GB1 (CC929), GB2 (CC930), GB3 (CC933) and R15) we have compared the appraisal RLVs with a land value assumption of £500,000/ha, that being the upper end of the range considered in the CIL viability work (£370,000 – 500,000/ha). Had we produced RLVs within this range, those outcomes would have been colour-coded amber (medium viability prospects). However, as can be seen at Appendix I, they produce green (high viability prospects) coded outcomes, apart from where the land value benchmark is not met (red – low viability prospects). The latter occur only when looking at the lower sales value sensitivity tests (in 2 instances, restricted to Worts Causeway South (GB2 (CC930)) and North – GB1 (CC929)).
- 1.15 For the majority of sites, which are comprised of previously developed land (PDL) currently or previously in a range of commercial / non-residential uses, we have compared the RLVs with a bracket of land values from £850,000/ha to £1.5m/ha. On this basis, RLVs that clear the upper level of this range are coded as green (high – best viability prospects within the range considered). Using the same principles, RLVs that fall within this range of comparisons are coded as amber outcomes (medium viability prospects – still indicating potential viability, but with a reduced confidence level).
- 1.16 Few of the sites (only those referenced CC887a, CC887b, R18 (CC910) and CC196) are in existing residential use. The land value comparison for those has been set at the higher level considered within the CIL/Local Plan viability assessment – i.e. £2.9m/ha. As seen from Appendix I, those presented mixed outcomes. The 2 existing Council Housing sites at Campkin Road (cc887a and cc887b) indicated RLVs that fell short of

that or indeed a lower level of comparison. In contrast, the RLVs produced by the other 2 appraisals of sites currently in residential use (in Newnham and Queen Ediths Wards – R18 (CC910) and CC196) showed RLVs that comfortably exceeded this higher land value benchmark across all sensitivity tests. For these 4 scenarios (existing residential use) the colour-coding of the outcome related to whether the higher benchmark (£2.9m/ha) is exceeded (green – high likelihood of viability) or missed (red – low likelihood of viability). Section 2 of this report ('Outcomes – summary notes to accompany Appendix I') from page 15 below provides more on the findings.

1.17 The other key methodology point to draw out here is the inclusion of the following amongst the cost allowances made in generating the RLVs:

- Full policy level (adopted Core Strategy and currently proposed continued Local Plan preferred option) affordable housing provision; at 40%;
- CIL payments assumed at £125/sq. m on commencement of construction. This level is applied to all assumed market housing within each site scenario as a fixed cost, based on the CIL viability study recommended level (single City-wide charging rate) which is expected to be included within the Council's Preliminary Draft Charging Schedule proposals to be published for consultation. CIL is not chargeable on the affordable housing elements of schemes, as stipulated by the Regulations;
- Again as per the Local Plan/ CIL viability study, £1,000 per dwelling s.106 contribution, as a potential additional contingency but also representing the possibility that on some schemes at least, a level of s.106 obligation may be needed alongside CIL to deal with site-specific mitigation matters (and in addition to the affordable housing, which would also continue to be secured via s.106).

1.18 On this occasion, rather than considering the surplus potentially available to support CIL funding, the CIL cost had to be assumed as a given; varying CIL charging rates were not considered, so that the collective cost of the various obligations would be reasonably represented within the appraisal approach.

1.19 As noted above, the other assumptions can be found within Appendix I.

1.20 Through our ongoing contact with the Council over the period of carrying out this and the associated viability work, it has been recognised that this study process can only review the likely viability of sites based on a specific set of high level assumptions, given that at such an early stage there are many unknowns. Changes to those assumptions will result in changes to the viability outcomes. There are a number of points to highlight in this regard:

- Individual viability outcomes always vary from site to site.
- Whilst judgments have been made and appropriate initial assumptions used, given the early stage of review / limited information available to us to inform this, it must be borne in mind that the assumptions are subject to change. Changing assumptions would produce different RLV results and make for potentially different land value comparisons.
- Assumptions are a mix of “market norms” from our experience and also as informed by previous and more recent research carried out for Cambridge City Council; combined with adjustments for some sites. Therefore many assumptions are common across all sites / between several sites.
- The outcomes are purely current stage indications based on the above, but aimed to draw out any significant concerns with the group of sites identified by the Council for review.
- It should be noted that any cases of marginal or non-viability indicated at this stage may not be inherent in the nature of the site(s), but could be a result of the particular assumptions supplied or made. Therefore some such outcomes potentially point to considering options / alternatives – for example adjustments could be needed to dwelling numbers / densities / developable areas or other factors in order to improve the critical relationship between the development value and costs.
- Another key variable is the land value / land value expectation of the site owner (potentially in some cases with variable relocation / compensation costs too). It has been necessary to place quick / indicative assessments on the land values

that may need to be met in the range of circumstances across these sites, but in practice these could vary from our assumptions; and potentially significantly.

- An over-rigid interpretation of land value benchmarks can create a false impression of sites falling just beneath the line becoming unviable. This is not the case and although the colour-coded gauges used in this report and elsewhere need to work on a fixed line basis, in practice there are sites which could continue to make the grade and remain viable with RLVs at beneath these levels. This is worth noting if looking at particular cut-offs and, again, may not reflect the flexibility of land deals in some situations.
- In general, outcomes could get better or worse than provisionally indicated here.
- It follows that at this stage, where we indicate marginal or non-viability (red-coded outcomes – low viability prospects), it may be possible in some instances to re-consider alternative proposals / assumptions which could produce a more positive outcome.
- The scale of surpluses / deficits (from the land value benchmark levels) that provide the current results also need to be considered relative to the GDVs of schemes and the context of the scenario.
- Whilst for this Local Plan and CIL viability review purpose we have to assume a fixed level of affordable housing and other s.106 obligations, as well as fixed levels of other development costs, these are areas that may be adjusted in practice from site to site. In the normal way, CIL will be fixed, but other areas may be operated with some flexibility if needed, as part of achieving optimal planning and community outcomes in particular circumstances (for example where developers and landowners, working with the Council, demonstrate viability or other delivery difficulties). Similarly, developers are often able to, and need to, carry out “value engineering” type processes to ensure that they manage scheme risks, take advantage of the market so far as possible and seek to strengthen the value/cost relationships within their schemes.

1.21 The study approach has been set up so that the results could be updated quite readily as information changes / becomes more complete. Similarly, further sensitivities /

variations etc. could be carried out. In any event, we suggest that the Council considers this or a similar type of approach to any requirements for information updating on sites viability over time.

1.22 As a part of the study process, as far as possible based on its previous contact the Council provided DSP with contact details for the landowners / their agents of the sites that we asked to review. As part of increasing our feel for the range of scenarios, local market and level of activity, etc., we proceeded to email those people and organisations with a series of fixed questions but also inviting any other comments they wished to put forward having explained the study purpose. The various parties were assured that any comments and information would be noted only in the context of informing our work in the background; that potentially sensitive information would not be quoted or published in any way.

1.23 We feel that this prompted a positive response rate (of about 50% and with additional replies coming in as the work neared completion) and that it also played a role in ensuring ongoing contact between the Council and range of site promoters. Independent records have been kept of this. Overall, we consider the willingness of a range of parties to engage is a good further indicator of the level of interest in bringing sites forward, the relative buoyancy of the local market for the most part and the likely deliverability of a wide range of sites as identified by the Council (with delivery details subject to further working through, of course, as acknowledged above). The questions put by DSP were:

- 1) *Confirmation of your involvement as owner / agents or similar – please confirm.*
- 2) *Is the site occupied; and confirmation of its existing / last former use(s)?*
- 3) *Existing floor-space (in sq. m / sq. ft.) where known?*
- 4) *Are you able to say what the site value expectation may be – either as a sum or £per Ha / similar indication?*
- 5) *Brief indications of any current proposals for the site – e.g. overview of potential type, form and scale of development – indicative dwelling types and numbers or floor area of other space that may be possible?*
- 6) *Your brief impressions / experiences of the local market context for the site?*

7) Related to 5, any initial views about likely development (sales values) associated with any initial proposals?

8) Any known constraints at this stage / anticipated – e.g. clearance, remediation, other development abnormalities?

9) Anything else that you feel may be relevant to the Council's on-going consideration of sites?

- 1.24 The general tone of replies was positive on the City's market and the prospects for the residential schemes. There were also indications of early stage plans for elements of purpose-built students' housing or other accommodation. There was little specific information fed-back, as may be expected at this stage; so no indicators of particular abnormal issues or significant difficulties, nor, in most cases, specific scheme ideas, costs or land value indications. Again, this is an area that in general the Council could usefully refresh periodically.

2. Outcomes – summary notes to accompany Appendix I

- 2.1 Overall, taking the reviewed sites as a group we consider that the Council is in the process of identifying a range of sites that will support or have the potential to support viable outcomes; and therefore not be held-up unduly or prohibited owing to inherent non-viability. On the whole, good to strong levels of sales values are available to support development viability, so that schemes can proceed and frequently still bear planning obligations at significant levels as promoted by existing and proposed policies. This appears to be borne out through the relatively high level of continued development interest and activity in the City, particularly compared with that seen in many other areas recently.
- 2.2 The purpose of the following text is not to make judgments about particular sites, as there will be a range of other factors involved, and these are early stages indications based on current assumptions which may need to be adjusted over time.
- 2.3 A feel for this can be gained from looking the numbers of sites which provide the different viability gauges, as we have described them.
- 2.4 In summary, the following sites provide the strongest viability indications from the range we saw (high – green colour-coded within the final column of the results summary and on the individual sites sheets) across all values scenarios (Base, High and Low values tests). These indicate the greatest confidence in likely viability outcomes, listed in no particular order (reflecting only the order assessed and listed within our report Appendix I). In each case below the numbering is the Council’s site reference (including a Local Plan reference with an ‘R’, ‘M’ or ‘G’ suffix and / or SHLAA reference), as used in Appendix I:

CC430 – Catholic Church

R17 (CC919) – Mount Pleasant House

CC755 – 70 and 80 Fulbourn Road

CC81 – 152 Coleridge Road

CC204 – 48 – 61 Burleigh Street

R19 (CC892) – 64 – 68 Newmarket Road

CC917 – Auckland Road Clinic

R18 (CC910) – 21 – 29 Barton Road

R10 (CC102) – Mill Road Depot and adjoining properties

CC196 – 31 Queen Ediths Way

CC070 – 213 – 217 Mill Road

CC918 – 18 Vinery Road

M3 – Michael Young Centre

M4 – Police Station, Parkside

M5 (CC872) – 82 – 90 Hills Road and 57 – 63 Bateman Street

R12 (CC922) – Ridgeons, 75 Cromwell Road.

R14 (CC583) – BT Telephone exchange and Car Park, Long Road

R15 – Glebe Farm

R4 – Henry Giles House, Chesterton Road

- 2.5 Also positive was the number of sites which provided a similar high prospect of viability (green results gauge) at the base (or higher) sales values tests but produced a lower level of confidence in viability from the Lower value sensitivity test. The £250/sq. m lower value sensitivity test reduced the values by between 6% (on the highest base values of £4,500/sq. m assumed here) to 9% (on the lowest base values of £2,750/sq. m assumed). These are sales price adjustment levels that are more significant than the typical movements seen over the relatively stable pricing

conditions of the last 2 years or so. The sites that produce this level of outcome, indicating good viability prospects based on current values assumptions, but potential difficulties / reduced viability confidence in the event of lower values assumptions / falling market were:

R6 (CC443) – 636 – 656 Newmarket Road, Holy Cross Church Hall, East Barnwell Community Centre and Meadowlands, Newmarket Road (moves to an amber – medium – indication at lower values).

CC855 – Ditton Lane telephone exchange (moves to a red – low – indication at lower values).

CC312 – 129 – 132 Histon Road (moves to low viability indication at lower values).

CC57 – 452 Cherry Hinton Road (moves to medium indication at lower values).

GB3 (CC933) – Fulbourn Road South (moves to medium indication at lower values).

M2 (Includes CC82/913) – Clifton Industrial Estate (moves to medium indication at lower values). Subject to potential review regarding potentially significant re-appraisal based on considerably increased dwelling numbers on a greater proportion of the site, and associated revised assumptions, alongside B1 development on the remainder. Dependent on the level of particular obligations and a wide range of other details, the viability position could be altered from the current overview.

R11 (CC629) – Horizon Resource Centre, Coldhams Lane (moves to medium indication at lower values).

R16 (CC905) – Cambridge Professional Development Centre, Padget Road (moves to medium indication at lower values).

R21 – 315 – 349 Mill Road (produced a medium indication at base and lower values – marginally so at lower values; high indication only at upper values)

test). It follows that the outcomes from this scenario shared some characteristics also with those outlined at 2.6 below.

2.6 From there, sites that indicate medium (amber) level confidence in viability outcomes at the Base values are suggesting the potential need for some degree of reworked scheme for appraisal in due course, following the type of principles mentioned in the final bullet point at 1.20 above. The scenario appraisals that produced outcomes of this nature included:

R20 (CC105) – Abbey Football Stadium site (which outcome became low at lower values test).

CC870 – Ditton fields Nursery School (again, outcome moved to low at lower values test).

R5 (CC906) contained within the boundary – Camfields Resource Centre and Oil Depot (medium outcomes at base and higher values; low outcome at lower values).

R1 – 295 Histon Road (again, medium outcomes at base and higher values; low outcome at lower values).

R2 (includes CC312) – Willowcroft, Histon Road (again, medium outcomes at base and higher values; low outcome at lower values).

GB1 (CC929) and GB2 (CC930) – Worts Causeway South and North sites respectively (again, medium outcomes at base and higher values; low outcome at lower values).

R7 – The Paddocks, Cherry Hinton Road (medium outcomes at lower and base values; high outcome at higher values).

CC902 – Land at south of Ship PH, Northfield Avenue (medium outcome at base values, reduced to low outcome at low values).

2.7 We consider that scenarios for the sites listed at 2.6 above again have the potential to be viable, subject to potential reworking of current stage Council high level indications

on site-usage, design and probable review to some degree of scheme details in general.

2.8 Finally, in terms of interpreting outcomes, we observed 4 sites which (again based purely on current stage assumptions) produced the least positive indications from the full range of scenarios explored. From this stage of review these were:

CC012 – 162 – 184 Histon Road (produced relatively poor looking outcomes that may well be considered un-competitive with the value in existing (or similar) commercial use(s) – low outcomes at each of the values tests).

CC151 – rear of 1 to 28 Jackson Road; 887a and 887b – Campkin Road sites – although scenario CC887a (98 – 144 Campkin Road) produces reasonably positive RLVs, the indications (and particularly from alternative scenario CC887b on the same site) suggest low viability prospects at best based on the current assumptions – the type, tenure and density of housing redevelopment compared with existing, etc. However, the appraised scenario reference CC887b assumes redevelopment for 100% affordable housing in accordance with the Council’s brief to DSP to consider that in comparison with a mixed tenure proposal. The affordable (all) housing scenario envisages an assumed nil land value requirement and a reduced, contractor’s only, profit level). The Council may wish to consider these relative outcomes and the potential subsidy or cross-subsidy implications. Scenario CC887b (affordable housing trial) was appraised only at a single value level (estimated affordable housing revenue based) which produced a negative land value of (minus) £545,000 approximately; equivalent to minus £1.048m/ha approximately, when viewed in those terms.

Looking at these, the scenarios for 162 – 184 Histon Road (CC012) and the rear of 1 to 28 Jackson Road (CC151) are producing these indications for a mix of reasons. The relatively poor values/costs relationships are compounded here, it seems, by the effect of the affordable housing policies kicking-in. At an appraised 18 units, the viability difference compared with the outcome for that at site ref. CC312 – 129 - 132 Histon - Road is no doubt significantly contributed-to by the affordable requirement (site ref. CC312 provides 11 dwellings in the scenario appraised; i.e. falls beneath the affordable housing threshold and supports considerably better overall viability prospects). This is

also considered to be a significant contributory factor at rear of 1 to 28 Jackson Road (CC151) for which we appraised a scenario of 20 dwellings.

M1 – 379 – 381 Milton Road (produced a medium viability indication at the upper values test only; lower indication at both the base and lower values tests). This was considered primarily a result of the lower sales values (relatively) assumed at the base level, and the potential sensitivity of the already poor looking base viability outcome to those values falling away from the assumed level. However, at £3,000/sq. m it could be that the upper values test here is more relevant in the case of an appropriate scheme for the site. The outcome indicated at this stage may be capable of improvement.

- 2.9 As noted above, these findings are limited in extent in terms of the wider group of potential sites and they do not necessarily indicate non-viability for housing potential per-se; they are indicative of expected non-viability unless quite significant changes are made to the Council's early stages thinking on their development potential – housing numbers (density) and types, etc.
- 2.10 In this connection, it may also be worth noting that whilst we have looked purely at the housing potential outlined to us by the Council and interpreted to dwelling types and mixes by DSP in accordance with the nature of the site and Council policies on a "best-fit" basis, in some instances there may be a possibility of retaining or redeveloping elements of commercial use (for example where those are supporting relatively high existing use values that housing redevelopment, after affordable housing allowances etc., may be struggling to compete with).

FINAL REPORT

Viability review carried out by:

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Helena Saunders Bsc (Hons)

Completed March-May 2013

APPENDIX I
Cambridge City Council - SHLAA & Local Plan Potential Sites Viability - SHLAA Viability Assumptions Master Sheet

Unit Sizes

Unit Sizes (sq m)	Affordable	Private
1-bed flat	50	50
2-bed flat	70	70
2-bed house	83	83
3-bed house	96	96
4-bed house	107	125

Values

Value Level	Value (£ / sq. m)	1-bed flat	2-bed flat	2-bed house	3-bed house	4-bed house	Indicative Settlement Relationship to Value Level
VL1	£2,500	£125,000	£175,000	£207,500	£240,000	£312,500	Cherry Hinton / Kings Hedges
VL2	£3,000	£150,000	£210,000	£249,000	£288,000	£375,000	
VL3	£3,500	£175,000	£245,000	£290,500	£336,000	£437,500	Trumpington / Petersfield
VL4	£4,000	£200,000	£280,000	£332,000	£384,000	£500,000	
VL5	£4,500	£225,000	£315,000	£373,500	£432,000	£562,500	Improving market from current typical / mid-range
VL6	£5,000	£250,000	£350,000	£415,000	£480,000	£625,000	Market / Newnham
VL7	£5,500	£275,000	£385,000	£456,500	£528,000	£687,500	

Notes: Based on best fit of values indications with postcode boundaries (which generally do not respect values patterns in detail).

Development / Policy Costs	
RESIDENTIAL BUILDING, MARKETING & S106 COSTS	
Build Costs Flats (Generally) (£/m ²) ¹	£1,178
Build Costs Flats (3-5 storey)	£1,178
Build Costs Houses (Mixed Developments) (£/m ²) ¹	£1,036
Survey Costs (£ / unit)	£1,000
Contingencies (% of build cost) ²	5%-7%
Professional & Other Fees (% of build cost)	10.0%
Sustainable Design / Construction Standards (% of build cost) ²	5.85%
Water efficiency - assume meeting CFSH L5 for water efficiency - cost additional to meeting CFSH L4 above	5.50%
Sustainable Design / Construction Standards (% of build cost) ² - Sensitivity testing CFSH Level 5	15%
Renewables / CHP connection - notional allowance (per Residual s106 /non-CIL costs (£ per unit)	£3,500
Community Infrastructure Levy	£125/m ²
Marketing & Sales Costs (%of GDV)	3%
Legal Fees on sale (£ per unit)	£750
DEVELOPER'S RETURN FOR RISK AND PROFIT	
Open Market Housing Profit (% of GDV)	20.0%
Affordable Housing Profit (% of GDV)	6.0%
FINANCE & ACQUISITION COSTS	
Arrangement Fees - (% of loan)	2.0%
Miscellaneous (Surveyors etc) - per unit	0.00%
Agents Fees (% of site value)	1.50%
Legal Fees (% of site value)	0.75%
Stamp Duty (% of site value)	0% to 5%
Finance Rate - Build (%)	7.0%
Finance Rate - Land (%)	7.0%

A number of sites would in reality include existing floorspace in lawful use. CIL only chargeable on net new floorspace. For the purposes of this exercise, given that existing layout / buildings will be unknown at point of development, assumes CIL fully chargeable.

Notes:

¹ Build cost taken as "Median" figure from BCIS for that build type - e.g. flats ; houses storey 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. BCIS data: Flats (Generally): £1,024/m² GIA (Generally); Houses Mixed Development: £901/m² GIA.

BCIS build costs taken from 4th Quarter 2012 and rebased to Cambridge Location Factor of 113 including preliminaries and contractor's profit but without externals, contingencies or fees

Above build costs include externals at 15%.

² To allow for additional costs for design etc

Build period source: BCIS duration calculator / phasing requirements

² The above costs are based on the Cost of Building to the Code for Sustainable Homes - Updated Cost Review (August 2011) cost data assuming Building Regs 2010 baseline. All appraisals assume cost uplift of 5.85% to achieve CFSH L4. This averages 5.85% from all of the development scenarios used in that study. For development sensitivity analysis using the same Updated Cost Review document, an allowance has been applied for meeting CFSH Level 5 assuming a 24% increase to achieve CFSH L5 but that the energy requirement amounts to 63% of the total additional cost over Part L2010 baseline. This therefore equates to an approximate uplift over Part L 2010 baseline build costs of approximately 15%. We have not built in any assumed reduction in costs over time although in practice it is highly likely extra over costs will reduce over time. Notional cost allowance for on-site renewables to reduce CO₂ emissions - £3,500 per unit to cover potential policy requirements.

³ Allowance to achieve Lifetime Homes Standards acknowledged within report as potential variable cost issue (depending on design etc). There have been a number of studies into the costs and benefits of building to the Lifetime Homes standard. These have concluded that the costs range from £545 to £1615 per dwelling, depending on: the experience of the home designer and builder; the size of the dwelling (it is easier to design larger dwellings that incorporate Lifetime Homes standards cost effectively than smaller ones); whether Lifetime Homes design criteria were designed into developments from the outset or whether a standard house type is modified (it is more cost effective to incorporate the standards at the design stage rather than modify standard designs); and any analysis of costs is a 'snapshot' in time. The net cost of implementing Lifetime Homes will diminish as the concept is more widely adopted and as design standards, and market expectations, rise (www.lifetimehomes.org.uk). Wheelchair accessible housing requirements covered within total design and development costs.

Private Dwelling Mix Source: Local Plan Issues & Options - Option 101

Affordable Housing Mix & Tenure Split Source: CCC Issues & Options & Adopted Policy

Affordable & Private Dwelling Sizes: based on CCC Issues & Options Option 1.1

Total Dwelling Numbers Source: Individual SHLAA and Local Plan Potential Sites Appraisal Proformas

Land areas - Source: Individual SHLAA and Local Plan Potential Sites Appraisal Proformas

Sales values: market research; consultation; data supplied by DSP (Oct 2012). Sensitivity carried out based on 5% higher than Oct 2010 & 5% lower than Oct 2010.

Land value comparisons / comparison ranges (benchmarks): Greenfield £370 - 500,000/ha (key test £500,000/ha); Commercial £850,000 - £1,500,000/ha (key test £1,500,000/ha); Existing residential £2,900,000/ha.

General Note: Unless otherwise stated, where cells blank or state "unknown", no cost allowances have been made at this stage.

APPENDIX I - Cambridge City Council - SHLAA & Local Plan Potential Sites Viability - Results Summary

LOCAL PLAN &/OR (in brackets) SHLAA ID	Address	Ward	Site Area	Number of Units	Density (DPH)	Existing Use	Category	Type	Scenario (Value)	RLV	RLV/Ha
R20 (CC105)	Abbey Stadium	Abbey	2.88	154	53	Sports stadium	Leisure / Community	PDL	Base	£3,517,197	£1,221,249
									High	£4,917,468	£1,707,454
									Low	£2,116,570	£734,920
(CC430)	Catholic Church	Abbey	0.24	10	42	Church	Leisure / Community	PDL	Base	£550,498	£2,293,740
									High	£695,683	£2,898,677
									Low	£405,313	£1,688,802
R6 (CC443)	636-656 Newmarket Road, etc	Abbey	1.01	75	74	Church & Community Halls	Leisure / Community	PDL	Base	£1,659,859	£1,643,425
									High	£2,356,318	£2,332,988
									Low	£963,401	£953,862
(CC870)	Ditton Fields Nursery School	Abbey	0.19	14	74	Nursery School	Community	PDL	Base	£263,697	£1,387,878
									High	£416,148	£2,190,250
									Low	£111,212	£585,326
(CC855)	Telephone Exchange, Ditton Lane	Abbey	0.17	13	76	Telephone Exchange	Employment	PDL	Base	£261,118	£1,535,991
									High	£386,048	£2,270,871
									Low	£101,808	£598,873
R5 (CC906)	Camfields Resource Centre, Ditton Walk	Abbey	0.86	38	44	Industrial / Warehousing / Resource Centre / Oil Depot	Industrial	PDL	Base	£844,044	£983,735
									High	£1,197,520	£1,395,711
									Low	£490,568	£571,758
(CC012)	162-184 Histon Road	Arbury	0.23	18	78	Showroom & Repairs	Retail / Industrial	PDL	Base	£44,949	£195,431
									High	£181,216	£787,894
									Low	£-99,895	£-434,324
(CC312)	RO 129 - 132 Histon Road	Arbury	0.14	11	79	Car sales forecourt	Retail	PDL	Base	£211,511	£1,510,795
									High	£334,028	£2,385,918
									Low	£89,048	£636,054
R1	295 Histon Road	Arbury	0.71	32	45	Furniture Shop / Squash Club	Retail / Leisure	PDL	Base	£747,028	£1,050,672
									High	£1,053,197	£1,481,289
									Low	£440,860	£620,056
R2	Willowcroft, Histon Road	Arbury	1.59	78	46	Industrial	Industrial	PDL	Base	£1,794,783	£1,128,795
									High	£2,527,816	£1,589,822
									Low	£1,061,750	£667,767
R17 (CC919)	Mount Pleasant House	Castle	0.57	50	88	Offices	Employment	PDL	Base	£1,980,994	£3,475,428
									High	£2,351,916	£4,126,169
									Low	£1,610,072	£2,824,688
(CC57)	452 Cherry Hinton Road	Cherry Hinton	0.26	17	65	Petrol station & garages	Retail / Industrial	PDL	Base	£431,546	£1,659,791
									High	£604,235	£2,323,982
									Low	£258,856	£995,599
R13 (CC755)	78 & 80 Fulbourne Road	Cherry Hinton	0.59	10	17	2 x Residential properties & unused open space	Residential	PDL	Base	£550,831	£933,612
									High	£696,712	£1,180,868
									Low	£404,950	£686,355
GB1 (CC929)	Worts Causeway South	Cherry Hinton	6.80	230	34	Agricultural	Farmland	Greenfield	Base	£3,152,287	£463,572
									High	£5,136,373	£755,349
									Low	£1,165,003	£171,324
GB2 (CC930)	Worts Causeway North	Cherry Hinton	7.33	247	34	Agricultural	Farmland	Greenfield	Base	£3,344,159	£456,229
									High	£5,465,576	£745,645
									Low	£1,219,324	£166,347
GB3 (CC931/933)	Fulbourne Road South	Cherry Hinton	2.30	78	34	Agricultural	Farmland	Greenfield	Base	£1,787,939	£777,365
									High	£2,523,925	£1,097,359
									Low	£1,051,952	£457,371
(CC81)	152 Coleridge Road	Coleridge	0.21	6	29	Telephone Exchange	Employment	PDL	Base	£450,984	£2,147,542
									High	£544,869	£2,594,616
									Low	£357,098	£1,700,468
R8 (CC087)	149 Cherry Hinton Road	Coleridge	0.55	17	31	Laundry shop to front, laundry process to rear	Retail / Industrial	PDL	Base	£702,982	£1,278,150
									High	£879,456	£1,599,010
									Low	£526,509	£957,289
M2 (includes CC913)	Clifton Industrial Estate	Coleridge	1.90	100	53	Industrial buildings	Industrial	PDL	Base	£3,215,234	£1,692,228
									High	£4,146,991	£2,182,627
									Low	£2,283,477	£1,201,830
R7	The Paddocks, Cherry Hinton Road	Coleridge	2.80	123	44	Industrial Estate	Industrial	PDL	Base	£3,904,039	£1,394,300
									High	£5,049,823	£1,803,508
									Low	£2,758,255	£985,091
(CC151)	RO 1-28 Jackson Road	Kings Hedges	0.27	20	74	Car parking / lock up garages	Employment / Industrial	PDL	Base	£-115,018	£-425,993
									High	£44,257	£163,917
									Low	£-278,907	£-1,032,990
(CC887a)	98-144 Campkin road	Kings Hedges	0.52	28	54	Council housing	Residential (Private Lead)	PDL	Base	£389,425	£748,894
									High	£660,277	£1,269,764
									Low	£118,572	£228,024
(CC887b)	98-144 Campkin road	Kings Hedges	0.52	28	54	Council housing	Residential (AH Lead)	PDL	Base	£-544,776	£-1,047,646
									High	£405,998	£1,194,112
									Low	£551,926	£1,623,311
(CC902)	Land at south of Ship PH, Northfield Ave	Kings Hedges	0.34	10	29	Public House	Retail	PDL	Base	£260,071	£764,913
									High	£579,297	£579,297
									Low	£195,139	£195,139
M1	379-381 Milton Road	Kings Hedges	1.00	40	40	Industrial / Car Show Rooms	Industrial	PDL	Base	£963,455	£963,455
									High	£195,139	£195,139
									Low	£195,139	£195,139
(CC204)	48-61 Burleigh Street	Market	0.30	12	40	Retail (ground); offices / resi above	Retail / Offices / Residential	PDL	Base	£1,050,194	£3,500,647
									High	£1,186,202	£3,954,007
									Low	£914,186	£3,047,288

LOCAL PLAN &/OR (in brackets) SHLAA ID	Address	Ward	Site Area	Number of Units	Density (DPH)	Existing Use	Category	Type	Scenario (Value)	RLV	RLV/Ha
R19 (CC892)	64-68 Newmarket Road	Market	0.27	60	222	Warehouses / Retail	Retail	PDL	Base	£2,789,888	£10,332,919
									High	£3,233,088	£11,974,401
									Low	£2,346,688	£8,691,437
(CC917)	Auckland Road Clinic	Market	0.20	12	60	Health clinic	Community / Health	PDL	Base	£1,050,194	£5,250,971
									High	£1,186,202	£5,931,010
									Low	£914,186	£4,570,932
M4	Police Station, Parkside	Market	0.49	50	102	Police Station	Employment	PDL	Base	£2,048,762	£4,181,148
									High	£2,396,434	£4,890,681
									Low	£1,701,091	£3,471,614
R18 (CC910)	21-29 Barton Road	Newnham	0.55	15	27	Residential	Residential	PDL	Base	£2,528,235	£4,596,791
									High	£2,784,869	£5,063,398
									Low	£2,271,601	£4,130,184
R10 (CC102)	Mill Road Depot & adjoining properties	Petersfield	2.70	167	62	Council depot - depot, offices, warehouses	Employment	PDL	Base	£8,200,825	£3,037,343
									High	£9,690,607	£3,589,114
									Low	£6,711,043	£2,485,571
(CC196)	31 Queen Ediths Way	Queen Ediths	0.23	12	52	Residential & garages	Residential	PDL	Base	£920,700	£4,003,044
									High	£1,057,020	£4,595,737
									Low	£784,381	£3,410,350
M3	Michael Young Centre	Queen Ediths	0.50	50	100	Industrial - offices / warehouses	Industrial / Employment	PDL	Base	£1,915,986	£3,831,971
									High	£2,284,079	£4,568,158
									Low	£1,547,892	£3,095,784
(CC070)	213-217 Mill Road	Romsey	0.22	10	45	Retail shop & parking	Retail	PDL	Base	£514,096	£2,336,802
									High	£641,241	£2,914,730
									Low	£386,952	£1,758,874
R12 (CC922)	Ridgeons 75 Cromwell Road	Romsey	3.27	245	75	Builders & Timber Merchant	Retail / Industrial	PDL	Base	£7,410,456	£2,266,194
									High	£9,508,668	£2,907,849
									Low	£5,310,399	£1,623,975
(CC918)	18 Vinery Road	Romsey	0.20	10	50	NHS Offices	Employment	PDL	Base	£699,358	£3,496,792
									High	£845,378	£4,226,891
									Low	£553,339	£2,766,693
R11 (CC629)	Horizons Resource Centre, Coldhams Lane	Romsey	0.82	40	49	Day centre	Community	PDL	Base	£1,256,493	£1,532,308
									High	£1,627,387	£1,984,619
									Low	£885,599	£1,079,998
M5 (CC872)	82-90 Hills Road & 57-63 Bateman Street	Trumpington	0.58	20	34	Offices, Bank & Language School	Employment	PDL	Base	£1,491,741	£2,571,968
									High	£1,735,319	£2,991,929
									Low	£1,248,164	£2,152,007
R16 (CC905)	Cambridge Prof. Devt. Centre Padget Road	Trumpington	1.58	50	32	Training centre	Employment	PDL	Base	£2,659,913	£1,683,489
									High	£3,141,556	£1,988,327
									Low	£2,178,270	£1,378,652
R14 (CC583)	BT Telephone Exchange & Car Park, Long Road	Trumpington	2.01	76	38	BT Telephone Exchange & Car Park	Employment	PDL	Base	£3,810,060	£1,893,668
									High	£4,514,642	£2,243,858
									Low	£3,105,478	£1,543,478
R15	Glebe Farm	Trumpington	1.00	35	35	Ex farm site	Farmland	Greenfield	Base	£1,625,012	£1,625,012
									High	£1,934,063	£1,934,063
									Low	£1,315,961	£1,315,961
R4	Henry Giles House, Chesterton Road	West Chesterton	0.78	48	83	Offices	Employment	PDL	Base	£1,733,944	£2,237,347
									High	£2,172,853	£2,803,681
									Low	£1,295,035	£1,671,013

Ward	Total No. of Residential Dwellings	% of Total	No. of sites	Avg Density
Abbey	304	13%	6	61
Arbury	139	6%	4	62
Castle	50	2%	1	88
Cherry Hinton	582	25%	5	37
Coleridge	246	10%	4	39
Kings Hedges	126	5%	5	50
Market	134	6%	4	106
Newnham	15	1%	1	27
Petersfield	167	7%	1	62
Queen Ediths	62	3%	2	76
Romsey	305	13%	4	55
Trumpington	181	8%	4	35
West Chesterton	48	2%	1	83
Totals	2311	100%	41	57

Viability Likelihood	Low
	Medium
	High

SHLAA Appendix 13 Sites
Local Plan Potential Allocation Sites

Site Name: Abbey Stadium and land front Newmarket Road
 Site Reference number: R20 (CC105)
 Ward Area: Abbey

Site Description: Currently home of Cambridge United FC, with stadium buildings in use. Land on the Newmarket Road end of the site is used as a vehicle rental site

Potential SHLAA Site:	Abbey Stadium and land front Newmarket Road
Total Number of Units =	154
Affordable Housing Proportion (%)=	40%
Affordable Rent Proportion (%) of AH =	75%
Intermediate Proportion (%) of AH =	25%
Number of Private Dwellings =	92
Number of Affordable Dwellings =	61.6
Number of Affordable Rent =	46
Number of Intermediate =	15

Achievability Period:	6-10yrs
Development Period (months):	36

Site Area in Hectares:	2.88
Number of units (constrained):	154
Assumed Density (dph):	53
Net Developable area:	2.88

Existing Use:	Stadium buildings associated with a football club plus other ancillary uses, including a vehicle rental site.
Proposed Use:	Residential
Green Belt:	Yes - Edge of Green Belt
Impact on development of other sites:	NO
Planning Status:	NONE - relevant planning history C/03/1223 - redevelopment of the stadium including 'north stand', supporters club, cresh, D2 Leisure, health and fitness suite and hotel. (application withdrawn).

Issues?:	Part of the site is Protected Open Space (recreational value), loss of this land would only be permitted if relocated to similarly accessible land. Potential contamination issues - previously occupied by a oil merchants, fuel storage. Highway Authority consider the site to have access issues due to a conrained frontage. Nearby houses overlook site - if the site were to be developed, good urban design essential. Archaeological Assessment required.
Conclusion:	Site is developable

Scenario	Sales Values (£/m ²)	Current Costs	
		RLV	RLV/Ha
Base Value	£3,000	£3,517,197	£1,221,249
Upper Value	£3,250	£4,917,468	£1,707,454
Lower Value	£2,750	£2,116,570	£734,920

Viability Likelihood (Red =Low / Amber = Medium / Green = High)

Insert Percentage Required:	Private Dwelling Mix (%) (Using Council's Specified Requirement)*					
	1bed flat	2 bed flat	2 bed house	3 bed house	4 bed house	Total
Total Dwelling Mix:	10%	20%	20%	35%	15%	100%
	15	31	31	54	23	154

* May be different from overall mix where SHLAA / Background Paper or similar suggests different mix

Dwelling Type	Private Dwelling Mix Numbers*					
	1bed flat	2 bed flat	2 bed house	3 bed house	4 bed house	Total
Dwelling Size (m ²)	45	60	75	95	125	
No. of Dwellings	8	19	19	33	14	93
Enter No. of Dwellings Manually	8	19	19	33	14	93

* May be different from overall mix where SHLAA / Background Paper or similar suggests different mix - must complete AH numbers first and all dwellings to be entered manually.

Dwelling Type	Affordable Rent Dwelling Numbers*					
	1bed flat	2 bed flat	2 bed house	3 bed house	4 bed house	Total
Dwelling Size (m ²)	50	67	75	85	110	
No. of Dwellings	4.5	9.3	9.3	16.2	6.9	46
Enter No. of Dwellings Manually	5	9	2	21	9	46

* May be different from overall mix where SHLAA / Background Paper or similar suggests different mix

Dwelling Type	Intermediate Dwelling Numbers*					Total
	1bed flat	2 bed flat	2 bed house	3 bed house	4 bed house	
Dwelling Size (m ²)	45	60	75	95	125	
No. of Dwellings	1.5	3.1	3.1	5.4	2.3	15
Enter No. of Dwellings Manually	2	3	10	0	0	15

Where totals don't match - increase / decrease number of units in development appraisals to match totals above

* May be different from overall mix where SHLAA / Background Paper or similar suggests different mix

Dwelling Type	1bed flat	2 bed flat	2 bed house	3 bed house	4 bed house	Total
	Total No. of Units	15	31	31	54	23
Check	OK	OK	OK	OK	OK	OK

General Note: Unless otherwise stated, where cells blank or state "unknown", no cost allowances have been made at this stage.

DSP 2013

Site Name: Catholic Church of St Vincent de Paul
 Site Reference number: (CC430)
 Ward Area: Abbey

Site Description: Site currently used by a Church and car park

Potential SHLAA Site:	Catholic Church of St Vincent de Paul
Total Number of Units =	10
Affordable Housing Proportion (%)=	0%
Affordable Rent Proportion (%) of AH =	0%
Intermediate Proportion (%) of AH =	0%
Number of Private Dwellings =	10
Number of Affordable Dwellings =	0
Number of Affordable Rent =	0
Number of Intermediate =	0
Achievability Period:	6-19yrs
Development Period (months):	11

Site Area in Hectares:	0.24
Number of units (constrained):	10
Assumed Density (dph):	42
Net Developable area:	0.24

Existing Use:	Church and car park
Proposed Use:	Residential
Green Belt:	NO
Impact on development of other sites:	NO
Planning Status:	NONE

Issues?:	Highways consider Ditton Lane to be a very busy route into and out of the City. Site located in an area where a Roman settlement is known to the south east - archaeological assessment required.
Conclusion:	Suitable for development - landowner has also bought adjoining land at 30 Ditton Lane which could make site larger.

Scenario	Results		
	Sales Values (£/m ²)	Current Costs	
		RLV	RLV/Ha
Base Value	£3,000	£550,498	£2,293,740
Upper Value	£3,250	£695,683	£2,898,677
Lower Value	£2,750	£405,313	£1,688,802

Viability Likelihood (Red =Low / Amber = Medium / Green = High)

Insert Percentage Required: Total Dwelling Mix:	Private Dwelling Mix (%) (Using Council's Specified Requirement)*					
	1bed flat	2 bed flat	2 bed house	3 bed house	4 bed house	Total
	10%	20%	20%	35%	15%	100%
	1	2	2	4	2	11

* May be different from overall mix where SHLAA / Background Paper or similar suggests different mix

Dwelling Type Dwelling Size (m ²) No. of Dwellings Enter No. of Dwellings Manually	Private Dwelling Mix Numbers*					
	1bed flat	2 bed flat	2 bed house	3 bed house	4 bed house	Total
	45	60	75	95	125	
	1	2	2	4	2	11
			5	5		10

* May be different from overall mix where SHLAA / Background Paper or similar suggests different mix - must complete AH numbers first and all dwellings to be entered manually.

Dwelling Type Dwelling Size (m ²) No. of Dwellings Enter No. of Dwellings Manually	Affordable Rent Dwelling Numbers*					
	1bed flat	2 bed flat	2 bed house	3 bed house	4 bed house	Total
	50	67	75	85	110	
	0.0	0.0	0.0	0.0	0.0	0
	0	0	0	0	0	0

* May be different from overall mix where SHLAA / Background Paper or similar suggests different mix

Dwelling Type Dwelling Size (m ²) No. of Dwellings Enter No. of Dwellings Manually	Intermediate Dwelling Numbers* Assume intermediate sizes as per private					
	1bed flat	2 bed flat	2 bed house	3 bed house	4 bed house	Total
	45	60	75	95	125	
	0.0	0.0	0.0	0.0	0.0	0
	0	0	0	0	0	0

Where totals don't match - increase / decrease number of units in development appraisals to match totals above

* May be different from overall mix where SHLAA / Background Paper or similar suggests different mix

Dwelling Type Total No. of Units Check	1bed flat	2 bed flat	2 bed house	3 bed house	4 bed house	Total
		0	0	5	5	0
	Check	Check	Check	Check	Check	Check

General Note: Unless otherwise stated, where cells blank or state "unknown", no cost allowances have been made at this stage.

DSP 2013

Site Name: 636-656 Newmarket Road, Holy Cross Church Hall, East Barnwell Community Centre and Meadowlands Methodist Church, Newmarket Road

Site Reference number: R6 (CC443)

Ward Area: Abbey

Site Description: Site currently used by 2 churches, community centre, flats, nursery, games court and car park

Potential SHLAA Site:	As above
Total Number of Units =	75
Affordable Housing Proportion (%) =	40%
Affordable Rent Proportion (%) of AH =	75%
Intermediate Proportion (%) of AH =	25%
Number of Private Dwellings =	45
Number of Affordable Dwellings =	30
Number of Affordable Rent =	23
Number of Intermediate =	8

Achievability Period:	6-15yrs
Development Period (months):	21

Site Area in Hectares:	1.01
Number of units (constrained):	75
Assumed Density (dph):	74
Net Developable area:	1.01

Existing Use:	Churchs, community centre, flats and other ancillary uses
Proposed Use:	Residential
Green Belt:	NO
Impact on development of other sites:	NO
Planning Status:	08/1431/FUL - extension to the Methodist Church APPROVED

Issues?	Site designated Protected Open Space and provides community facilities. A tree on the Methodist Church site has a TPO. Noise assessment required due to noise affecting the end of the site near Newmarket Road. Air Quality Assessment required. Archaeological assessment required. Highways insist access must be from Peverel Road.
Conclusion:	Suitable for development - CC owns part and there is interest from 3 of the 4 site owners.

Scenario	Results	
	Sales Values (£/m ²)	Current Costs
		RLV
		RLV/Ha
Base Value	£3,000	£1,659,859
Upper Value	£3,250	£2,356,318
Lower Value	£2,750	£963,401

Viability Likelihood (Red =Low / Amber = Medium / Green = High)

Insert Percentage Required: Total Dwelling Mix:	Private Dwelling Mix (%) (Using Council's Specified Requirement)*					Total
	1bed flat	2 bed flat	2 bed house	3 bed house	4 bed house	
	10%	20%	20%	35%	15%	100%
	8	15	15	26	11	75

* May be different from overall mix where SHLAA / Background Paper or similar suggests different mix

Dwelling Type	Private Dwelling Mix Numbers*					Total
	1bed flat	2 bed flat	2 bed house	3 bed house	4 bed house	
Dwelling Size (m ²)	45	60	75	95	125	
No. of Dwellings	5	8	8	15	8	44
Enter No. of Dwellings Manually	5	8	8	15	8	44

* May be different from overall mix where SHLAA / Background Paper or similar suggests different mix - must complete AH numbers first and all dwellings to be entered manually.

Dwelling Type	Affordable Rent Dwelling Numbers*					Total
	1bed flat	2 bed flat	2 bed house	3 bed house	4 bed house	
Dwelling Size (m ²)	50	67	75	85	110	
No. of Dwellings	2.4	4.5	4.5	7.8	3.3	23
Enter No. of Dwellings Manually	2	5	2	11	3	23

* May be different from overall mix where SHLAA / Background Paper or similar suggests different mix

Dwelling Type	Intermediate Dwelling Numbers*					Total
	1bed flat	2 bed flat	2 bed house	3 bed house	4 bed house	
Dwelling Size (m ²)	45	60	75	95	125	
No. of Dwellings	0.8	1.5	1.5	2.6	1.1	8
Enter No. of Dwellings Manually	1	2	5	0	0	8

Where totals don't match - increase / decrease number of units in development appraisals to match totals above

* May be different from overall mix where SHLAA / Background Paper or similar suggests different mix

Dwelling Type	Intermediate Dwelling Numbers*					Total
	1bed flat	2 bed flat	2 bed house	3 bed house	4 bed house	
Total No. of Units	8	15	15	26	11	75
Check	OK	OK	OK	OK	OK	OK

General Note: Unless otherwise stated, where cells blank or state "unknown", no cost allowances have been made at this stage.

DSP 2013

Site Name: Ditton Fields Nursery School, Wadloes Road

Site Reference number: CC870
Ward Area: Abbey

Site Description: Site currently a Nursery School

Potential SHLAA Site:	As above
Total Number of Units =	14
Affordable Housing Proportion (%)=	0%
Affordable Rent Proportion (%) of AH =	0%
Intermediate Proportion (%) of AH =	0%
Number of Private Dwellings =	14
Number of Affordable Dwellings =	0
Number of Affordable Rent =	0
Number of Intermediate =	0
Achievability Period:	0-5yrs
Development Period (months):	12

Site Area in Hectares:	0.19
Number of units (constrained):	14
Assumed Density (dph):	74
Net Developable area:	0.19

Existing Use:	Nursery School
Proposed Use:	Residential
Green Belt:	NO
Impact on development of other sites:	NO
Planning Status:	NONE

Issues?:	TPO's on the borders of the site. Noise assessment required. Saxon Cemetry revealed to the south - archaeological assessment required.
Conclusion:	Suitable for development / Site deliverable - school now demolished, City Council own and wish to develop in 3yr programme

Scenario	Sales Values (£/m ²)	Current Costs	
		RLV	RLV/Ha
Base Value	£3,000	£263,697	£1,387,878
Upper Value	£3,250	£416,148	£2,190,250
Lower Value	£2,750	£111,212	£585,326

Viability Likelihood (Red =Low / Amber = Medium / Green = High)

Insert Percentage Required:	Private Dwelling Mix (%) (Using Council's Specified Requirement)*					
	1bed flat	2 bed flat	2 bed house	3 bed house	4 bed house	Total
	10%	20%	20%	35%	15%	100%
Total Dwelling Mix:	1	3	3	5	2	14

* May be different from overall mix where SHLAA / Background Paper or similar suggests different mix

Dwelling Type	Private Dwelling Mix Numbers*					Total
	1bed flat	2 bed flat	2 bed house	3 bed house	4 bed house	
Dwelling Size (m ²)	45	60	75	95	125	14
No. of Dwellings	1	3	3	5	2	14
Enter No. of Dwellings Manually	2	12	0	0	0	14

* May be different from overall mix where SHLAA / Background Paper or similar suggests different mix - must complete AH numbers first and all dwellings to be entered manually.

Dwelling Type	Affordable Rent Dwelling Numbers*					Total
	1bed flat	2 bed flat	2 bed house	3 bed house	4 bed house	
Dwelling Size (m ²)	50	67	75	85	110	0
No. of Dwellings	0.0	0.0	0.0	0.0	0.0	0
Enter No. of Dwellings Manually	0	0	0	0	0	0

* May be different from overall mix where SHLAA / Background Paper or similar suggests different mix

Dwelling Type	Intermediate Dwelling Numbers* Assume intermediate sizes as per private					Total
	1bed flat	2 bed flat	2 bed house	3 bed house	4 bed house	
Dwelling Size (m ²)	45	60	75	95	125	0
No. of Dwellings	0.0	0.0	0.0	0.0	0.0	0
Enter No. of Dwellings Manually	0	0	0	0	0	0

Where totals don't match - increase / decrease number of units in development appraisals to match totals above

* May be different from overall mix where SHLAA / Background Paper or similar suggests different mix

Dwelling Type	1bed flat	2 bed flat	2 bed house	3 bed house	4 bed house	Total
	Total No. of Units	2	12	0	0	0
Check	Check	Check	Check	Check	Check	OK

General Note: Unless otherwise stated, where cells blank or state "unknown", no cost allowances have been made at this stage.

Site Name: Telephone Exchange south of 1 Ditton Lane

Site Reference number: (CC855)

Ward Area: Abbey

Site Description: Site currently a telephone exchange/employment site with workshop buildings and car park

Potential SHLAA Site:	As above
Total Number of Units =	13
Affordable Housing Proportion (%) =	0%
Affordable Rent Proportion (%) of AH =	0%
Intermediate Proportion (%) of AH =	0%
Number of Private Dwellings =	13
Number of Affordable Dwellings =	0
Number of Affordable Rent =	0
Number of Intermediate =	0
Achievability Period:	10-19yrs
Development Period (months):	9

Site Area in Hectares:	0.17
Number of units (constrained):	13
Assumed Density (dph):	76
Net Developable area:	0.17

Existing Use:	Telephone exchange/employment site
Proposed Use:	Residential
Green Belt:	NO
Impact on development of other sites:	NO
Planning Status:	NONE

Issues?:	Site relates closely to adjoining industrial uses. Potential contamination due to previous uses. Noise assessment required. Site located between a known Roman settlement to the east and a saxon cemetery to the south.
Conclusion:	Suitable for development

Scenario	Results		
	Sales Values (£/m ²)	Current Costs	
		RLV	RLV/Ha
Base Value	£3,000	£261,118	£1,535,991
Upper Value	£3,250	£386,048	£2,270,871
Lower Value	£2,750	£101,808	£598,873

Viability Likelihood (Red =Low / Amber = Medium / Green = High)

Insert Percentage Required:	Private Dwelling Mix (%) (Using Council's Specified Requirement)*					Total
	1bed flat	2 bed flat	2 bed house	3 bed house	4 bed house	
Total Dwelling Mix:	10%	20%	20%	35%	15%	100%
	1	3	3	5	1	13

* May be different from overall mix where SHLAA / Background Paper or similar suggests different mix

Dwelling Type	Private Dwelling Mix Numbers*					
	1bed flat	2 bed flat	2 bed house	3 bed house	4 bed house	Total
Dwelling Size (m ²)	45	60	75	95	125	
No. of Dwellings	1	3	3	5	1	13
Enter No. of Dwellings Manually	2	11	0	0	0	13

* May be different from overall mix where SHLAA / Background Paper or similar suggests different mix - must complete AH numbers first and all dwellings to be entered manually.

Dwelling Type	Affordable Rent Dwelling Numbers*					Total
	1bed flat	2 bed flat	2 bed house	3 bed house	4 bed house	
Dwelling Size (m ²)	50	67	75	85	110	
No. of Dwellings	0.0	0.0	0.0	0.0	0.0	0
Enter No. of Dwellings Manually	0	0	0	0	0	0

* May be different from overall mix where SHLAA / Background Paper or similar suggests different mix

Dwelling Type	Intermediate Dwelling Numbers*					Total
	1bed flat	2 bed flat	2 bed house	3 bed house	4 bed house	
Dwelling Size (m ²)	45	60	75	95	125	
No. of Dwellings	0.0	0.0	0.0	0.0	0.0	0
Enter No. of Dwellings Manually	0	0	0	0	0	0

Where totals don't match - increase / decrease number of units in development appraisals to match totals above

* May be different from overall mix where SHLAA / Background Paper or similar suggests different mix

Dwelling Type	1bed flat	2 bed flat	2 bed house	3 bed house	4 bed house	Total
	Total No. of Units	2	11	0	0	0
Check	Check	Check	Check	Check	Check	OK

General Note: Unless otherwise stated, where cells blank or state "unknown", no cost allowances have been made at this stage.

DSP 2013

Site Name: 162 - 184 Histon Road

Site Reference number: (CC012)

Ward Area: Arbury

Site Description: Motorcycle sales and repairs and tyre depot

Potential SHLAA Site:	As above
Total Number of Units =	18
Affordable Housing Proportion (%)=	40%
Affordable Rent Proportion (%) of AH =	75%
Intermediate Proportion (%) of AH =	25%
Number of Private Dwellings =	11
Number of Affordable Dwellings =	7.2
Number of Affordable Rent =	5
Number of Intermediate =	2

Achievability Period:	10-19yrs
Development Period (months):	12

Site Area in Hectares:	0.23
Number of units (constrained):	18
Assumed Density (dph):	78
Net Developable area:	0.23

Existing Use:	Vacant building - industrial warehousing
Proposed Use:	Residential
Green Belt:	NO
Impact on development of other sites:	NO
Planning Status:	NONE - most recent application was for a change of use to A1

Issues?:	TPD's on land to the eastern boundary of the site. Protected Open Space to the rear of the site. Potential contamination issues due to previous use. Archaeological assessment required.
Conclusion:	Site is developable

Scenario	Results		
	Sales Values (£/m ²)	Current Costs	
		RLV	RLV/Ha
Base Value	£3,000	£44,949	£195,431
Upper Value	£3,250	£181,216	£787,894
Lower Value	£2,750	-£99,895	-£434,324

Viability Likelihood (Red =Low / Amber = Medium / Green = High)

Insert Percentage Required: Total Dwelling Mix:	Private Dwelling Mix (%) (Using Council's Specified Requirement)*					
	1 bed flat	2 bed flat	2 bed house	3 bed house	4 bed house	Total
	10%	20%	20%	35%	15%	100%
	2	16				18

* May be different from overall mix where SHLAA / Background Paper or similar suggests different mix

Dwelling Type Dwelling Size (m ²) No. of Dwellings Enter No. of Dwellings Manually	Private Dwelling Mix Numbers*					
	1 bed flat	2 bed flat	2 bed house	3 bed house	4 bed house	Total
	45	60	75	95	125	
	2	9	0	0	0	11
	2	9				11

* May be different from overall mix where SHLAA / Background Paper or similar suggests different mix - must complete AH numbers first and all dwellings to be entered manually.

Dwelling Type Dwelling Size (m ²) No. of Dwellings Enter No. of Dwellings Manually	Affordable Rent Dwelling Numbers*					
	1 bed flat	2 bed flat	2 bed house	3 bed house	4 bed house	Total
	50	67	75	85	110	
	0.6	4.8	0.0	0.0	0.0	5
	0	5	0	0	0	5

* May be different from overall mix where SHLAA / Background Paper or similar suggests different mix

Dwelling Type Dwelling Size (m ²) No. of Dwellings Enter No. of Dwellings Manually	Intermediate Dwelling Numbers*		Assume intermediate sizes as per private			Total
	1 bed flat	2 bed flat	2 bed house	3 bed house	4 bed house	
	45	60	75	95	125	
	0.2	1.6	0.0	0.0	0.0	2
	0	2	0	0	0	2

Where totals don't match - increase / decrease number of units in development appraisals to match totals above

* May be different from overall mix where SHLAA / Background Paper or similar suggests different mix

Dwelling Type	1 bed flat	2 bed flat	2 bed house	3 bed house	4 bed house	Total
Total No. of Units	2	16	0	0	0	18
Check	OK	OK	OK	OK	OK	OK

General Note: Unless otherwise stated, where cells blank or state "unknown", no cost allowances have been made at this stage.

DSP 2013

Site Name: Land rear of 129 to 133 Histon Road

Site Reference number: (CC312)

Ward Area: Arbury

Site Description: Land to the rear of 129-133 Histon Road

Potential SHLAA Site:	As above
Total Number of Units =	11
Affordable Housing Proportion (%)=	0%
Affordable Rent Proportion (%) of AH =	0%
Intermediate Proportion (%) of AH =	0%
Number of Private Dwellings =	11
Number of Affordable Dwellings =	0
Number of Affordable Rent =	0
Number of Intermediate =	0

Site Area in Hectares:	0.14
Number of units (constrained):	11
Assumed Density (dph):	79
Net Developable area:	0.14

Existing Use:	Car sales forecourt
Proposed Use:	Residential
Green Belt:	NO
Impact on development of other sites:	YES - Forms part of the larger car showroom site (Site5.07 Willowcroft) - this could be overcome if site came forward as part of the larger Local Plan allocation.
Planning Status:	NONE - most recent application was for a change of use to A1

Achievability Period:	6-19yrs
Development Period (months):	9

Issues?:	Site adjacent to an area of Protected Open Space. Group TPO covering northern part of the site. Potential contamination - site adjacent to light industrial/commercial uses. Site is located between the Roman town at Cambridge and an area of late Iron Age and Roman settlement to the NW - archaeological assessment required.
Conclusion:	Site is developable - subject to the adjoining site to the north coming forward.

Results			
Scenario	Sales Values (£/m ²)	Current Costs	
		RLV	RLV/Ha
Base Value	£3,000	£211,511	£1,510,795
Upper Value	£3,250	£334,028	£2,385,918
Lower Value	£2,750	£89,048	£636,054

Viability Likelihood (Red =Low / Amber = Medium / Green = High)

Insert Percentage Required: Total Dwelling Mix:	Private Dwelling Mix (%) (Using Council's Specified Requirement)*					
	1bed flat	2 bed flat	2 bed house	3 bed house	4 bed house	Total
	10%	20%	20%	35%	15%	100%
	1	10				11

* May be different from overall mix where SHLAA / Background Paper or similar suggests different mix

Dwelling Type Dwelling Size (m ²) No. of Dwellings Enter No. of Dwellings Manually	Private Dwelling Mix Numbers*					
	1bed flat	2 bed flat	2 bed house	3 bed house	4 bed house	Total
	45	60	75	95	125	
	1	10	0	0	0	11
	1	10	0	0	0	11

* May be different from overall mix where SHLAA / Background Paper or similar suggests different mix - must complete AH numbers first and all dwellings to be entered manually.

Dwelling Type Dwelling Size (m ²) No. of Dwellings Enter No. of Dwellings Manually	Affordable Rent Dwelling Numbers*					
	1bed flat	2 bed flat	2 bed house	3 bed house	4 bed house	Total
	50	67	75	85	110	
	0.0	0.0	0.0	0.0	0.0	0
						0

* May be different from overall mix where SHLAA / Background Paper or similar suggests different mix

Dwelling Type Dwelling Size (m ²) No. of Dwellings Enter No. of Dwellings Manually	Intermediate Dwelling Numbers*		Assume intermediate sizes as per private			
	1bed flat	2 bed flat	2 bed house	3 bed house	4 bed house	Total
	45	60	75	95	125	
	0.0	0.0	0.0	0.0	0.0	0
						0

Where totals don't match - increase / decrease number of units in development appraisals to match totals above

* May be different from overall mix where SHLAA / Background Paper or similar suggests different mix

Dwelling Type Total No. of Units Check	1bed flat	2 bed flat	2 bed house	3 bed house	4 bed house	Total
	1	10	0	0	0	11
	OK	OK	OK	OK	OK	OK

General Note: Unless otherwise stated, where cells blank or state "unknown", no cost allowances have been made at this stage.

DSP 2013

Site Name: Mount Pleasant House

Site Reference number: R17 (CC919)

Ward Area: Castle

Site Description: Office Block

Potential SHLAA Site:	As above
Total Number of Units =	50
Affordable Housing Proportion (%)=	40%
Affordable Rent Proportion (%) of AH =	75%
Intermediate Proportion (%) of AH =	25%
Number of Private Dwellings =	30
Number of Affordable Dwellings =	20
Number of Affordable Rent =	15
Number of Intermediate =	5

Achievability Period:	6-10yrs
Development Period (months):	18

Site Area in Hectares:	0.57
Number of units (constrained):	50
Assumed Density (dph):	88
Net Developable area:	0.57

Existing Use:	Office Block
Proposed Use:	Residential
Green Belt:	NO
Impact on development of other sites:	
Planning Status:	NONE

Issues?:	Affects a Scheduled Ancient Monument - Ashwickstone Cross. St Edmunds College Gardens on southern perimeter may limit onsite densities. 32 TPOs including one of the boundary. May not be suitable for houses with gardens. Heavily trafficated area - noise survey / mitigation required. Site resides in AQ management area. Nearby buildings overlook site. Site affects listed building - 18 Mount Pleasant. Local area poses archeological interest - archaeological assessment required.
Conclusion:	Site is developable - subject to residential development provided in the existing office or on the same footprint

Scenario	Sales Values (£/m ²)	Current Costs	
		RLV	RLV/Ha
Base Value	£4,250	£1,980,994	£3,475,428
Upper Value	£4,500	£2,351,916	£4,126,169
Lower Value	£4,000	£1,610,072	£2,824,688

Viability Likelihood (Red =Low / Amber = Medium / Green = High)

Insert Percentage Required:	Private Dwelling Mix (%) (Using Council's Specified Requirement)*					
	1bed flat	2 bed flat	2 bed house	3 bed house	4 bed house	Total
Total Dwelling Mix:	10%	20%	20%	35%	15%	100%
	5	45	0	0	0	50

* May be different from overall mix where SHLAA / Background Paper or similar suggests different mix

Dwelling Type	Private Dwelling Mix Numbers*					
	1bed flat	2 bed flat	2 bed house	3 bed house	4 bed house	Total
Dwelling Size (m ²)	45	60	75	95	125	
No. of Dwellings	2	28	0	0	0	30
Enter No. of Dwellings Manually	2	28	0	0	0	30

* May be different from overall mix where SHLAA / Background Paper or similar suggests different mix - must complete AH numbers first and all dwellings to be entered manually.

Dwelling Type	Affordable Rent Dwelling Numbers*					
	1bed flat	2 bed flat	2 bed house	3 bed house	4 bed house	Total
Dwelling Size (m ²)	50	67	75	85	110	
No. of Dwellings	1.5	13.5	0.0	0.0	0.0	15
Enter No. of Dwellings Manually	2	13	0	0	0	15

* May be different from overall mix where SHLAA / Background Paper or similar suggests different mix

Dwelling Type	Intermediate Dwelling Numbers* Assume intermediate sizes as per private					
	1bed flat	2 bed flat	2 bed house	3 bed house	4 bed house	Total
Dwelling Size (m ²)	45	60	75	95	125	
No. of Dwellings	0.5	4.5	0.0	0.0	0.0	5
Enter No. of Dwellings Manually	1	4	0	0	0	5

Where totals don't match - increase / decrease number of units in development appraisals to match totals above

* May be different from overall mix where SHLAA / Background Paper or similar suggests different mix

Dwelling Type	1bed flat	2 bed flat	2 bed house	3 bed house	4 bed house	Total
	Total No. of Units	5	45	0	0	0
Check	OK	OK	OK	OK	OK	OK

General Note: Unless otherwise stated, where cells blank or state "unknown", no cost allowances have been made at this stage.

DSP 2013

Site Name: BP Garage, 452 Cherry Hinton Road & garages off Glenmere Close

Site Reference number: (CC57)

Ward Area: Cherry Hinton

Site Description: Petrol station at the front and garages to the rear

Potential SHLAA Site:	As above
Total Number of Units =	17
Affordable Housing Proportion (%) =	40%
Affordable Rent Proportion (%) of AH =	75%
Intermediate Proportion (%) of AH =	25%
Number of Private Dwellings =	10
Number of Affordable Dwellings =	6.8
Number of Affordable Rent =	5
Number of Intermediate =	2
Achievability Period:	10-19yrs
Development Period (months):	12

Site Area in Hectares:	0.26
Number of units (constrained):	17
Assumed Density (dph):	65
Net Developable area:	0.26

Existing Use:	Petrol Station and forecourt, and two garage blocks
Proposed Use:	Residential
Green Belt:	NO
Impact on development of other sites:	No - could be brought forward as part of the LP allocated site 5.08.
Planning Status:	NONE

Issues?:	Potentially significant contamination. Noise from highway. Garages on site provides parking for surrounding residential development. Site may be located on the site of a small priory - archeological investigation required.
Conclusion:	Site is developable - subject to resolving the loss of parking for the surrounding residential development.

Scenario	Sales Values (£/m ²)	Current Costs	
		RLV	RLV/Ha
Base Value	£3,000	£431,546	£1,659,791
Upper Value	£3,250	£604,235	£2,323,982
Lower Value	£2,750	£258,856	£995,599

Viability Likelihood (Red =Low / Amber = Medium / Green = High)

Insert Percentage Required:	Private Dwelling Mix (%) (Using Council's Specified Requirement)*					Total
	1bed flat	2 bed flat	2 bed house	3 bed house	4 bed house	
Total Dwelling Mix:	10%	20%	20%	35%	15%	100%
	2	3	3	6	3	17

* May be different from overall mix where SHLAA / Background Paper or similar suggests different mix

Dwelling Type	Private Dwelling Mix Numbers*					
	1bed flat	2 bed flat	2 bed house	3 bed house	4 bed house	Total
Dwelling Size (m ²)	45	60	75	95	125	
No. of Dwellings	1	2	1	3	3	10
Enter No. of Dwellings Manually	1	2	1	3	3	10

* May be different from overall mix where SHLAA / Background Paper or similar suggests different mix - must complete AH numbers first and all dwellings to be entered manually.

Dwelling Type	Affordable Rent Dwelling Numbers*					
	1bed flat	2 bed flat	2 bed house	3 bed house	4 bed house	Total
Dwelling Size (m ²)	50	67	75	85	110	
No. of Dwellings	0.6	0.9	0.9	1.8	0.9	5
Enter No. of Dwellings Manually	1	1	0	3	0	5

* May be different from overall mix where SHLAA / Background Paper or similar suggests different mix

Dwelling Type	Intermediate Dwelling Numbers* Assume intermediate sizes as per private					Total
	1bed flat	2 bed flat	2 bed house	3 bed house	4 bed house	
Dwelling Size (m ²)	45	60	75	95	125	
No. of Dwellings	0.2	0.3	0.3	0.6	0.3	2
Enter No. of Dwellings Manually	0	0	2	0	0	2

Where totals don't match - increase / decrease number of units in development appraisals to match totals above

* May be different from overall mix where SHLAA / Background Paper or similar suggests different mix

Dwelling Type	1bed flat	2 bed flat	2 bed house	3 bed house	4 bed house	Total
Total No. of Units	2	3	3	6	3	17
Check	OK	OK	OK	OK	OK	OK

General Note: Unless otherwise stated, where cells blank or state "unknown", no cost allowances have been made at this stage.

DSP 2013

Site Name: 78 and 80 Fulbourn Road and open space (south)

Site Reference number: R13 (CC755)

Ward Area: Cherry Hinton

Site Description: Petrol station at the front and garages to the rear

Potential SHLAA Site:	As above
Total Number of Units =	10
Affordable Housing Proportion (%) =	0%
Affordable Rent Proportion (%) of AH =	0%
Intermediate Proportion (%) of AH =	0%
Number of Private Dwellings =	10
Number of Affordable Dwellings =	0
Number of Affordable Rent =	0
Number of Intermediate =	0
Achievability Period:	0-5yrs
Development Period (months):	9

Site Area in Hectares:	0.59
Number of units (constrained):	10
Assumed Density (dph):	17
Net Developable area:	0.59

Existing Use:	SHLAA site relates to greenfield land to south of existing bungalows on edge of greenbelt.
Proposed Use:	Residential
Green Belt:	NO - land to south is in Green Belt.
Impact on development of other sites:	No
Planning Status:	C/05/1368/OUT - Approved for demolition of existing properties and redevelopment for residential development. C/09/0732/REM - Approved 14 two and three bedroom houses, no applications to the southern site.

Issues?:	Nosie assessment required. AQ assessment required. Site bounded by residential properties (west) and an office building (east). Activity of Bronze Age date includes ring ditch remains of burial mounds to the SE.
Conclusion:	Site is deliverable - subject to the landscaping of the site should maintain and enhance the setting of Cambridge in reference to the Green Belt to the south.

Scenario	Results		
	Sales Values (£/m ²)	Current Costs	
		RLV	RLV/Ha
Base Value	£3,000	£550,831	£933,612
Upper Value	£3,250	£696,712	£1,180,868
Lower Value	£2,750	£404,950	£686,355

Viability Likelihood (Red =Low / Amber = Medium / Green = High)

Insert Percentage Required: Total Dwelling Mix:	Private Dwelling Mix (%) (Using Council's Specified Requirement)*					
	1bed flat	2 bed flat	2 bed house	3 bed house	4 bed house	Total
	10%	20%	20%	35%	15%	100%
	0	0	5	5	0	10

* May be different from overall mix where SHLAA / Background Paper or similar suggests different mix

Dwelling Type Dwelling Size (m ²) No. of Dwellings Enter No. of Dwellings Manually	Private Dwelling Mix Numbers*					
	1bed flat	2 bed flat	2 bed house	3 bed house	4 bed house	Total
	45	60	75	95	125	
	0	0	5	5	0	10
	0	0	5	5	0	10

* May be different from overall mix where SHLAA / Background Paper or similar suggests different mix - must complete AH numbers first and all dwellings to be entered manually.

Dwelling Type Dwelling Size (m ²) No. of Dwellings Enter No. of Dwellings Manually	Affordable Rent Dwelling Numbers*					
	1bed flat	2 bed flat	2 bed house	3 bed house	4 bed house	Total
	50	67	75	85	110	
	0.0	0.0	0.0	0.0	0.0	0
						0

* May be different from overall mix where SHLAA / Background Paper or similar suggests different mix

Dwelling Type Dwelling Size (m ²) No. of Dwellings Enter No. of Dwellings Manually	Intermediate Dwelling Numbers*					Total
	1bed flat	2 bed flat	2 bed house	3 bed house	4 bed house	
	45	60	75	95	125	
	0.0	0.0	0.0	0.0	0.0	0
						0

Where totals don't match - increase / decrease number of units in development appraisals to match totals above

* May be different from overall mix where SHLAA / Background Paper or similar suggests different mix

Dwelling Type Total No. of Units Check	1bed flat	2 bed flat	2 bed house	3 bed house	4 bed house	Total
		0	0	5	5	0
	OK	OK	OK	OK	OK	OK

General Note: Unless otherwise stated, where cells blank or state "unknown", no cost allowances have been made at this stage.

DSP 2013

Site Name: 152 Coleridge Road

Site Reference number: (CC81)

Ward Area: Coleridge

Site Description: Buildings on site house a telephone exchange

Potential SHLAA Site:	As above
Total Number of Units =	6
Affordable Housing Proportion (%)=	40%
Affordable Rent Proportion (%) of AH =	75%
Intermediate Proportion (%) of AH =	25%
Number of Private Dwellings =	6
Number of Affordable Dwellings =	0
Number of Affordable Rent =	0
Number of Intermediate =	0

Site Area in Hectares:	0.21
Number of units (constrained):	6
Assumed Density (dph):	29
Net Developable area:	0.21

Existing Use:	Telephone exchange facility
Proposed Use:	Residential
Green Belt:	NO
Impact on development of other sites:	No - should ideally be developed in conjunction with Site 87
Planning Status:	NONE

Achievability Period:	10-19yrs
Development Period (months):	9

Issues?:	Site could have contamination issues. Site is bounded by commercial uses - noise survey required.
Conclusion:	Site is developable - ideally needs to be developed in conjunction with Site 87

Results			
Scenario	Sales Values (£/m ²)	Current Costs	
		RLV	RLV/Ha
Base Value	£3,250	£450,984	£2,147,542
Upper Value	£3,500	£544,869	£2,594,616
Lower Value	£3,000	£357,098	£1,700,468

Viability Likelihood (Red = Low / Amber = Medium / Green = High)

Insert Percentage Required:	Private Dwelling Mix (%) (Using Council's Specified Requirement)*					
	1bed flat	2 bed flat	2 bed house	3 bed house	4 bed house	Total
Total Dwelling Mix:	10%	20%	20%	35%	15%	100%
	0	0	0	6	0	6

* May be different from overall mix where SHLAA / Background Paper or similar suggests different mix

Dwelling Type	Private Dwelling Mix Numbers*					
	1bed flat	2 bed flat	2 bed house	3 bed house	4 bed house	Total
Dwelling Size (m ²)	45	60	75	95	125	
No. of Dwellings	0	0	0	6	0	6
Enter No. of Dwellings Manually	0	0	0	6	0	6

* May be different from overall mix where SHLAA / Background Paper or similar suggests different mix - must complete AH numbers first and all dwellings to be entered manually.

Dwelling Type	Affordable Rent Dwelling Numbers*					
	1bed flat	2 bed flat	2 bed house	3 bed house	4 bed house	Total
Dwelling Size (m ²)	50	67	75	85	110	
No. of Dwellings	0.0	0.0	0.0	1.8	0.0	2
Enter No. of Dwellings Manually	0	0	0	0	0	0

* May be different from overall mix where SHLAA / Background Paper or similar suggests different mix

Dwelling Type	Intermediate Dwelling Numbers*					Total
	1bed flat	2 bed flat	2 bed house	3 bed house	4 bed house	
Dwelling Size (m ²)	45	60	75	95	125	
No. of Dwellings	0.0	0.0	0.0	0.6	0.0	1
Enter No. of Dwellings Manually	0	0	0	0	0	0

Where totals don't match - increase / decrease number of units in development appraisals to match totals above

* May be different from overall mix where SHLAA / Background Paper or similar suggests different mix

Dwelling Type	1bed flat	2 bed flat	2 bed house	3 bed house	4 bed house	Total
Total No. of Units	0	0	0	6	0	6
Check	OK	OK	OK	OK	OK	OK

General Note: Unless otherwise stated, where cells blank or state "unknown", no cost allowances have been made at this stage.

DSP 2013

Site Name: 149 Cherry Hinton Road

Site Reference number: R8 (CC087)

Ward Area: Coleridge

Site Description: Light industrial buildings used as laundry shop

Potential SHLAA Site:	As above
Total Number of Units =	17
Affordable Housing Proportion (%)=	40%
Affordable Rent Proportion (%) of AH =	75%
Intermediate Proportion (%) of AH =	25%
Number of Private Dwellings =	10
Number of Affordable Dwellings =	6.8
Number of Affordable Rent =	5
Number of Intermediate =	2
Achievability Period:	10-19yrs
Development Period (months):	12

Site Area in Hectares:	0.55
Number of units (constrained):	17
Assumed Density (dph):	31
Net Developable area:	0.55

Existing Use:	Laundry Site - retail shop to front with laundry process to rear - light industrial
Proposed Use:	Residential
Green Belt:	NO
Impact on development of other sites:	No - should ideally be developed in conjunction with Site 81
Planning Status:	NONE

Issues?:	Site falls under the Protected Industrial Land Policy. Appears to provide access to industrial buildings on other parts of the larger site. Site could have contamination issues. Site is bounded by commercial uses - noise survey required. Loss of employment land. Development of this site could be somewhat cut-off from the existing community.
Conclusion:	Site is developable - ideally needs to be developed in conjunction with Site 87 and needs to comply with the Protected Industrial Land Policy.

Scenario	Results		
	Sales Values (£/m ²)	Current Costs	
		RLV	RLV/Ha
Base Value	£3,250	£702,982	£1,278,150
Upper Value	£3,500	£879,456	£1,599,010
Lower Value	£3,000	£526,509	£957,289

Viability Likelihood (Red =Low / Amber = Medium / Green = High)

Insert Percentage Required:	Private Dwelling Mix (%) (Using Council's Specified Requirement)*					
	1bed flat	2 bed flat	2 bed house	3 bed house	4 bed house	Total
Total Dwelling Mix:	10%	20%	20%	35%	15%	100%
	0	0	8	6	3	17

* May be different from overall mix where SHLAA / Background Paper or similar suggests different mix

Dwelling Type	Private Dwelling Mix Numbers*					
	1bed flat	2 bed flat	2 bed house	3 bed house	4 bed house	Total
Dwelling Size (m ²)	45	60	75	95	125	
No. of Dwellings	0	0	5	3	2	10
Enter No. of Dwellings Manually	0	0	5	3	2	10

* May be different from overall mix where SHLAA / Background Paper or similar suggests different mix - must complete AH numbers first and all dwellings to be entered manually.

Dwelling Type	Affordable Rent Dwelling Numbers*					
	1bed flat	2 bed flat	2 bed house	3 bed house	4 bed house	Total
Dwelling Size (m ²)	50	67	75	85	110	
No. of Dwellings	0.0	0.0	2.4	1.8	0.9	5
Enter No. of Dwellings Manually			1	3	1	5

* May be different from overall mix where SHLAA / Background Paper or similar suggests different mix

Dwelling Type	Intermediate Dwelling Numbers* Assume intermediate sizes as per private					
	1bed flat	2 bed flat	2 bed house	3 bed house	4 bed house	Total
Dwelling Size (m ²)	45	60	75	95	125	
No. of Dwellings	0.0	0.0	0.8	0.6	0.3	2
Enter No. of Dwellings Manually			2	0	0	2

Where totals don't match - increase / decrease number of units in development appraisals to match totals above

* May be different from overall mix where SHLAA / Background Paper or similar suggests different mix

Dwelling Type	1bed flat	2 bed flat	2 bed house	3 bed house	4 bed house	Total
Total No. of Units	0	0	8	6	3	17
Check	OK	OK	OK	OK	OK	OK

General Note: Unless otherwise stated, where cells blank or state "unknown", no cost allowances have been made at this stage.

DSP 2013

Site Name: Land to R/O 1-28 Jackson Road

Site Reference number: (CC151)

Ward Area: Kings Hedges

Site Description: Land to R/O 1-28 Jackson Road - car parking and garages

Potential SHLAA Site:	As above
Total Number of Units =	20
Affordable Housing Proportion (%)=	40%
Affordable Rent Proportion (%) of AH =	75%
Intermediate Proportion (%) of AH =	25%
Number of Private Dwellings =	12
Number of Affordable Dwellings =	8
Number of Affordable Rent =	6
Number of Intermediate =	2
Achievability Period:	6-10yrs
Development Period (months):	15

Site Area in Hectares:	0.27
Number of units (constrained):	20
Assumed Density (dph):	74
Net Developable area:	0.27

Existing Use:	Car parking and lock-up garages
Proposed Use:	Residential
Green Belt:	NO
Impact on development of other sites:	NO
Planning Status:	NONE

Issues?:	Potential contamination issues. AQ assessment required if development likely to increase parking capacity by 25 spaces or more. Currently provides pedestrian access to adjoining dwellings. Archeological assessment required - cropmarks and Roman activity discovered in the area.
Conclusion:	Site is developable - consider enlarging site to improve developability

Scenario	Sales Values (£/m ²)	Current Costs	
		RLV	RLV/Ha
Base Value	£2,750	-£115,018	-£425,993
Upper Value	£3,000	£44,257	£163,917
Lower Value	£2,500	-£278,907	-£1,032,990

Viability Likelihood (Red =Low / Amber = Medium / Green = High)

Insert Percentage Required:	Private Dwelling Mix (%) (Using Council's Specified Requirement)*					
	1bed flat	2 bed flat	2 bed house	3 bed house	4 bed house	Total
Total Dwelling Mix:	10%	20%	20%	35%	15%	100%
	2	18				20

* May be different from overall mix where SHLAA / Background Paper or similar suggests different mix

Dwelling Type	Private Dwelling Mix Numbers*					
	1bed flat	2 bed flat	2 bed house	3 bed house	4 bed house	Total
Dwelling Size (m ²)	45	60	75	95	125	
No. of Dwellings	1	11	0	0	0	12
Enter No. of Dwellings Manually	1	11				12

* May be different from overall mix where SHLAA / Background Paper or similar suggests different mix - must complete AH numbers first and all dwellings to be entered manually.

Dwelling Type	Affordable Rent Dwelling Numbers*					
	1bed flat	2 bed flat	2 bed house	3 bed house	4 bed house	Total
Dwelling Size (m ²)	50	67	75	85	110	
No. of Dwellings	0.6	5.4	0.0	0.0	0.0	6
Enter No. of Dwellings Manually	1	5				6

* May be different from overall mix where SHLAA / Background Paper or similar suggests different mix

Dwelling Type	Intermediate Dwelling Numbers*					Total
	1bed flat	2 bed flat	2 bed house	3 bed house	4 bed house	
Dwelling Size (m ²)	45	60	75	95	125	
No. of Dwellings	0.2	1.8	0.0	0.0	0.0	2
Enter No. of Dwellings Manually	0	2				2

Where totals don't match - increase / decrease number of units in development appraisals to match totals above

* May be different from overall mix where SHLAA / Background Paper or similar suggests different mix

Dwelling Type	1bed flat	2 bed flat	2 bed house	3 bed house	4 bed house	Total
Total No. of Units	2	18	0	0	0	20
Check	OK	OK	OK	OK	OK	OK

General Note: Unless otherwise stated, where cells blank or state "unknown", no cost allowances have been made at this stage.

DSP 2013

Site Name: 98 - 144 Campkin Road

Site Reference number: (CC887a) Market housing lead scenario

Ward Area: Kings Hedges

Site Description: Council Housing

Potential SHLAA Site:	As above
Total Number of Units =	28
Affordable Housing Proportion (%)=	40%
Affordable Rent Proportion (%) of AH =	75%
Intermediate Proportion (%) of AH =	25%
Number of Private Dwellings =	17
Number of Affordable Dwellings =	11.2
Number of Affordable Rent =	8
Number of Intermediate =	3

Achievability Period:	6-10yrs
Development Period (months):	18

Site Area in Hectares:	0.52
Number of units (constrained):	28
Assumed Density (dph):	54
Net Developable area:	0.52

Existing Use:	Council Housing
Proposed Use:	Residential
Green Belt:	NO
Impact on development of other sites:	NO
Planning Status:	NONE

Issues?:	Land to south of site is Protected Open Space. Archaeological assessment required - cropmarks, prehistoric and Roman activity known. Existing residents would need to be rehoused.
Conclusion:	Site is developable

Scenario	Results		
	Sales Values (£/m ²)	Current Costs	
		RLV	RLV/Ha
Base Value	£2,750	£389,425	£748,894
Upper Value	£3,000	£660,277	£1,269,764
Lower Value	£2,500	£118,572	£228,024

Viability Likelihood (Red =Low / Amber = Medium / Green = High)

Insert Percentage Required: Total Dwelling Mix:	Private Dwelling Mix (%) (Using Council's Specified Requirement)*					Total
	1bed flat	2 bed flat	2 bed house	3 bed house	4 bed house	
10%	20%	20%	35%	15%	100%	
2	6	6	10	4	28	

* May be different from overall mix where SHLAA / Background Paper or similar suggests different mix

Dwelling Type Dwelling Size (m ²) No. of Dwellings Enter No. of Dwellings Manually	Private Dwelling Mix Numbers*					Total
	1bed flat	2 bed flat	2 bed house	3 bed house	4 bed house	
45	60	75	95	125		
2	3	3	6	3	17	
2	3	3	6	3	17	

* May be different from overall mix where SHLAA / Background Paper or similar suggests different mix - must complete AH numbers first and all dwellings to be entered manually.

Dwelling Type Dwelling Size (m ²) No. of Dwellings Enter No. of Dwellings Manually	Affordable Rent Dwelling Numbers*					Total
	1bed flat	2 bed flat	2 bed house	3 bed house	4 bed house	
50	67	75	85	110		
0.6	1.8	1.8	3.0	1.2	8	
0	2	1	4	1	8	

* May be different from overall mix where SHLAA / Background Paper or similar suggests different mix

Dwelling Type Dwelling Size (m ²) No. of Dwellings Enter No. of Dwellings Manually	Intermediate Dwelling Numbers*		Assume intermediate sizes as per private			Total
	1bed flat	2 bed flat	2 bed house	3 bed house	4 bed house	
45	60	75	95	125		
0.2	0.6	0.6	1.0	0.4	3	
0	1	2	0	0	3	

Where totals don't match - increase / decrease number of units in development appraisals to match totals above

* May be different from overall mix where SHLAA / Background Paper or similar suggests different mix

Dwelling Type Total No. of Units Check	1bed flat	2 bed flat	2 bed house	3 bed house	4 bed house	Total
		2	6	6	10	4
	OK	OK	OK	OK	OK	OK

General Note: Unless otherwise stated, where cells blank or state "unknown", no cost allowances have been made at this stage.

Appraisals assume private development including normal profit criteria etc (Site Version 887a).

Site version 887b assumes redeveloped for 100% affordable housing (nil land value requirement and only contractors profit).

DSP 2013

Site Name: 98 - 144 Campkin Road

Site Reference number: (CC887b) Affordable housing lead alternative scenario

Ward Area: Kings Hedges

Site Description: Council Housing

Potential SHLAA Site:	As above
Total Number of Units =	28
Affordable Housing Proportion (%)=	100%
Affordable Rent Proportion (%) of AH =	75%
Intermediate Proportion (%) of AH =	25%
Number of Private Dwellings =	0
Number of Affordable Dwellings =	28
Number of Affordable Rent =	21
Number of Intermediate =	7

Achievability Period:	6-10yrs
Development Period (months):	18

Site Area in Hectares:	0.52
Number of units (constrained):	28
Assumed Density (dph):	54
Net Developable area:	0.52

Existing Use:	Council Housing
Proposed Use:	Residential
Green Belt:	NO
Impact on development of other sites:	NO
Planning Status:	NONE

Issues?:	Land to south of site is Protected Open Space. Archaeological assessment required - cropmarks, prehistoric and Roman activity known. Existing residents would need to be rehoused.
Conclusion:	Site is developable

Scenario	Results		
	Sales Values (£/m ²)	Current Costs	
		RLV	RLV/Ha
Base Value	£2,750	-£544,776	-£1,047,646
Upper Value	£3,000	N/A	N/A
Lower Value	£2,500	N/A	N/A

Viability Likelihood (Red =Low / Amber = Medium / Green = High)

Insert Percentage Required: Total Dwelling Mix:	Private Dwelling Mix (%) (Using Council's Specified Requirement)*					Total
	1bed flat	2 bed flat	2 bed house	3 bed house	4 bed house	
10%	20%	20%	20%	35%	15%	100%
2	6	6	10	4	28	

* May be different from overall mix where SHLAA / Background Paper or similar suggests different mix

Dwelling Type Dwelling Size (m ²) No. of Dwellings Enter No. of Dwellings Manually	Private Dwelling Mix Numbers*					Total
	1bed flat	2 bed flat	2 bed house	3 bed house	4 bed house	
45	60	75	95	125	0	0
0	0	0	0	0	0	0
						0

* May be different from overall mix where SHLAA / Background Paper or similar suggests different mix - must complete AH numbers first and all dwellings to be entered manually.

Dwelling Type Dwelling Size (m ²) No. of Dwellings Enter No. of Dwellings Manually	Affordable Rent Dwelling Numbers*					Total
	1bed flat	2 bed flat	2 bed house	3 bed house	4 bed house	
50	67	75	85	110		
1.5	4.5	4.5	7.5	3.0		21
0	5	2	10	4		21

* May be different from overall mix where SHLAA / Background Paper or similar suggests different mix

Dwelling Type Dwelling Size (m ²) No. of Dwellings Enter No. of Dwellings Manually	Intermediate Dwelling Numbers*		Assume intermediate sizes as per private			Total
	1bed flat	2 bed flat	2 bed house	3 bed house	4 bed house	
45	60	75	95	125		
0.5	1.5	1.5	2.5	1.0		7
2	1	4	0	0		7

Where totals don't match - increase / decrease number of units in development appraisals to match totals above

* May be different from overall mix where SHLAA / Background Paper or similar suggests different mix

Dwelling Type Total No. of Units Check	1bed flat	2 bed flat	2 bed house	3 bed house	4 bed house	Total
		2	6	6	10	4
	OK	OK	OK	OK	OK	OK

General Note: Unless otherwise stated, where cells blank or state "unknown", no cost allowances have been made at this stage.

Appraisals assume private development including normal profit criteria etc (Site Version 887a).

Site version 887b assumes redeveloped for 100% affordable housing (nil land value requirement and only contractors profit.

DSP 2013

Site Name: Land at south of The Ship PH Northfield Ave

Site Reference number: (CC902)

Ward Area: Kings Hedges

Site Description: Car Park and Public House

Potential SHLAA Site:	As above
Total Number of Units =	10
Affordable Housing Proportion (%) =	0%
Affordable Rent Proportion (%) of AH =	0%
Intermediate Proportion (%) of AH =	0%
Number of Private Dwellings =	10
Number of Affordable Dwellings =	0
Number of Affordable Rent =	0
Number of Intermediate =	0

Achievability Period:	6-10yrs
Development Period (months):	9

Site Area in Hectares:	0.34
Number of units (constrained):	10
Assumed Density (dph):	29
Net Developable area:	0.34

Existing Use:	Public House and Car Park
Proposed Use:	Residential
Green Belt:	NO
Impact on development of other sites:	NO
Planning Status:	NONE

Issues?:	AQ assessment required due to size. Archaeological assessment required - known Roman settlement in area. Loss of community facility - replacement PH would be required.
Conclusion:	Site is developable

Scenario	Results		
	Sales Values (£/m ²)	Current Costs	
		RLV	RLV/Ha
Base Value	£2,750	£405,998	£1,194,112
Upper Value	£3,000	£551,926	£1,623,311
Lower Value	£2,500	£260,071	£764,313

Viability Likelihood (Red =Low / Amber = Medium / Green = High)

Insert Percentage Required:	Private Dwelling Mix (%) (Using Council's Specified Requirement)*					Total
	1bed flat	2 bed flat	2 bed house	3 bed house	4 bed house	
Total Dwelling Mix:	10%	20%	20%	35%	15%	100%
	0	0	5	5	0	10

* May be different from overall mix where SHLAA / Background Paper or similar suggests different mix

Dwelling Type	Private Dwelling Mix Numbers*					Total
	1bed flat	2 bed flat	2 bed house	3 bed house	4 bed house	
Dwelling Size (m ²)	45	60	75	95	125	
No. of Dwellings	0	0	5	5	0	10
Enter No. of Dwellings Manually	0	0	5	5	0	10

* May be different from overall mix where SHLAA / Background Paper or similar suggests different mix - must complete AH numbers first and all dwellings to be entered manually.

Dwelling Type	Affordable Rent Dwelling Numbers*					Total
	1bed flat	2 bed flat	2 bed house	3 bed house	4 bed house	
Dwelling Size (m ²)	50	67	75	85	110	
No. of Dwellings	0.0	0.0	0.0	0.0	0.0	0
Enter No. of Dwellings Manually	0	0	0	0	0	0

* May be different from overall mix where SHLAA / Background Paper or similar suggests different mix

Dwelling Type	Intermediate Dwelling Numbers*				Total
	1bed flat	2 bed flat	2 bed house	3 bed house	
Dwelling Size (m ²)	45	60	75	95	125
No. of Dwellings	0.0	0.0	0.0	0.0	0.0
Enter No. of Dwellings Manually	0	0	0	0	0

Where totals don't match - increase / decrease number of units in development appraisals to match totals above

* May be different from overall mix where SHLAA / Background Paper or similar suggests different mix

Dwelling Type	1bed flat	2 bed flat	2 bed house	3 bed house	4 bed house	Total
	Total No. of Units	0	0	5	5	0
Check	OK	OK	OK	OK	OK	OK

General Note: Unless otherwise stated, where cells blank or state "unknown", no cost allowances have been made at this stage.

DSP 2013

Site Name: 48 - 61 Burleigh Street

Site Reference number: (CC204)

Ward Area: Market

Site Description: Variety of commercial buildings of differing ages and heights

Potential SHLAA Site:	As above
Total Number of Units =	12
Affordable Housing Proportion (%)=	0%
Affordable Rent Proportion (%) of AH =	0%
Intermediate Proportion (%) of AH =	0%
Number of Private Dwellings =	12
Number of Affordable Dwellings =	0
Number of Affordable Rent =	0
Number of Intermediate =	0

Site Area in Hectares:	0.3
Number of units (constrained):	12
Assumed Density (dph):	40
Net Developable area:	0.3

Existing Use:	Retail units on GF with offices/residential above. Car parking to rear.
Proposed Use:	Residential
Green Belt:	NO
Impact on development of other sites:	NO
Planning Status:	06/1106/FUL - development at no. 49, application refers to one 1 bed flat and one 2 bed flat.

Achievability Period:	6-20yrs
Development Period (months):	12

Issues?:	Potential contamination issues. AQ assessment required if a development is likely to increase parking by 25 spaces or more. Site lies within the CPZ. On edge of the central conservation area. GF shops designated as Primary Shopping Frontage and would need to be retained.
Conclusion:	Site is developable

Scenario	Results		
	Sales Values (£/m ²)	Current Costs	
		RLV	RLV/Ha
Base Value	£4,500	£1,050,194	£3,500,647
Upper Value	£4,750	£1,186,202	£3,954,007
Lower Value	£4,250	£914,186	£3,047,288

Viability Likelihood (Red =Low / Amber = Medium / Green = High)

Insert Percentage Required: Total Dwelling Mix:	Private Dwelling Mix (%) (Using Council's Specified Requirement)*					
	1bed flat	2 bed flat	2 bed house	3 bed house	4 bed house	Total
	10%	20%	20%	35%	15%	100%
	12	0	0	0	12	

* May be different from overall mix where SHLAA / Background Paper or similar suggests different mix

Dwelling Type Dwelling Size (m ²) No. of Dwellings Enter No. of Dwellings Manually	Private Dwelling Mix Numbers*					
	1bed flat	2 bed flat	2 bed house	3 bed house	4 bed house	Total
	45	60	75	95	125	
0	12	0	0	0	12	
0	12	0	0	0	12	

* May be different from overall mix where SHLAA / Background Paper or similar suggests different mix - must complete AH numbers first and all dwellings to be entered manually.

Dwelling Type Dwelling Size (m ²) No. of Dwellings Enter No. of Dwellings Manually	Affordable Rent Dwelling Numbers*					
	1bed flat	2 bed flat	2 bed house	3 bed house	4 bed house	Total
	50	67	75	85	110	
0.0	0.0	0.0	0.0	0.0	0	
0	0	0	0	0	0	

* May be different from overall mix where SHLAA / Background Paper or similar suggests different mix

Dwelling Type Dwelling Size (m ²) No. of Dwellings Enter No. of Dwellings Manually	Intermediate Dwelling Numbers*					Total
	Assume intermediate sizes as per private					
	1bed flat	2 bed flat	2 bed house	3 bed house	4 bed house	
45	60	75	95	125		
0.0	0.0	0.0	0.0	0.0	0	
0	0	0	0	0	0	

Where totals don't match - increase / decrease number of units in development appraisals to match totals above

* May be different from overall mix where SHLAA / Background Paper or similar suggests different mix

Dwelling Type Total No. of Units Check	1bed flat	2 bed flat	2 bed house	3 bed house	4 bed house	Total
	0	12	0	0	0	12
	OK	OK	OK	OK	OK	OK

General Note: Unless otherwise stated, where cells blank or state "unknown", no cost allowances have been made at this stage.

DSP 2013

Site Name: 64 - 68 Newmarket Road

Site Reference number: R19 (CC892)

Ward Area: Market

Site Description: Warehouse / retail premises

Potential SHLAA Site:	As above
Total Number of Units =	60
Affordable Housing Proportion (%)=	40%
Affordable Rent Proportion (%) of AH =	75%
Intermediate Proportion (%) of AH =	25%
Number of Private Dwellings =	36
Number of Affordable Dwellings =	24
Number of Affordable Rent =	18
Number of Intermediate =	6

Achievability Period:	0-5yrs
Development Period (months):	18

Site Area in Hectares:	0.27
Number of units (constrained):	60
Assumed Density (dph):	222
Net Developable area:	0.27

Existing Use:	Warehouse / retail premises
Proposed Use:	Residential
Green Belt:	NO
Impact on development of other sites:	NO
Planning Status:	Permission granted - 3 storey mixed use development, GF A1 and residential units above (4x 1 bed flats)

Issues?:	Potential contamination issues. Noise investigation and mitigation measures required. Site within CPZ. Northern boundary is opposite the Central Conservation Area. Archaeological investigation recommended. Inclusion of 'Compass House' would improve sites developability.
Conclusion:	Site is deliverable

Scenario	Sales Values (£/m ²)	Current Costs	
		RLV	RLV/Ha
Base Value	£4,500	£2,789,888	£10,332,919
Upper Value	£4,750	£3,233,088	£11,974,401
Lower Value	£4,250	£2,346,688	£8,691,437

Viability Likelihood (Red =Low / Amber = Medium / Green = High)

Insert Percentage Required:	Private Dwelling Mix (%) (Using Council's Specified Requirement)*					Total
	1bed flat	2 bed flat	2 bed house	3 bed house	4 bed house	
Total Dwelling Mix:	10%	20%	20%	35%	15%	100%
	6	54				60

* May be different from overall mix where SHLAA / Background Paper or similar suggests different mix

Dwelling Type	Private Dwelling Mix Numbers*					Total
	1bed flat	2 bed flat	2 bed house	3 bed house	4 bed house	
Dwelling Size (m ²)	45	60	75	95	125	
No. of Dwellings	3	33	0	0	0	36
Enter No. of Dwellings Manually	3	33				36

* May be different from overall mix where SHLAA / Background Paper or similar suggests different mix - must complete AH numbers first and all dwellings to be entered manually.

Dwelling Type	Affordable Rent Dwelling Numbers*					Total
	1bed flat	2 bed flat	2 bed house	3 bed house	4 bed house	
Dwelling Size (m ²)	50	67	75	85	110	
No. of Dwellings	1.8	16.2	0.0	0.0	0.0	18
Enter No. of Dwellings Manually	2	16				18

* May be different from overall mix where SHLAA / Background Paper or similar suggests different mix

Dwelling Type	Intermediate Dwelling Numbers*					Total
	1bed flat	2 bed flat	2 bed house	3 bed house	4 bed house	
Dwelling Size (m ²)	45	60	75	95	125	
No. of Dwellings	0.6	5.4	0.0	0.0	0.0	6
Enter No. of Dwellings Manually	1	5				6

Where totals don't match - increase / decrease number of units in development appraisals to match totals above

* May be different from overall mix where SHLAA / Background Paper or similar suggests different mix

Dwelling Type	1bed flat	2 bed flat	2 bed house	3 bed house	4 bed house	Total
	Total No. of Units	6	54	0	0	0
Check	OK	OK	OK	OK	OK	OK

General Note: Unless otherwise stated, where cells blank or state "unknown", no cost allowances have been made at this stage.
3-4 storey only suggested.

Site Name: Auckland Road Clinic

Site Reference number: (CC917)

Ward Area: Market

Site Description: Health Clinic

Potential SHLAA Site:	As above
Total Number of Units =	12
Affordable Housing Proportion (%)=	0%
Affordable Rent Proportion (%) of AH =	0%
Intermediate Proportion (%) of AH =	0%
Number of Private Dwellings =	12
Number of Affordable Dwellings =	0
Number of Affordable Rent =	0
Number of Intermediate =	0

Site Area in Hectares:	0.2
Number of units (constrained):	12
Assumed Density (dph):	60
Net Developable area:	0.2

Achievability Period:	5-10yrs
Development Period (months):	12

Existing Use:	Health Clinic
Proposed Use:	Residential
Green Belt:	NO
Impact on development of other sites:	NO
Planning Status:	NONE

Issues?:	Northern boundary is adjoined by 'Midsummer Common' - limit the height of any new development. One TPO on boundary. AQ assessment required. Site within CPZ. Poor motor vehicle access. Archaeological assessment required. Design constraints due to neighbouring properties overlooking site. Pedestrian access to existing development.
Conclusion:	Site is deliverable

Scenario	Results		
	Sales Values (£/m ²)	Current Costs	
		RLV	RLV/Ha
Base Value	£4,500	£1,050,194	£5,250,971
Upper Value	£4,750	£1,186,202	£5,931,010
Lower Value	£4,250	£914,186	£4,570,932

Viability Likelihood (Red =Low / Amber = Medium / Green = High)

Insert Percentage Required:	Private Dwelling Mix (%) (Using Council's Specified Requirement)*					
	1bed flat	2 bed flat	2 bed house	3 bed house	4 bed house	Total
Total Dwelling Mix:	10%	20%	20%	35%	15%	100%
	0	12	0	0	0	12

* May be different from overall mix where SHLAA / Background Paper or similar suggests different mix

Dwelling Type	Private Dwelling Mix Numbers*					
	1bed flat	2 bed flat	2 bed house	3 bed house	4 bed house	Total
Dwelling Size (m ²)	45	60	75	95	125	
No. of Dwellings	0	12	0	0	0	12
Enter No. of Dwellings Manually	0	12	0	0	0	12

* May be different from overall mix where SHLAA / Background Paper or similar suggests different mix - must complete AH numbers first and all dwellings to be entered manually.

Dwelling Type	Affordable Rent Dwelling Numbers*					
	1bed flat	2 bed flat	2 bed house	3 bed house	4 bed house	Total
Dwelling Size (m ²)	50	67	75	85	110	
No. of Dwellings	0.0	0.0	0.0	0.0	0.0	0
Enter No. of Dwellings Manually	0	0	0	0	0	0

* May be different from overall mix where SHLAA / Background Paper or similar suggests different mix

Dwelling Type	Intermediate Dwelling Numbers*					Total
	1bed flat	2 bed flat	2 bed house	3 bed house	4 bed house	
Dwelling Size (m ²)	45	60	75	95	125	
No. of Dwellings	0.0	0.0	0.0	0.0	0.0	0
Enter No. of Dwellings Manually	0	0	0	0	0	0

Where totals don't match - increase / decrease number of units in development appraisals to match totals above

* May be different from overall mix where SHLAA / Background Paper or similar suggests different mix

Dwelling Type	1bed flat	2 bed flat	2 bed house	3 bed house	4 bed house	Total
	Total No. of Units	0	12	0	0	0
Check	OK	OK	OK	OK	OK	OK

General Note: Unless otherwise stated, where cells blank or state "unknown", no cost allowances have been made at this stage.

DSP 2013

Site Name: 21 - 29 Barton Road

Site Reference number: R18 (CC910)

Ward Area: Newnham

Site Description: Residential accommodation

Potential SHLAA Site:	As above
Total Number of Units =	15
Affordable Housing Proportion (%)=	0%
Affordable Rent Proportion (%) of AH =	75%
Intermediate Proportion (%) of AH =	25%
Number of Private Dwellings =	15
Number of Affordable Dwellings =	0
Number of Affordable Rent =	0
Number of Intermediate =	0

Site Area in Hectares:	0.55
Number of units (constrained):	15
Assumed Density (dph):	27
Net Developable area:	0.55

Existing Use:	Residential Accommodation
Proposed Use:	Residential
Green Belt:	NO
Impact on development of other sites:	NO
Planning Status:	NONE - Historic 64: Temporary change of use for 8 years from residential to private school.

Achievability Period:	0-5yrs
Development Period (months):	12

Issues?:	Buildings on site were identified as Positive Unlisted Buildings under the West Cambridge Conservation Area Appraisal. 6 TPOs onsite and 6 on boundary. Noise assessment required. Archaeological assessment required - saxon burial ground and Roman pottery remains known to be in the adjoining Croft Lodge grounds.
Conclusion:	Site is deliverable

Results			
Scenario	Sales Values (£/m ²)	Current Costs	
		RLV	RLV/Ha
Base Value	£4,500	£2,528,235	£4,596,791
Upper Value	£4,750	£2,784,869	£5,063,398
Lower Value	£4,250	£2,271,601	£4,130,184

Viability Likelihood (Red =Low / Amber = Medium / Green = High)

Insert Percentage Required: Total Dwelling Mix:	Private Dwelling Mix (%) (Using Council's Specified Requirement)*					
	1bed flat	2 bed flat	2 bed house	3 bed house	4 bed house	Total
	10%	20%	20%	35%	15%	100%
	0	0	0	10	5	15

* May be different from overall mix where SHLAA / Background Paper or similar suggests different mix

Dwelling Type Dwelling Size (m ²) No. of Dwellings Enter No. of Dwellings Manually	Private Dwelling Mix Numbers*					
	1bed flat	2 bed flat	2 bed house	3 bed house	4 bed house	Total
	45	60	75	95	125	
	0	0	0	10	5	15
	0	0	4	3	1	8

* May be different from overall mix where SHLAA / Background Paper or similar suggests different mix - must complete AH numbers first and all dwellings to be entered manually.

Dwelling Type Dwelling Size (m ²) No. of Dwellings Enter No. of Dwellings Manually	Affordable Rent Dwelling Numbers*					
	1bed flat	2 bed flat	2 bed house	3 bed house	4 bed house	Total
	50	67	75	85	110	
	0.0	0.0	0.0	0.0	0.0	0
	0	0	0	0	0	0

* May be different from overall mix where SHLAA / Background Paper or similar suggests different mix

Dwelling Type Dwelling Size (m ²) No. of Dwellings Enter No. of Dwellings Manually	Intermediate Dwelling Numbers*		Assume intermediate sizes as per private			
	1bed flat	2 bed flat	2 bed house	3 bed house	4 bed house	Total
	45	60	75	95	125	
	0.0	0.0	0.0	0.0	0.0	0
	0	0	0	0	0	0

Where totals don't match - increase / decrease number of units in development appraisals to match totals above

* May be different from overall mix where SHLAA / Background Paper or similar suggests different mix

Dwelling Type Total No. of Units Check	1bed flat	2 bed flat	2 bed house	3 bed house	4 bed house	Total
	0	0	4	3	1	8
	OK	OK	Check	Check	Check	Check

General Note: Unless otherwise stated, where cells blank or state "unknown", no cost allowances have been made at this stage.

DSP 2013

Site Name: Mill Road Depot and adjoining properties, Mill Road
 Site Reference number: R10 (CC102)
 Ward Area: Petersfield
 Site Description: Warehouse buildings, offices, community facilities within listed old Library, language school, leased garages

Potential SHLAA Site:	As above
Total Number of Units =	167
Affordable Housing Proportion (%)=	40%
Affordable Rent Proportion (%) of AH =	75%
Intermediate Proportion (%) of AH =	25%
Number of Private Dwellings =	100
Number of Affordable Dwellings =	66.8
Number of Affordable Rent =	50
Number of Intermediate =	17

Site Area in Hectares:	2.7
Number of units (constrained):	167
Assumed Density (dph):	62
Net Developable area:	2.7

Achievability Period:	10-19yrs
Development Period (months):	40

Existing Use:	Council Depot
Proposed Use:	Residential
Green Belt:	NO
Impact on development of other sites:	NO
Planning Status:	NONE - Historic 64: Temporary change of use for 8 years from residential to private school.

Issues?:	Former Grade II Listed Library at southern end of site - retained. Designated under the Protected Industrial Land Policy. Potential significant contamination. Site adjacent to railway - noise assessment required. AQ assessment required if development likely to increase parking capacity by 25 spaces or more. Site within CPZ. Access difficulties as the adjoining Mill Road is very busy - no access from this road. Site falls within the Central Conservation Area. Archaeological assessment required. Relocation of Depot.
Conclusion:	Site is developable

Scenario	Results		
	Sales Values (£/m ²)	Current Costs	
		RLV	RLV/Ha
Base Value	£3,750	£8,200,825	£3,037,343
Upper Value	£4,000	£9,690,607	£3,589,114
Lower Value	£3,500	£6,711,043	£2,485,571

Viability Likelihood (Red =Low / Amber = Medium / Green = High)

Insert Percentage Required: Total Dwelling Mix:	Private Dwelling Mix (%) (Using Council's Specified Requirement)*					
	1bed flat	2 bed flat	2 bed house	3 bed house	4 bed house	Total
	10%	20%	20%	35%	15%	100%
	17	33	33	59	25	167

* May be different from overall mix where SHLAA / Background Paper or similar suggests different mix

Dwelling Type Dwelling Size (m ²) No. of Dwellings Enter No. of Dwellings Manually	Private Dwelling Mix Numbers*					
	1bed flat	2 bed flat	2 bed house	3 bed house	4 bed house	Total
	45	60	75	95	125	
	10	20	20	36	14	100
	10	20	20	36	14	100

* May be different from overall mix where SHLAA / Background Paper or similar suggests different mix - must complete AH numbers first and all dwellings to be entered manually.

Dwelling Type Dwelling Size (m ²) No. of Dwellings Enter No. of Dwellings Manually	Affordable Rent Dwelling Numbers*					
	1bed flat	2 bed flat	2 bed house	3 bed house	4 bed house	Total
	50	67	75	85	110	
	5.1	9.9	9.9	17.7	7.5	50
	5	10	1	23	11	50

* May be different from overall mix where SHLAA / Background Paper or similar suggests different mix

Dwelling Type Dwelling Size (m ²) No. of Dwellings Enter No. of Dwellings Manually	Intermediate Dwelling Numbers*					Total
	1bed flat	2 bed flat	2 bed house	3 bed house	4 bed house	
	45	60	75	95	125	
	1.7	3.3	3.3	5.9	2.5	17
	2	3	12	0	0	17

Where totals don't match - increase / decrease number of units in development appraisals to match totals above

* May be different from overall mix where SHLAA / Background Paper or similar suggests different mix

Dwelling Type Total No. of Units Check	1bed flat	2 bed flat	2 bed house	3 bed house	4 bed house	Total
		17	33	33	59	25
	OK	OK	OK	OK	OK	OK

General Note: Unless otherwise stated, where cells blank or state "unknown", no cost allowances have been made at this stage.

DSP 2013

Site Name: 31 Queen Ediths Way

Site Reference number: (CC196)

Ward Area: Queen Ediths

Site Description: Houses and garages

Potential SHLAA Site:	As above
Total Number of Units =	12
Affordable Housing Proportion (%)=	0%
Affordable Rent Proportion (%) of AH =	0%
Intermediate Proportion (%) of AH =	0%
Number of Private Dwellings =	12
Number of Affordable Dwellings =	0
Number of Affordable Rent =	0
Number of Intermediate =	0
Achievability Period:	6-19yrs
Development Period (months):	12

Site Area in Hectares:	0.23
Number of units (constrained):	12
Assumed Density (dph):	52
Net Developable area:	0.23

Existing Use:	Residential - Houses and garages
Proposed Use:	Residential
Green Belt:	NO
Impact on development of other sites:	NO
Planning Status:	NONE

Issues?:	Mature trees on boundaries and subject to a TPO on east boundary. Potential contamination. Limited opportunity for on-street parking. Archaeological assessment required - known Iron Age activity to NW and SW. Neighbouring properties overlook site.
Conclusion:	Site is developable

Scenario	Results		
	Sales Values (£/m ²)	Current Costs	
		RLV	RLV/Ha
Base Value	£4,250	£920,700	£4,003,044
Upper Value	£4,500	£1,057,020	£4,595,737
Lower Value	£4,000	£784,381	£3,410,350

Viability Likelihood (Red =Low / Amber = Medium / Green = High)

Insert Percentage Required: Total Dwelling Mix:	Private Dwelling Mix (%) (Using Council's Specified Requirement)*					
	1bed flat	2 bed flat	2 bed house	3 bed house	4 bed house	Total
	10%	20%	20%	35%	15%	100%
		12				12

* May be different from overall mix where SHLAA / Background Paper or similar suggests different mix

Dwelling Type	Private Dwelling Mix Numbers*					
	1bed flat	2 bed flat	2 bed house	3 bed house	4 bed house	Total
Dwelling Size (m ²)	45	60	75	95	125	
No. of Dwellings	0	12	0	0	0	12
Enter No. of Dwellings Manually	0	12	0	0	0	12

* May be different from overall mix where SHLAA / Background Paper or similar suggests different mix - must complete AH numbers first and all dwellings to be entered manually.

Dwelling Type	Affordable Rent Dwelling Numbers*					
	1bed flat	2 bed flat	2 bed house	3 bed house	4 bed house	Total
Dwelling Size (m ²)	50	67	75	85	110	
No. of Dwellings	0.0	0.0	0.0	0.0	0.0	0
Enter No. of Dwellings Manually	0	0	0	0	0	0

* May be different from overall mix where SHLAA / Background Paper or similar suggests different mix

Dwelling Type	Intermediate Dwelling Numbers* Assume intermediate sizes as per private					
	1bed flat	2 bed flat	2 bed house	3 bed house	4 bed house	Total
Dwelling Size (m ²)	45	60	75	95	125	
No. of Dwellings	0.0	0.0	0.0	0.0	0.0	0
Enter No. of Dwellings Manually	0	0	0	0	0	0

Where totals don't match - increase / decrease number of units in development appraisals to match totals above

* May be different from overall mix where SHLAA / Background Paper or similar suggests different mix

Dwelling Type	1bed flat	2 bed flat	2 bed house	3 bed house	4 bed house	Total
	Total No. of Units	0	12	0	0	0
Check	OK	OK	OK	OK	OK	OK

General Note: Unless otherwise stated, where cells blank or state "unknown", no cost allowances have been made at this stage.

DSP 2013

Site Name: 213 - 217 Mill Road

Site Reference number: (CC070)

Ward Area: Romsey

Site Description: Shops/warehouse buildings, semi-detached houses and garage block

Potential SHLAA Site:	As above
Total Number of Units =	10
Affordable Housing Proportion (%)=	0%
Affordable Rent Proportion (%) of AH =	0%
Intermediate Proportion (%) of AH =	0%
Number of Private Dwellings =	10
Number of Affordable Dwellings =	0
Number of Affordable Rent =	0
Number of Intermediate =	0
Achievability Period:	6-19yrs
Development Period (months):	9

Site Area in Hectares:	0.22
Number of units (constrained):	10
Assumed Density (dph):	45
Net Developable area:	0.22

Existing Use:	Retail/warehouse buildings, semi-detached houses and garage block
Proposed Use:	Residential
Green Belt:	NO
Impact on development of other sites:	NO
Planning Status:	NONE

Issues?:	Potential contamination issues. Noise assessment required. Access not acceptable from Mill Road. Surrounding houses overlook site. Archaeological assessment required. Desirable to retain an element of retail use on Mill Road frontage in any redevelopment.
Conclusion:	Site is developable

Scenario	Results		
	Sales Values (£/m ²)	Current Costs	
		RLV	RLV/Ha
Base Value	£3,250	£514,096	£2,336,802
Upper Value	£3,500	£641,241	£2,914,730
Lower Value	£3,000	£386,952	£1,758,874

Viability Likelihood (Red =Low / Amber = Medium / Green = High)

Insert Percentage Required:	Private Dwelling Mix (%) (Using Council's Specified Requirement)*					Total
	1bed flat	2 bed flat	2 bed house	3 bed house	4 bed house	
Total Dwelling Mix:	10%	20%	20%	35%	15%	100%
	0	4	6	0	0	10

* May be different from overall mix where SHLAA / Background Paper or similar suggests different mix

Dwelling Type	Private Dwelling Mix Numbers*					Total
	1bed flat	2 bed flat	2 bed house	3 bed house	4 bed house	
Dwelling Size (m ²)	45	60	75	95	125	
No. of Dwellings	0	4	6	0	0	10
Enter No. of Dwellings Manually	0	4	6	0	0	10

* May be different from overall mix where SHLAA / Background Paper or similar suggests different mix - must complete AH numbers first and all dwellings to be entered manually.

Dwelling Type	Affordable Rent Dwelling Numbers*					Total
	1bed flat	2 bed flat	2 bed house	3 bed house	4 bed house	
Dwelling Size (m ²)	50	67	75	85	110	
No. of Dwellings	0.0	0.0	0.0	0.0	0.0	0
Enter No. of Dwellings Manually	0	0	0	0	0	0

* May be different from overall mix where SHLAA / Background Paper or similar suggests different mix

Dwelling Type	Intermediate Dwelling Numbers*					Total
	1bed flat	2 bed flat	2 bed house	3 bed house	4 bed house	
Dwelling Size (m ²)	45	60	75	95	125	
No. of Dwellings	0.0	0.0	0.0	0.0	0.0	0
Enter No. of Dwellings Manually	0	0	0	0	0	0

Where totals don't match - increase / decrease number of units in development appraisals to match totals above

* May be different from overall mix where SHLAA / Background Paper or similar suggests different mix

Dwelling Type	1bed flat	2 bed flat	2 bed house	3 bed house	4 bed house	Total
Total No. of Units	0	4	6	0	0	10
Check	OK	OK	OK	OK	OK	OK

General Note: Unless otherwise stated, where cells blank or state "unknown", no cost allowances have been made at this stage.

DSP 2013

Site Name: Ridgeons 75 Cromwell Road

Site Reference number: R12 (CC922)

Ward Area: Romsey

Site Description: Commercial storage buildings with open storage yard

Potential SHLAA Site:	As above
Total Number of Units =	245
Affordable Housing Proportion (%)=	40%
Affordable Rent Proportion (%) of AH =	75%
Intermediate Proportion (%) of AH =	25%
Number of Private Dwellings =	147
Number of Affordable Dwellings =	98
Number of Affordable Rent =	74
Number of Intermediate =	25

Site Area in Hectares:	3.27
Number of units (constrained):	245
Assumed Density (dph):	75
Net Developable area:	3.27

Existing Use:	Builders and timber merchants - commercial and open storage
Proposed Use:	Residential
Green Belt:	NO
Impact on development of other sites:	NO
Planning Status:	NONE

Achievability Period:	6-10yrs
Development Period (months):	24

Issues?:	Potential contamination issues. Adjacent to main railway line - noise and vibration assessment required. AQ assessment - could benefit from EIA. Site within CPZ. Archaeological assessment required - multi-period remains have been found in gardens within a 300m radius of site. Loss of employment land - relocation of existing use.
Conclusion:	Site is developable

Results			
Scenario	Sales Values (£/m ²)	Current Costs	
		RLV	RLV/Ha
Base Value	£3,250	£7,410,456	£2,266,194
Upper Value	£3,500	£9,508,668	£2,907,849
Lower Value	£3,000	£5,310,399	£1,623,975

Viability Likelihood (Red =Low / Amber = Medium / Green = High)

Insert Percentage Required:	Private Dwelling Mix (%) (Using Council's Specified Requirement)*					
	1bed flat	2 bed flat	2 bed house	3 bed house	4 bed house	Total
Total Dwelling Mix:	10%	20%	20%	35%	15%	100%
	25	49	49	85	37	245

* May be different from overall mix where SHLAA / Background Paper or similar suggests different mix

Dwelling Type	Private Dwelling Mix Numbers*					
	1bed flat	2 bed flat	2 bed house	3 bed house	4 bed house	Total
Dwelling Size (m ²)	45	60	75	95	125	
No. of Dwellings	14	29	29	52	22	146
Enter No. of Dwellings Manually	14	29	29	52	22	146

* May be different from overall mix where SHLAA / Background Paper or similar suggests different mix - must complete AH numbers first and all dwellings to be entered manually.

Dwelling Type	Affordable Rent Dwelling Numbers*					
	1bed flat	2 bed flat	2 bed house	3 bed house	4 bed house	Total
Dwelling Size (m ²)	50	67	75	85	110	
No. of Dwellings	7.5	14.7	14.7	25.5	11.1	74
Enter No. of Dwellings Manually	8	15	3	33	15	74

* May be different from overall mix where SHLAA / Background Paper or similar suggests different mix

Dwelling Type	Intermediate Dwelling Numbers*					
	1bed flat	2 bed flat	2 bed house	3 bed house	4 bed house	Total
Dwelling Size (m ²)	45	60	75	95	125	
No. of Dwellings	2.5	4.9	4.9	8.5	3.7	25
Enter No. of Dwellings Manually	3	5	17	0	0	25

Where totals don't match - increase / decrease number of units in development appraisals to match totals above

* May be different from overall mix where SHLAA / Background Paper or similar suggests different mix

Dwelling Type	1bed flat	2 bed flat	2 bed house	3 bed house	4 bed house	Total
	Total No. of Units	25	49	49	85	37
Check	OK	OK	OK	OK	OK	OK

General Note: Unless otherwise stated, where cells blank or state "unknown", no cost allowances have been made at this stage.

DSP 2013

Site Name: 18 Vinery Road

Site Reference number: (CC918)

Ward Area: Romsey

Site Description: NHS Offices

Potential SHLAA Site:	As above
Total Number of Units =	10
Affordable Housing Proportion (%)=	0%
Affordable Rent Proportion (%) of AH =	0%
Intermediate Proportion (%) of AH =	0%
Number of Private Dwellings =	10
Number of Affordable Dwellings =	0
Number of Affordable Rent =	0
Number of Intermediate =	0

Achievability Period:	0-5yrs
Development Period (months):	9

Site Area in Hectares:	0.2
Number of units (constrained):	10
Assumed Density (dph):	50
Net Developable area:	0.2

Existing Use:	NHS Offices
Proposed Use:	Residential
Green Belt:	NO
Impact on development of other sites:	NO
Planning Status:	NONE

Issues?:	5 TPOs onsite and 2 TPOs on the boundary. Archaeological assessment required - Neolithic stone axe and Roman remains found within 200m radius.
Conclusion:	Site is deliverable

Scenario	Results		
	Sales Values (£/m ²)	Current Costs	
		RLV	RLV/Ha
Base Value	£3,250	£699,358	£3,496,792
Upper Value	£3,500	£845,378	£4,226,891
Lower Value	£3,000	£553,339	£2,766,693

Viability Likelihood (Red =Low / Amber = Medium / Green = High)

Insert Percentage Required:	Private Dwelling Mix (%) (Using Council's Specified Requirement)*					Total
	1bed flat	2 bed flat	2 bed house	3 bed house	4 bed house	
Total Dwelling Mix:	10%	20%	20%	35%	15%	100%
	0	0	5	5	0	10

* May be different from overall mix where SHLAA / Background Paper or similar suggests different mix

Dwelling Type	Private Dwelling Mix Numbers*					Total
	1bed flat	2 bed flat	2 bed house	3 bed house	4 bed house	
Dwelling Size (m ²)	45	60	75	95	125	
No. of Dwellings	0	0	5	5	0	10
Enter No. of Dwellings Manually	0	0	5	5	0	10

* May be different from overall mix where SHLAA / Background Paper or similar suggests different mix - must complete AH numbers first and all dwellings to be entered manually.

Dwelling Type	Affordable Rent Dwelling Numbers*					Total
	1bed flat	2 bed flat	2 bed house	3 bed house	4 bed house	
Dwelling Size (m ²)	50	67	75	85	110	
No. of Dwellings	0.0	0.0	0.0	0.0	0.0	0
Enter No. of Dwellings Manually	0	0	0	0	0	0

* May be different from overall mix where SHLAA / Background Paper or similar suggests different mix

Dwelling Type	Intermediate Dwelling Numbers*				Total
	1bed flat	2 bed flat	2 bed house	3 bed house	
Dwelling Size (m ²)	45	60	75	95	125
No. of Dwellings	0.0	0.0	0.0	0.0	0.0
Enter No. of Dwellings Manually	0	0	0	0	0

Where totals don't match - increase / decrease number of units in development appraisals to match totals above

* May be different from overall mix where SHLAA / Background Paper or similar suggests different mix

Dwelling Type	1bed flat	2 bed flat	2 bed house	3 bed house	4 bed house	Total
Total No. of Units	0	0	5	5	0	10
Check	OK	OK	OK	OK	OK	OK

General Note: Unless otherwise stated, where cells blank or state "unknown", no cost allowances have been made at this stage.

DSP 2013

Site Name: Horizons Resource Centre, Coldhams Lane

Site Reference number: R11 (CC629)

Ward Area: Romsey

Site Description: Day Centre

Potential SHLAA Site:	As above
Total Number of Units =	40
Affordable Housing Proportion (%)=	40%
Affordable Rent Proportion (%) of AH =	75%
Intermediate Proportion (%) of AH =	25%
Number of Private Dwellings =	24
Number of Affordable Dwellings =	16
Number of Affordable Rent =	12
Number of Intermediate =	4

Site Area in Hectares:	0.82
Number of units (constrained):	40
Assumed Density (dph):	49
Net Developable area:	0.82

Achievability Period:	
Development Period (months):	18

Existing Use:	Day Centre
Proposed Use:	Residential
Green Belt:	NO - land to the NE over railway line is Green Belt.
Impact on development of other sites:	NO
Planning Status:	NONE

Issues?:	Numerous trees onsite and on southern and eastern boundaries (No TPOs). Relocation of curren facilities required. Potential contamination issues. Noise assessment required. Archaeological assessment required. Site is isolated from surrounding residential development. SE edge of the site is in functional floodplain - subject to revised Flood Risk Assessment.
Conclusion:	Site is developable

Scenario	Sales Values (£/m ²)	Current Costs	
		RLV	RLV/Ha
Base Value	£3,250	£1,256,493	£1,532,308
Upper Value	£3,500	£1,627,387	£1,984,619
Lower Value	£3,000	£885,599	£1,079,998

Viability Likelihood (Red = Low / Amber = Medium / Green = High)

Insert Percentage Required: Total Dwelling Mix:	Private Dwelling Mix (%) (Using Council's Specified Requirement)*					
	1 bed flat	2 bed flat	2 bed house	3 bed house	4 bed house	Total
	10%	20%	20%	35%	15%	100%
	4	8	8	14	6	40

* May be different from overall mix where SHLAA / Background Paper or similar suggests different mix

Dwelling Type Dwelling Size (m ²) No. of Dwellings Enter No. of Dwellings Manually	Private Dwelling Mix Numbers*					
	1 bed flat	2 bed flat	2 bed house	3 bed house	4 bed house	Total
	45	60	75	95	125	
	3	5	4	9	3	24
	3	5	4	9	3	24

* May be different from overall mix where SHLAA / Background Paper or similar suggests different mix - must complete AH numbers first and all dwellings to be entered manually.

Dwelling Type Dwelling Size (m ²) No. of Dwellings Enter No. of Dwellings Manually	Affordable Rent Dwelling Numbers*					
	1 bed flat	2 bed flat	2 bed house	3 bed house	4 bed house	Total
	50	67	75	85	110	
	1.2	2.4	2.4	4.2	1.8	12
	1	2	1	5	3	12

* May be different from overall mix where SHLAA / Background Paper or similar suggests different mix

Dwelling Type Dwelling Size (m ²) No. of Dwellings Enter No. of Dwellings Manually	Intermediate Dwelling Numbers*		Assume intermediate sizes as per private			
	1 bed flat	2 bed flat	2 bed house	3 bed house	4 bed house	Total
	45	60	75	95	125	
	0.4	0.8	0.8	1.4	0.6	4
	0	1	3	0	0	4

Where totals don't match - increase / decrease number of units in development appraisals to match totals above

* May be different from overall mix where SHLAA / Background Paper or similar suggests different mix

Dwelling Type	1 bed flat	2 bed flat	2 bed house	3 bed house	4 bed house	Total
Total No. of Units	4	8	8	14	6	40
Check	OK	OK	OK	OK	OK	OK

General Note: Unless otherwise stated, where cells blank or state "unknown", no cost allowances have been made at this stage.

Site Name: 82 - 90 Hills Road and 57 - 63 Bateman Street

Site Reference number: M5 (CC872)

Ward Area: Trumpington

Site Description: Offices and commercial buildings

Potential SHLAA Site:	As above
Total Number of Units =	20
Affordable Housing Proportion (%)=	40%
Affordable Rent Proportion (%) of AH =	75%
Intermediate Proportion (%) of AH =	25%
Number of Private Dwellings =	12
Number of Affordable Dwellings =	8
Number of Affordable Rent =	6
Number of Intermediate =	2

Site Area in Hectares:	0.58
Number of units (constrained):	20
Assumed Density (dph):	34
Net Developable area:	0.58

Existing Use:	Offices, Bank and Language School
Proposed Use:	Residential
Green Belt:	NO
Impact on development of other sites:	NO
Planning Status:	10/0546/FUL Approved - Alterations and external works to office building 90 Hills Road.

Achievability Period:	
Development Period (months):	15

Issues?:	Historic Park and Gardens (Botanic Gardens) to the south. Site adjacent is designated Protected Open Space. Two TPOs onsite. Noise assessment required. AQ assessment required - if development likely to increase parking capacity by 25 spaces or more. Site within CPZ. Employment land. No potential for 57 - 60 Bateman Street as 100+ lease.
Conclusion:	Site is developable - potential for mixed use including residential on part.

Results			
Scenario	Sales Values (£/m ²)	Current Costs	
		RLV	RLV/Ha
Base Value	£3,750		
Upper Value	£4,000		
Lower Value	£3,500		

Threshold Land Value (TLV) Assumed	TBC	per net developable hectare (PDL)
TLV (Total)	#VALUE!	
Notes on TLV:	TBC	

Results			
Scenario	Sales Values (£/m ²)	Current Costs	
		RLV	RLV/Ha
Base Value	£3,750	£1,491,741	£2,571,968
Upper Value	£4,000	£1,735,319	£2,991,929
Lower Value	£3,500	£1,248,164	£2,152,007

Viability Likelihood (Red =Low / Amber = Medium / Green = High)

Insert Percentage Required: Total Dwelling Mix:	Private Dwelling Mix (%) (Using Council's Specified Requirement)*					
	1bed flat	2 bed flat	2 bed house	3 bed house	4 bed house	Total
	10%	20%	20%	35%	15%	100%
	0	0	2	10	8	20

* May be different from overall mix where SHLAA / Background Paper or similar suggests different mix

Dwelling Type Dwelling Size (m ²) No. of Dwellings Enter No. of Dwellings Manually	Private Dwelling Mix Numbers*					
	1bed flat	2 bed flat	2 bed house	3 bed house	4 bed house	Total
	45	60	75	95	125	
	0	0	0	4	8	12
	0	0	0	4	8	12

* May be different from overall mix where SHLAA / Background Paper or similar suggests different mix - must complete AH numbers first and all dwellings to be entered manually.

Dwelling Type Dwelling Size (m ²) No. of Dwellings Enter No. of Dwellings Manually	Affordable Rent Dwelling Numbers*					
	1bed flat	2 bed flat	2 bed house	3 bed house	4 bed house	Total
	50	67	75	85	110	
	0.0	0.0	0.6	3.0	2.4	6
	0	0	0	6	0	6

* May be different from overall mix where SHLAA / Background Paper or similar suggests different mix

Dwelling Type Dwelling Size (m ²) No. of Dwellings Enter No. of Dwellings Manually	Intermediate Dwelling Numbers*					Total
	1bed flat	2 bed flat	2 bed house	3 bed house	4 bed house	
	45	60	75	95	125	
	0.0	0.0	0.2	1.0	0.8	
	0	0	2	0	2	

Where totals don't match - increase / decrease number of units in development appraisals to match totals above

* May be different from overall mix where SHLAA / Background Paper or similar suggests different mix

Dwelling Type Total No. of Units Check	1bed flat	2 bed flat	2 bed house	3 bed house	4 bed house	Total
	0	0	2	10	8	20
	OK	OK	OK	OK	OK	OK

Site Name: Cambridge Professional Development Centre, Padget Road

Site Reference number: R16 (CC905)

Ward Area: Trumpington

Site Description: Professional County Council training centre

Potential SHLAA Site:	As above
Total Number of Units =	50
Affordable Housing Proportion (%)=	40%
Affordable Rent Proportion (%) of AH =	75%
Intermediate Proportion (%) of AH =	25%
Number of Private Dwellings =	30
Number of Affordable Dwellings =	20
Number of Affordable Rent =	15
Number of Intermediate =	5

Site Area in Hectares:	3.15
Number of units (constrained):	50
Assumed Density (dph):	32
Net Developable area:	1.575

Existing Use:	Professional County Council training centre
Proposed Use:	Residential
Green Belt:	NO
Impact on development of other sites:	NO
Planning Status:	NONE

Achievability Period:	0-5yrs
Development Period (months):	18

Issues?:	Over half of site is former school playing fields ad designated as protected open space. One TPO on boundary. Current training facilities would need to be relocated or identified as no longer needed. AQ assessment required. Site adjacent to Trumpington Conservation Area. Archaeological assessment required - site adjacent to the extensive excavations at Clay Farm (southern fringe).
Conclusion:	Site is deliverable

Scenario	Results		
	Sales Values (£/m ²)	Current Costs	
		RLV	RLV/Ha
Base Value	£3,750	£2,659,913	£1,688,834
Upper Value	£4,000	£3,141,556	£1,994,639
Lower Value	£3,500	£2,178,270	£1,383,029

Viability Likelihood (Red =Low / Amber = Medium / Green = High)

Insert Percentage Required: Total Dwelling Mix:	Private Dwelling Mix (%) (Using Council's Specified Requirement)*					
	1bed flat	2 bed flat	2 bed house	3 bed house	4 bed house	Total
	10%	20%	20%	35%	15%	100%
	4	10	10	18	8	50

* May be different from overall mix where SHLAA / Background Paper or similar suggests different mix

Dwelling Type Dwelling Size (m ²) No. of Dwellings Enter No. of Dwellings Manually	Private Dwelling Mix Numbers*					
	1bed flat	2 bed flat	2 bed house	3 bed house	4 bed house	Total
	45	60	75	95	125	
	2	6	6	11	5	30
	2	6	6	11	5	30

* May be different from overall mix where SHLAA / Background Paper or similar suggests different mix - must complete AH numbers first and all dwellings to be entered manually.

Dwelling Type Dwelling Size (m ²) No. of Dwellings Enter No. of Dwellings Manually	Affordable Rent Dwelling Numbers*					
	1bed flat	2 bed flat	2 bed house	3 bed house	4 bed house	Total
	50	67	75	85	110	
	1.2	3.0	3.0	5.4	2.4	15
	2	3	0	7	3	15

* May be different from overall mix where SHLAA / Background Paper or similar suggests different mix

Dwelling Type Dwelling Size (m ²) No. of Dwellings Enter No. of Dwellings Manually	Intermediate Dwelling Numbers*		Assume intermediate sizes as per private			Total
	1bed flat	2 bed flat	2 bed house	3 bed house	4 bed house	
	45	60	75	95	125	
	0.4	1.0	1.0	1.8	0.8	5
	0	1	4	0	0	5

Where totals don't match - increase / decrease number of units in development appraisals to match totals above

* May be different from overall mix where SHLAA / Background Paper or similar suggests different mix

Dwelling Type	1bed flat	2 bed flat	2 bed house	3 bed house	4 bed house	Total
Total No. of Units	4	10	10	18	8	50
Check	OK	OK	OK	OK	OK	OK

General Note: Unless otherwise stated, where cells blank or state "unknown", no cost allowances have been made at this stage.

DSP 2013

Site Name: Camfields Resource Centre Ditton Walk

Site Reference number: R5 (CC906) (Contained within the boundary)

Ward Area: Abbey

Site Description: Vacant building for sale - industrial warehousing.

Potential SHLAA Site:	As above
Total Number of Units =	38
Affordable Housing Proportion (%)=	40%
Affordable Rent Proportion (%) of AH =	75%
Intermediate Proportion (%) of AH =	25%
Number of Private Dwellings =	23
Number of Affordable Dwellings =	15.2
Number of Affordable Rent =	11
Number of Intermediate =	4

Site Area in Hectares:	0.858
Number of units (constrained):	38
Assumed Density (dph):	44
Net Developable area:	0.858

Achievability Period:	0-5yrs
Development Period (months):	18

Existing Use:	Vacant building - industrial warehousing - Resource Centre & Oil Depot
Proposed Use:	Residential
Green Belt:	NO
Impact on development of other sites:	NO - although would make sense to develop alongside the adjoining heavy oil depot in terms of cleaning up land contamination.
Planning Status:	PP granted to adjoining site.

Issues?:	Semi-natural private greenspace to the north. High likelihood of oil contamination present. Potential noise problems - assessment for noise and odour and mitigation may be required. Air quality assessment required due to size. Edge of city location - isolated from community facilities.
Conclusion:	Site is deliverable - subject to the cleaning up of contamination on site.

Results			
Scenario	Sales Values (£/m ²)	Current Costs	
		RLV	RLV/Ha
Base Value	£3,000	£844,044	£983,735
Upper Value	£3,250	£1,197,520	£1,395,711
Lower Value	£2,750	£490,568	£571,758

Viability Likelihood (Red =Low / Amber = Medium / Green = High)

Insert Percentage Required:	Private Dwelling Mix (%) (Using Council's Specified Requirement)*					Total
	1bed flat	2 bed flat	2 bed house	3 bed house	4 bed house	
Total Dwelling Mix:	10%	20%	20%	35%	15%	100%
	3	8	8	13	6	38

* May be different from overall mix where SHLAA / Background Paper or similar suggests different mix

Dwelling Type	Private Dwelling Mix Numbers*					Total
	1bed flat	2 bed flat	2 bed house	3 bed house	4 bed house	
Dwelling Size (m ²)	45	60	75	95	125	
No. of Dwellings	3	5	5	7	3	23
Enter No. of Dwellings Manually	3	5	5	7	3	23

* May be different from overall mix where SHLAA / Background Paper or similar suggests different mix - must complete AH numbers first and all dwellings to be entered manually.

Dwelling Type	Affordable Rent Dwelling Numbers*					Total
	1bed flat	2 bed flat	2 bed house	3 bed house	4 bed house	
Dwelling Size (m ²)	50	67	75	85	110	
No. of Dwellings	0.9	2.4	2.4	3.9	1.8	11
Enter No. of Dwellings Manually	0	2	0	6	3	11

* May be different from overall mix where SHLAA / Background Paper or similar suggests different mix

Dwelling Type	Intermediate Dwelling Numbers*					Total
	1bed flat	2 bed flat	2 bed house	3 bed house	4 bed house	
Dwelling Size (m ²)	45	60	75	95	125	
No. of Dwellings	0.3	0.8	0.8	1.3	0.6	4
Enter No. of Dwellings Manually	0	1	3	0	0	4

Where totals don't match - increase / decrease number of units in development appraisals to match totals above

* May be different from overall mix where SHLAA / Background Paper or similar suggests different mix

Dwelling Type	1bed flat	2 bed flat	2 bed house	3 bed house	4 bed house	Total
	Total No. of Units	3	8	8	13	6
Check	OK	OK	OK	OK	OK	OK

General Note: Unless otherwise stated, where cells blank or state "unknown", no cost allowances have been made at this stage.

DSP 2013

Site Name: BT Telephone Exchange & Car Park, Long Road / east of 1 - 12 Porson Court

Site Reference number: R14 (CC583) (Contained within the boundary)

Ward Area: Trumpington

Site Description: Car park

Potential SHLAA Site:	As above
Total Number of Units =	76
Affordable Housing Proportion (%)=	40%
Affordable Rent Proportion (%) of AH =	75%
Intermediate Proportion (%) of AH =	25%
Number of Private Dwellings =	46
Number of Affordable Dwellings =	30.4
Number of Affordable Rent =	23
Number of Intermediate =	8
Achievability Period:	10-19yrs
Development Period (months):	21

Site Area in Hectares:	2.012
Number of units (constrained):	76
Assumed Density (dph):	38
Net Developable area:	2.012

Existing Use:	BT Telephone Exchange & Car Park
Proposed Use:	Residential
Green Belt:	NO
Impact on development of other sites:	YES - part of a larger residential application to the south and would not be developed unless part of this wider scheme (Site 5.06)
Planning Status:	NONE

Issues?:	Potential contamination issues. Four storey building adjoins and overlooks from the south. Archaeological assessment required.
Conclusion:	Site is developable - potential for mixed use including residential on part.

Results			
Scenario	Sales Values (£/m ²)	Current Costs	
		RLV	RLV/Ha
Base Value	£3,750	£3,810,060	£1,893,668
Upper Value	£4,000	£4,514,642	£2,243,858
Lower Value	£3,500	£3,105,478	£1,543,478

Viability Likelihood (Red =Low / Amber = Medium / Green = High)

Insert Percentage Required:	Private Dwelling Mix (%) (Using Council's Specified Requirement)*					
	1bed flat	2 bed flat	2 bed house	3 bed house	4 bed house	Total
Total Dwelling Mix:	10%	20%	20%	35%	15%	100%
	8	15	15	27	11	76

* May be different from overall mix where SHLAA / Background Paper or similar suggests different mix

Dwelling Type	Private Dwelling Mix Numbers*					
	1bed flat	2 bed flat	2 bed house	3 bed house	4 bed house	Total
Dwelling Size (m ²)	45	60	75	95	125	
No. of Dwellings	5	9	8	16	7	45
Enter No. of Dwellings Manually	5	9	8	16	7	45

* May be different from overall mix where SHLAA / Background Paper or similar suggests different mix - must complete AH numbers first and all dwellings to be entered manually.

Dwelling Type	Affordable Rent Dwelling Numbers*					
	1bed flat	2 bed flat	2 bed house	3 bed house	4 bed house	Total
Dwelling Size (m ²)	50	67	75	85	110	
No. of Dwellings	2.4	4.5	4.5	8.1	3.3	23
Enter No. of Dwellings Manually	2	5	1	11	4	23

* May be different from overall mix where SHLAA / Background Paper or similar suggests different mix

Dwelling Type	Intermediate Dwelling Numbers* Assume intermediate sizes as per private					
	1bed flat	2 bed flat	2 bed house	3 bed house	4 bed house	Total
Dwelling Size (m ²)	45	60	75	95	125	
No. of Dwellings	0.8	1.5	1.5	2.7	1.1	8
Enter No. of Dwellings Manually	1	1	6	0	0	8

Where totals don't match - increase / decrease number of units in development appraisals to match totals above

* May be different from overall mix where SHLAA / Background Paper or similar suggests different mix

Dwelling Type	1bed flat	2 bed flat	2 bed house	3 bed house	4 bed house	Total
	Total No. of Units	8	15	15	27	11
Check	OK	OK	OK	OK	OK	OK

General Note: Unless otherwise stated, where cells blank or state "unknown", no cost allowances have been made at this stage.

DSP 2013

Site Name: Clifton Industrial Estate

Site Reference number: M2 (CC913)

Ward Area: Coleridge

Site Description: Industrial buildings

(NOTE: Potentially significantly increased dwelling numbers - to circa 550 - with employment)

Potential SHLAA Site:	As above
Total Number of Units =	100
Affordable Housing Proportion (%)=	40%
Affordable Rent Proportion (%) of AH =	75%
Intermediate Proportion (%) of AH =	25%
Number of Private Dwellings =	60
Number of Affordable Dwellings =	40
Number of Affordable Rent =	30
Number of Intermediate =	10
Achievability Period:	6-10yrs
Development Period (months):	24

Site Area in Hectares:	1.9
Number of units (constrained):	100
Assumed Density (dph):	53
Net Developable area:	1.9

Existing Use:	Employment site with Industrial Buildings
Proposed Use:	Residential
Green Belt:	NO
Impact on development of other sites:	NO
Planning Status:	NONE

Issues?:	Designated protected industrial site. Potential for contamination . Noise and vibration issues - design and acoustic report and mitigation needed. Not all of site will be suitable for housing. AQ assessment required - could benefit from EIA. Archeological assessment required. Falls under Protection of Industrial Land Policy.
Conclusion:	Site is developable - suitable for mixed use employment and residential development.

Scenario	Results		
	Sales Values (£/m ²)	Current Costs	
		RLV	RLV/Ha
Base Value	£3,250	£3,215,234	£1,692,228
Upper Value	£3,500	£4,146,991	£2,182,627
Lower Value	£3,000	£2,283,477	£1,201,830

Viability Likelihood (Red =Low / Amber = Medium / Green = High)

Insert Percentage Required: Total Dwelling Mix:	Private Dwelling Mix (%) (Using Council's Specified Requirement)*					Total
	1bed flat	2 bed flat	2 bed house	3 bed house	4 bed house	
	10%	20%	20%	35%	15%	100%
	10	20	20	35	15	100

* May be different from overall mix where SHLAA / Background Paper or similar suggests different mix

Dwelling Type Dwelling Size (m ²) No. of Dwellings Enter No. of Dwellings Manually	Private Dwelling Mix Numbers*					Total
	1bed flat	2 bed flat	2 bed house	3 bed house	4 bed house	
	45	60	75	95	125	60
	6	12	12	20	10	60
	6	12	12	20	10	60

* May be different from overall mix where SHLAA / Background Paper or similar suggests different mix - must complete AH numbers first and all dwellings to be entered manually.

Dwelling Type Dwelling Size (m ²) No. of Dwellings Enter No. of Dwellings Manually	Affordable Rent Dwelling Numbers*					Total
	1bed flat	2 bed flat	2 bed house	3 bed house	4 bed house	
	50	67	75	85	110	30
	3.0	6.0	6.0	10.5	4.5	30
	3	6	1	15	5	30

* May be different from overall mix where SHLAA / Background Paper or similar suggests different mix

Dwelling Type Dwelling Size (m ²) No. of Dwellings Enter No. of Dwellings Manually	Intermediate Dwelling Numbers*				Total
	1bed flat	2 bed flat	2 bed house	3 bed house	
	45	60	75	95	125
	1.0	2.0	2.0	3.5	1.5
	1	2	7	0	10

Where totals don't match - increase / decrease number of units in development appraisals to match totals above

* May be different from overall mix where SHLAA / Background Paper or similar suggests different mix

Dwelling Type Total No. of Units Check	1bed flat	2 bed flat	2 bed house	3 bed house	4 bed house	Total
		10	20	20	35	15
	OK	OK	OK	OK	OK	OK

General Note: Unless otherwise stated, where cells blank or state "unknown", no cost allowances have been made at this stage.

DSP 2013

Site Name: Worts Causeway South

Site Reference number: GB1 (CC929)

Ward Area: Cherry Hinton

Site Description: Arable open field south of Worts Causeway and north of Babraham Road

Potential SHLAA Site:	Worts Causeway South
Total Number of Units =	230
Affordable Housing Proportion (%)=	40%
Affordable Rent Proportion (%) of AH =	75%
Intermediate Proportion (%) of AH =	25%
Number of Private Dwellings =	138
Number of Affordable Dwellings =	92
Number of Affordable Rent =	69
Number of Intermediate =	23
Achievability Period:	1-5 Years
Development Period (months):	60

Site Area in Hectares:	6.8
Number of units (constrained):	230
Assumed Density (dph):	34
Net Developable area:	5.1

Existing Use:	Agicultural
Proposed Use:	Residential
Green Belt:	YES
Impact on development of other sites:	Yes - CC911 and SC284
Planning Status:	NONE

Issues?:	Flood Risk Zone 1. Falls within the PSZ of the airport - structures and works should not exceed 45.7m in height. Extensive prehistoric and Roman Cropmarket sites known.
Conclusion:	Site with development potential.

Results			
Scenario	Sales Values (£/m ²)	Current Costs	
		RLV	RLV/Ha
Base Value	£3,000	£3,152,287	£618,095
Upper Value	£3,250	£5,136,373	£1,007,132
Lower Value	£2,750	£1,165,003	£228,432

Viability Likelihood (Red =Low / Amber = Medium / Green = High)

Insert Percentage Required:	Private Dwelling Mix (%) (Using Council's Specified Requirement)*					
	1bed flat	2 bed flat	2 bed house	3 bed house	4 bed house	Total
Total Dwelling Mix:	10%	20%	20%	35%	15%	100%
	23	46	46	80	35	230

* May be different from overall mix where SHLAA / Background Paper or similar suggests different mix

Dwelling Type	Private Dwelling Mix Numbers*					
	1bed flat	2 bed flat	2 bed house	3 bed house	4 bed house	Total
Dwelling Size (m ²)	45	60	75	95	125	
No. of Dwellings	14	27	27	48	22	138
Enter No. of Dwellings Manually	14	27	27	48	22	138

* May be different from overall mix where SHLAA / Background Paper or similar suggests different mix - must complete AH numbers first and all dwellings to be entered manually.

Dwelling Type	Affordable Rent Dwelling Numbers*					
	1bed flat	2 bed flat	2 bed house	3 bed house	4 bed house	Total
Dwelling Size (m ²)	50	67	75	85	110	
No. of Dwellings	6.9	13.8	13.8	24.0	10.5	69
Enter No. of Dwellings Manually	7	14	3	32	13	69

* May be different from overall mix where SHLAA / Background Paper or similar suggests different mix

Dwelling Type	Intermediate Dwelling Numbers* Assume intermediate sizes as per private					
	1bed flat	2 bed flat	2 bed house	3 bed house	4 bed house	Total
Dwelling Size (m ²)	45	60	75	95	125	
No. of Dwellings	2.3	4.6	4.6	8.0	3.5	23
Enter No. of Dwellings Manually	2	5	16	0	0	23

Where totals don't match - increase / decrease number of units in development appraisals to match totals above

* May be different from overall mix where SHLAA / Background Paper or similar suggests different mix

Dwelling Type	1bed flat	2 bed flat	2 bed house	3 bed house	4 bed house	Total
	Total No. of Units	23	46	46	80	35
Check	OK	OK	OK	OK	OK	OK

General Note: Unless otherwise stated, where cells blank or state "unknown", no cost allowances have been made at this stage.

DSP 2013

Site Name: Worts Causeway North

Site Reference number: GB2 (CC930)

Ward Area: Cherry Hinton

Site Description: Arable open fields, meadow, and farm buildings north of Worts Causeway

Potential SHLAA Site:	Worts Causeway North
Total Number of Units =	247
Affordable Housing Proportion (%)=	40%
Affordable Rent Proportion (%) of AH =	75%
Intermediate Proportion (%) of AH =	25%
Number of Private Dwellings =	148
Number of Affordable Dwellings =	98.8
Number of Affordable Rent =	74
Number of Intermediate =	25
Achievability Period:	1-5 years
Development Period (months):	60

Site Area in Hectares:	7.33
Number of units (constrained):	247
Assumed Density (dph):	34
Net Developable area:	5.50

Existing Use:	Agicultural & Farm Buildings
Proposed Use:	Residential
Green Belt:	YES
Impact on development of other sites:	CC911
Planning Status:	NONE

Issues?:	Flood Risk Zone 1, Falls within the PSZ of the airport - structures and works should not exceed 45.7m in height, development could potentially impact on Buildings of Local Interest
Conclusion:	Site with development potential.

Results			
Scenario	Sales Values (£/m ²)	Current Costs	
		RLV	RLV/Ha
Base Value	£3,000	£3,344,159	£608,305
Upper Value	£3,250	£5,465,576	£994,193
Lower Value	£2,750	£1,219,324	£221,796

Viability Likelihood (Red =Low / Amber = Medium / Green = High)

Insert Percentage Required:	Private Dwelling Mix (%) (Using Council's Specified Requirement)*					
	1bed flat	2 bed flat	2 bed house	3 bed house	4 bed house	Total
Total Dwelling Mix:	10%	20%	20%	35%	15%	100%
	25	49	49	87	37	247

* May be different from overall mix where SHLAA / Background Paper or similar suggests different mix

Dwelling Type	Private Dwelling Mix Numbers*					
	1bed flat	2 bed flat	2 bed house	3 bed house	4 bed house	Total
Dwelling Size (m ²)	45	60	75	95	125	
No. of Dwellings	15	29	29	53	22	148
Enter No. of Dwellings Manually	15	29	29	53	22	148

* May be different from overall mix where SHLAA / Background Paper or similar suggests different mix - must complete AH numbers first and all dwellings to be entered manually.

Dwelling Type	Affordable Rent Dwelling Numbers*					
	1bed flat	2 bed flat	2 bed house	3 bed house	4 bed house	Total
Dwelling Size (m ²)	50	67	75	85	110	
No. of Dwellings	7.5	14.7	14.7	26.1	11.1	74
Enter No. of Dwellings Manually	7	15	3	34	15	74

* May be different from overall mix where SHLAA / Background Paper or similar suggests different mix

Dwelling Type	Intermediate Dwelling Numbers* Assume intermediate sizes as per private					
	1bed flat	2 bed flat	2 bed house	3 bed house	4 bed house	Total
Dwelling Size (m ²)	45	60	75	95	125	
No. of Dwellings	2.5	4.9	4.9	8.7	3.7	25
Enter No. of Dwellings Manually	3	5	17	0	0	25

Where totals don't match - increase / decrease number of units in development appraisals to match totals above

* May be different from overall mix where SHLAA / Background Paper or similar suggests different mix

Dwelling Type	1bed flat	2 bed flat	2 bed house	3 bed house	4 bed house	Total
	Total No. of Units	25	49	49	87	37
Check	OK	OK	OK	OK	OK	OK

General Note: Unless otherwise stated, where cells blank or state "unknown", no cost allowances have been made at this stage.

DSP 2013

Site Name: Fulbourn Road South

Site Reference number: (CC931/933)

Ward Area: Cherry Hinton

Site Description: Arable open field south of Fulbourn Road

Potential SHLAA Site:	Fulbourn Road South
Total Number of Units =	78
Affordable Housing Proportion (%)=	40%
Affordable Rent Proportion (%) of AH =	75%
Intermediate Proportion (%) of AH =	25%
Number of Private Dwellings =	47
Number of Affordable Dwellings =	31.2
Number of Affordable Rent =	23
Number of Intermediate =	8
Achievability Period:	1-5 years
Development Period (months):	21

Site Area in Hectares:	2.3
Number of units (constrained):	78
Assumed Density (dph):	34
Net Developable area:	1.73

Existing Use:	Arable
Proposed Use:	Residential
Green Belt:	YES
Impact on development of other sites:	CC932, CC911, SC111 & SC283
Planning Status:	NONE

Issues?:	Flood Risk Zone 1, 30m from Cherry Hintong Pit SSSI, Falls within the PSZ of the airport - structures and works should not exceed 45.7m in height, site adjacent to former quarry
Conclusion:	Site with development potential.

Scenario	Results		
	Sales Values (£/m ²)	Current Costs	
		RLV	RLV/Ha
Base Value	£3,000	£1,787,939	£1,036,486
Upper Value	£3,250	£2,523,925	£1,463,145
Lower Value	£2,750	£1,051,952	£609,827

Viability Likelihood (Red =Low / Amber = Medium / Green = High)

Insert Percentage Required:	Private Dwelling Mix (%) (Using Council's Specified Requirement)*					
	1bed flat	2 bed flat	2 bed house	3 bed house	4 bed house	Total
	10%	20%	20%	35%	15%	100%
Total Dwelling Mix:	8	16	15	27	12	78

* May be different from overall mix where SHLAA / Background Paper or similar suggests different mix

Dwelling Type	Private Dwelling Mix Numbers*					
	1bed flat	2 bed flat	2 bed house	3 bed house	4 bed house	Total
Dwelling Size (m ²)	45	60	75	95	125	
No. of Dwellings	5	9	9	16	8	47
Enter No. of Dwellings Manually	5	9	9	16	8	47

* May be different from overall mix where SHLAA / Background Paper or similar suggests different mix - must complete AH numbers first and all dwellings to be entered manually.

Dwelling Type	Affordable Rent Dwelling Numbers*					
	1bed flat	2 bed flat	2 bed house	3 bed house	4 bed house	Total
Dwelling Size (m ²)	50	67	75	85	110	
No. of Dwellings	2.4	4.8	4.5	8.1	3.6	23
Enter No. of Dwellings Manually	2	5	1	11	4	23

* May be different from overall mix where SHLAA / Background Paper or similar suggests different mix

Dwelling Type	Intermediate Dwelling Numbers* Assume intermediate sizes as per private					
	1bed flat	2 bed flat	2 bed house	3 bed house	4 bed house	Total
Dwelling Size (m ²)	45	60	75	95	125	
No. of Dwellings	0.8	1.6	1.5	2.7	1.2	8
Enter No. of Dwellings Manually	1	2	5	0	0	8

Where totals don't match - increase / decrease number of units in development appraisals to match totals above

* May be different from overall mix where SHLAA / Background Paper or similar suggests different mix

Dwelling Type	1bed flat	2 bed flat	2 bed house	3 bed house	4 bed house	Total
Total No. of Units	8	16	15	27	12	78
Check	OK	OK	OK	OK	OK	OK

General Note: Unless otherwise stated, where cells blank or state "unknown", no cost allowances have been made at this stage.

DSP 2013

Site Name: 295 Histon Road

Site Reference number: R1

Ward Area: Arbury

Site Description: Mixed use site - furniture shop / squash club

Potential SHLAA Site:	295 Histon Road
Total Number of Units =	32
Affordable Housing Proportion (%)=	40%
Affordable Rent Proportion (%) of AH =	75%
Intermediate Proportion (%) of AH =	25%
Number of Private Dwellings =	19
Number of Affordable Dwellings =	12.8
Number of Affordable Rent =	10
Number of Intermediate =	3

Achievability Period:	1-5 years
Development Period (months):	18

Site Area in Hectares:	0.711
Number of units (constrained):	32
Assumed Density (dph):	45
Net Developable area:	0.71

Existing Use:	Commercial / Community
Proposed Use:	Residential
Green Belt:	NO
Impact on development of other sites:	
Planning Status:	Local Plan allocation site for residential. Previous withdrawn application for change of use - A1 to D1 (educational)

Issues?:	Surface water flooding, site in SZ - building height restrictions, more than 800m from edge of city centre, within 1000m of A14, known archaeology on site or in vicinity, lack of HQPT.
Conclusion:	Site with development potential.

Scenario	Results		
	Sales Values (£/m ²)	Current Costs	
		RLV	RLV/Ha
Base Value	£3,000	£747,028	£1,050,672
Upper Value	£3,250	£1,053,197	£1,481,289
Lower Value	£2,750	£440,860	£620,056

Viability Likelihood (Red =Low / Amber = Medium / Green = High)

Insert Percentage Required:	Private Dwelling Mix (%) (Using Council's Specified Requirement)*					
	1bed flat	2 bed flat	2 bed house	3 bed house	4 bed house	Total
	10%	20%	20%	35%	15%	100%
Total Dwelling Mix:	3	6	7	11	5	32

* May be different from overall mix where SHLAA / Background Paper or similar suggests different mix

Dwelling Type	Private Dwelling Mix Numbers*					
	1bed flat	2 bed flat	2 bed house	3 bed house	4 bed house	Total
Dwelling Size (m ²)	45	60	75	95	125	
No. of Dwellings	2	3	3	7	4	19
Enter No. of Dwellings Manually	2	3	3	7	4	19

* May be different from overall mix where SHLAA / Background Paper or similar suggests different mix - must complete AH numbers first and all dwellings to be entered manually.

Dwelling Type	Affordable Rent Dwelling Numbers*					
	1bed flat	2 bed flat	2 bed house	3 bed house	4 bed house	Total
Dwelling Size (m ²)	50	67	75	85	110	
No. of Dwellings	0.9	1.8	2.1	3.3	1.5	10
Enter No. of Dwellings Manually	1	2	2	4	1	10

* May be different from overall mix where SHLAA / Background Paper or similar suggests different mix

Dwelling Type	Intermediate Dwelling Numbers* Assume intermediate sizes as per private					
	1bed flat	2 bed flat	2 bed house	3 bed house	4 bed house	Total
Dwelling Size (m ²)	45	60	75	95	125	
No. of Dwellings	0.3	0.6	0.7	1.1	0.5	3
Enter No. of Dwellings Manually	0	1	2	0	0	3

Where totals don't match - increase / decrease number of units in development appraisals to match totals above

* May be different from overall mix where SHLAA / Background Paper or similar suggests different mix

Dwelling Type	1bed flat	2 bed flat	2 bed house	3 bed house	4 bed house	Total
	Total No. of Units	3	6	7	11	5
Check	OK	OK	OK	OK	OK	OK

General Note: Unless otherwise stated, where cells blank or state "unknown", no cost allowances have been made at this stage.

DSP 2013

Site Name: Willowcroft, Histon Road

Site Reference number: R2 (Includes CC312)

Ward Area: Arbury

Site Description: Industrial Site

Potential SHLAA Site:	Willowcroft, Histon Road
Total Number of Units =	78
Affordable Housing Proportion (%)=	40%
Affordable Rent Proportion (%) of AH =	75%
Intermediate Proportion (%) of AH =	25%
Number of Private Dwellings =	47
Number of Affordable Dwellings =	31.2
Number of Affordable Rent =	23
Number of Intermediate =	8

Achievability Period:	2017-2031
Development Period (months):	20

Site Area in Hectares:	1.59
Number of units (constrained):	78
Assumed Density (dph):	49
Net Developable area:	1.59

Existing Use:	Industrial Site
Proposed Use:	Residential
Green Belt:	NO
Impact on development of other sites:	NONE
Planning Status:	None

Issues?:	Site in SZ - building height restrictions, more than 800m from edge of city centre, partially within or adjacent to area with history of contamination.
Conclusion:	Site with development potential.

Scenario	Results		
	Sales Values (£/m ²)	Current Costs	
		RLV	RLV/Ha
Base Value	£3,000	£1,794,783	£1,128,795
Upper Value	£3,250	£2,527,816	£1,589,822
Lower Value	£2,750	£1,061,750	£667,767

Viability Likelihood (Red =Low / Amber = Medium / Green = High)

Insert Percentage Required:	Private Dwelling Mix (%) (Using Council's Specified Requirement)*					
	1bed flat	2 bed flat	2 bed house	3 bed house	4 bed house	Total
	10%	20%	20%	35%	15%	100%
Total Dwelling Mix:	8	16	14	28	12	78

* May be different from overall mix where SHLAA / Background Paper or similar suggests different mix

Dwelling Type	Private Dwelling Mix Numbers*					
	1bed flat	2 bed flat	2 bed house	3 bed house	4 bed house	Total
Dwelling Size (m ²)	45	60	75	95	125	
No. of Dwellings	5	9	9	17	7	47
Enter No. of Dwellings Manually	5	9	9	17	7	47

* May be different from overall mix where SHLAA / Background Paper or similar suggests different mix - must complete AH numbers first and all dwellings to be entered manually.

Dwelling Type	Affordable Rent Dwelling Numbers*					
	1bed flat	2 bed flat	2 bed house	3 bed house	4 bed house	Total
Dwelling Size (m ²)	50	67	75	85	110	
No. of Dwellings	2.4	4.8	4.2	8.4	3.6	23
Enter No. of Dwellings Manually	2	5	0	11	5	23

* May be different from overall mix where SHLAA / Background Paper or similar suggests different mix

Dwelling Type	Intermediate Dwelling Numbers* Assume intermediate sizes as per private					
	1bed flat	2 bed flat	2 bed house	3 bed house	4 bed house	Total
Dwelling Size (m ²)	45	60	75	95	125	
No. of Dwellings	0.8	1.6	1.4	2.8	1.2	8
Enter No. of Dwellings Manually	1	2	5	0	0	8

Where totals don't match - increase / decrease number of units in development appraisals to match totals above

* May be different from overall mix where SHLAA / Background Paper or similar suggests different mix

Dwelling Type	1bed flat	2 bed flat	2 bed house	3 bed house	4 bed house	Total
Total No. of Units	8	16	14	28	12	78
Check	OK	OK	OK	OK	OK	OK

General Note: Unless otherwise stated, where cells blank or state "unknown", no cost allowances have been made at this stage.

DSP 2013

Site Name: Henry Giles House, Chesterton Road

Site Reference number: R4

Ward Area: West Chesterton

Site Description: Office use.

Potential SHLAA Site:	Henry Giles House, Chesterton Road
Total Number of Units =	48
Affordable Housing Proportion (%)=	40%
Affordable Rent Proportion (%) of AH =	75%
Intermediate Proportion (%) of AH =	25%
Number of Private Dwellings =	29
Number of Affordable Dwellings =	19.2
Number of Affordable Rent =	14
Number of Intermediate =	5

Site Area in Hectares:	0.775
Number of units (constrained):	48
Assumed Density (dph):	62
Net Developable area:	0.78

Existing Use:	Office use
Proposed Use:	Residential
Green Belt:	NO
Impact on development of other sites:	NONE
Planning Status:	None

Achievability Period:	2017-2031
Development Period (months):	18

Issues?:	Potential surface water flooding / within AQMA
Conclusion:	Site with development potential.

Scenario	Sales Values (£/m ²)	Current Costs	
		RLV	RLV/Ha
Base Value	£3,500	£1,733,944	£2,237,347
Upper Value	£3,750	£2,172,853	£2,803,681
Lower Value	£3,250	£1,295,035	£1,671,013

Viability Likelihood (Red =Low / Amber = Medium / Green = High)

Insert Percentage Required: Total Dwelling Mix:	Private Dwelling Mix (%) (Using Council's Specified Requirement)*					
	1bed flat	2 bed flat	2 bed house	3 bed house	4 bed house	Total
	10%	20%	20%	35%	15%	100%
	5	20	0	13	10	48

* May be different from overall mix where SHLAA / Background Paper or similar suggests different mix

Dwelling Type Dwelling Size (m ²) No. of Dwellings Enter No. of Dwellings Manually	Private Dwelling Mix Numbers*					
	1bed flat	2 bed flat	2 bed house	3 bed house	4 bed house	Total
	45	60	75	95	125	
	4	11	0	8	6	29
	4	11	0	8	6	29

* May be different from overall mix where SHLAA / Background Paper or similar suggests different mix - must complete AH numbers first and all dwellings to be entered manually.

Dwelling Type Dwelling Size (m ²) No. of Dwellings Enter No. of Dwellings Manually	Affordable Rent Dwelling Numbers*					
	1bed flat	2 bed flat	2 bed house	3 bed house	4 bed house	Total
	50	67	75	85	110	
	1.5	6.0	0.0	3.9	3.0	14
	0	5	0	5	4	14

* May be different from overall mix where SHLAA / Background Paper or similar suggests different mix

Dwelling Type Dwelling Size (m ²) No. of Dwellings Enter No. of Dwellings Manually	Intermediate Dwelling Numbers*					Total
	1bed flat	2 bed flat	2 bed house	3 bed house	4 bed house	
	45	60	75	95	125	
	0.5	2.0	0.0	1.3	1.0	5
	1	4	0	0	0	5

Where totals don't match - increase / decrease number of units in development appraisals to match totals above

* May be different from overall mix where SHLAA / Background Paper or similar suggests different mix

Dwelling Type Total No. of Units Check	1bed flat	2 bed flat	2 bed house	3 bed house	4 bed house	Total
		5	20	0	13	10
	OK	OK	OK	OK	OK	OK

General Note: Unless otherwise stated, where cells blank or state "unknown", no cost allowances have been made at this stage.

DSP 2013

Site Name: The Paddocks, Cherry Hinton Road

Site Reference number: R7

Ward Area: Coleridge

Site Description: Industrial estate

Potential SHLAA Site:	The Paddocks, Cherry Hinton Road
Total Number of Units =	123
Affordable Housing Proportion (%)=	40%
Affordable Rent Proportion (%) of AH =	75%
Intermediate Proportion (%) of AH =	25%
Number of Private Dwellings =	74
Number of Affordable Dwellings =	49.2
Number of Affordable Rent =	37
Number of Intermediate =	12
Achievability Period:	2017-2031
Development Period (months):	20

Site Area in Hectares:	2.80
Number of units (constrained):	123
Assumed Density (dph):	44
Net Developable area:	2.80

Existing Use:	Industrial
Proposed Use:	Residential
Green Belt:	NO
Impact on development of other sites:	NONE
Planning Status:	None

Issues?:	Potential contamination from industrial use.
Conclusion:	Site with development potential.

Results			
Scenario	Sales Values (£/m ²)	Current Costs	
		RLV	RLV/Ha
Base Value	£3,250	£3,904,039	£1,396,294
Upper Value	£3,500	£5,049,823	£1,806,089
Lower Value	£3,000	£2,758,255	£986,500

Viability Likelihood (Red =Low / Amber = Medium / Green = High)

Insert Percentage Required:	Private Dwelling Mix (%) (Using Council's Specified Requirement)*					Total
	1bed flat	2 bed flat	2 bed house	3 bed house	4 bed house	
Total Dwelling Mix:	10%	20%	20%	35%	15%	100%
	12	25	25	43	18	123

* May be different from overall mix where SHLAA / Background Paper or similar suggests different mix

Dwelling Type	Private Dwelling Mix Numbers*					Total
	1bed flat	2 bed flat	2 bed house	3 bed house	4 bed house	
Dwelling Size (m ²)	45	60	75	95	125	
No. of Dwellings	7	14	15	26	11	73
Enter No. of Dwellings Manually	7	14	15	26	11	73

* May be different from overall mix where SHLAA / Background Paper or similar suggests different mix - must complete AH numbers first and all dwellings to be entered manually.

Dwelling Type	Affordable Rent Dwelling Numbers*					Total
	1bed flat	2 bed flat	2 bed house	3 bed house	4 bed house	
Dwelling Size (m ²)	50	67	75	85	110	
No. of Dwellings	3.6	7.5	7.5	12.9	5.4	37
Enter No. of Dwellings Manually	4	8	2	17	7	38

* May be different from overall mix where SHLAA / Background Paper or similar suggests different mix

Dwelling Type	Intermediate Dwelling Numbers*				Total
	1bed flat	2 bed flat	2 bed house	3 bed house	
Dwelling Size (m ²)	45	60	75	95	125
No. of Dwellings	1.2	2.5	2.5	4.3	1.8
Enter No. of Dwellings Manually	1	3	8	0	0

Where totals don't match - increase / decrease number of units in development appraisals to match totals above

* May be different from overall mix where SHLAA / Background Paper or similar suggests different mix

Dwelling Type	1bed flat	2 bed flat	2 bed house	3 bed house	4 bed house	Total
	Total No. of Units	12	25	25	43	18
Check	OK	OK	OK	OK	OK	OK

General Note: Unless otherwise stated, where cells blank or state "unknown", no cost allowances have been made at this stage.

DSP 2013

Site Name: Glebe Farm

Site Reference number: R15 (assumed to be in place of CC903)

Ward Area: Trumpington

Site Description: Ex farmland site.

Potential SHLAA Site:	Glebe Farm
Total Number of Units =	35
Affordable Housing Proportion (%)=	40%
Affordable Rent Proportion (%) of AH =	75%
Intermediate Proportion (%) of AH =	25%
Number of Private Dwellings =	21
Number of Affordable Dwellings =	14
Number of Affordable Rent =	11
Number of Intermediate =	4

Site Area in Hectares:	1
Number of units (constrained):	35
Assumed Density (dph):	35
Net Developable area:	1.00

Existing Use:	Agricultural
Proposed Use:	Residential
Green Belt:	NO
Impact on development of other sites:	
Planning Status:	Adjacent to permitted residential at Glebe Farm

Achievability Period:	2017-2031
Development Period (months):	21

Issues?:	
Conclusion:	Site with development potential.

Scenario	Results		
	Sales Values (£/m ²)	Current Costs	
		RLV	RLV/Ha
Base Value	£3,750	£1,625,012	£1,625,012
Upper Value	£4,000	£1,934,063	£1,934,063
Lower Value	£3,500	£1,315,961	£1,315,961

Viability Likelihood (Red =Low / Amber = Medium / Green = High)

Insert Percentage Required: Total Dwelling Mix:	Private Dwelling Mix (%) (Using Council's Specified Requirement)*					
	1bed flat	2 bed flat	2 bed house	3 bed house	4 bed house	Total
	10%	20%	20%	35%	15%	100%
	4	7	7	12	5	35

* May be different from overall mix where SHLAA / Background Paper or similar suggests different mix

Dwelling Type Dwelling Size (m ²) No. of Dwellings Enter No. of Dwellings Manually	Private Dwelling Mix Numbers*					
	1bed flat	2 bed flat	2 bed house	3 bed house	4 bed house	Total
	45	60	75	95	125	
	3	4	4	7	2	20
	3	4	4	7	2	20

* May be different from overall mix where SHLAA / Background Paper or similar suggests different mix - must complete AH numbers first and all dwellings to be entered manually.

Dwelling Type Dwelling Size (m ²) No. of Dwellings Enter No. of Dwellings Manually	Affordable Rent Dwelling Numbers*					
	1bed flat	2 bed flat	2 bed house	3 bed house	4 bed house	Total
	50	67	75	85	110	
	1.2	2.1	2.1	3.6	1.5	11
	1	2	0	5	3	11

* May be different from overall mix where SHLAA / Background Paper or similar suggests different mix

Dwelling Type Dwelling Size (m ²) No. of Dwellings Enter No. of Dwellings Manually	Intermediate Dwelling Numbers*					Total
	1bed flat	2 bed flat	2 bed house	3 bed house	4 bed house	
	45	60	75	95	125	
	0.4	0.7	0.7	1.2	0.5	4
	0	1	3	0	0	4

Where totals don't match - increase / decrease number of units in development appraisals to match totals above

* May be different from overall mix where SHLAA / Background Paper or similar suggests different mix

Dwelling Type Total No. of Units Check	1bed flat	2 bed flat	2 bed house	3 bed house	4 bed house	Total
		4	7	7	12	5
	OK	OK	OK	OK	OK	OK

General Note: Unless otherwise stated, where cells blank or state "unknown", no cost allowances have been made at this stage.

DSP 2013

Site Name: 315-349 Mill Road
 Site Reference number: R21
 Ward Area: Romsey
 Site Description: Former storage / collection warehouse - cleared site

Potential SHLAA Site:	315-349 Mill Road
Total Number of Units =	25
Affordable Housing Proportion (%)=	40%
Affordable Rent Proportion (%) of AH =	75%
Intermediate Proportion (%) of AH =	25%
Number of Private Dwellings =	15
Number of Affordable Dwellings =	10
Number of Affordable Rent =	8
Number of Intermediate =	3
Achievability Period:	2017+
Development Period (months):	12

Site Area in Hectares:	0.6
Number of units (constrained):	25
Assumed Density (dph):	42
Net Developable area:	0.6

Existing Use:	Cleared industrial site - former warehouses
Proposed Use:	Residential
Green Belt:	No
Impact on development of other sites:	NO
Planning Status:	Part of Local Plan allocation site 7.12 (housing & community facilities / student hostel). Proposal for 100 bed care home - refused 2007.

Results			
Scenario	Residential Sales Values (£/m ²)	Residential RLV	Residential RLV/Ha
Base Value	£3,250	£770,986	£1,284,977
Upper Value	£3,500	£1,005,212	£1,675,353
Lower Value	£3,000	£536,760	£894,601

Residential Dwelling Mix Assumptions

Insert Percentage Required: Total Dwelling Mix:	Private Dwelling Mix (%) (Using Council's Specified Requirement)*					Total
	1bed flat	2 bed flat	2 bed house	3 bed house	4 bed house	
10%	3	20%	20%	35%	15%	0%
3	5	5	8	4	0	

* May be different from overall mix where SHLAA / Background Paper or similar suggests different mix

Dwelling Type Dwelling Size (m ²) No. of Dwellings Enter No. of Dwellings Manually	Private Dwelling Mix Numbers*					Total
	1bed flat	2 bed flat	2 bed house	3 bed house	4 bed house	
45	60	75	95	125		
2	2	2	5	3	0	
2	2	2	5	3	14	

* May be different from overall mix where SHLAA / Background Paper or similar suggests different mix - must complete AH numbers first and all dwellings to be entered manually.

Dwelling Type Dwelling Size (m ²) No. of Dwellings Enter No. of Dwellings Manually	Affordable Rent Dwelling Numbers*					Total
	1bed flat	2 bed flat	2 bed house	3 bed house	4 bed house	
50	67	75	85	110		
0.9	1.5	1.5	2.4	1.2	0	
1	2	1	3	1	8	

* May be different from overall mix where SHLAA / Background Paper or similar suggests different mix

Dwelling Type Dwelling Size (m ²) No. of Dwellings Enter No. of Dwellings Manually	Intermediate Dwelling Numbers*					Total
	1bed flat	2 bed flat	2 bed house	3 bed house	4 bed house	
45	60	75	95	125		
0.3	0.5	0.5	0.8	0.4	0	
0	1	2	0	0	400	

Where totals don't match - increase / decrease number of units in development appraisals to match totals above

* May be different from overall mix where SHLAA / Background Paper or similar suggests different mix

Dwelling Type	1bed flat	2 bed flat	2 bed house	3 bed house	4 bed house	Total
Total No. of Units	3	5	5	8	4	422
Check	OK	OK	OK	OK	OK	Check

DSP 2013

General Note: Unless otherwise stated, where cells blank or state "unknown", no cost allowances have been made at this stage.

Site Name: 379-381 Milton Road

Site Reference number: M1

Ward Area: Kings Hedges

Site Description: Industrial site - mainly car show rooms

Potential SHLAA Site:	As above
Total Number of Units =	40
Affordable Housing Proportion (%)=	40%
Affordable Rent Proportion (%) of AH =	75%
Intermediate Proportion (%) of AH =	25%
Number of Private Dwellings =	24
Number of Affordable Dwellings =	16
Number of Affordable Rent =	12
Number of Intermediate =	4

Achievability Period:	5-15 years
Development Period (months):	18

Site Area in Hectares:	1
Number of units (constrained):	40
Assumed Density (dph):	40
Net Developable area:	1

Existing Use:	Employment site with car show rooms / garages
Proposed Use:	Residential & mixed use
Green Belt:	NO
Impact on development of other sites:	NO
Planning Status:	Outline for residential in 1994. Allocated in Local Plan 2006.

Issues?:	Potential contamination
Conclusion:	Site with development potential - few or minor constraints.

Scenario	Results		
	Sales Values (£/m ²)	Current Costs	
		RLV	RLV/Ha
Base Value	£2,750	£579,297	£579,297
Upper Value	£3,000	£963,455	£963,455
Lower Value	£2,500	£195,139	£195,139

Viability Likelihood (Red =Low / Amber = Medium / Green = High)

Insert Percentage Required: Total Dwelling Mix:	Private Dwelling Mix (%) (Using Council's Specified Requirement)*					
	1bed flat	2 bed flat	2 bed house	3 bed house	4 bed house	Total
	10%	20%	20%	35%	15%	100%
	4	8	8	14	6	40

* May be different from overall mix where SHLAA / Background Paper or similar suggests different mix

Dwelling Type Dwelling Size (m ²) No. of Dwellings Enter No. of Dwellings Manually	Private Dwelling Mix Numbers*					
	1bed flat	2 bed flat	2 bed house	3 bed house	4 bed house	Total
	45	60	75	95	125	
	3	5	5	9	3	25
	3	5	5	9	3	25

* May be different from overall mix where SHLAA / Background Paper or similar suggests different mix - must complete AH numbers first and all dwellings to be entered manually.

Dwelling Type Dwelling Size (m ²) No. of Dwellings Enter No. of Dwellings Manually	Affordable Rent Dwelling Numbers*					
	1bed flat	2 bed flat	2 bed house	3 bed house	4 bed house	Total
	50	67	75	85	110	
	1.2	2.4	2.4	4.2	1.8	12
	1	2	0	5	3	11

* May be different from overall mix where SHLAA / Background Paper or similar suggests different mix

Dwelling Type Dwelling Size (m ²) No. of Dwellings Enter No. of Dwellings Manually	Intermediate Dwelling Numbers*					Total
	1bed flat	2 bed flat	2 bed house	3 bed house	4 bed house	
	45	60	75	95	125	
	0.4	0.8	0.8	1.4	0.6	4
	0	1	3	0	0	4

Where totals don't match - increase / decrease number of units in development appraisals to match totals above

* May be different from overall mix where SHLAA / Background Paper or similar suggests different mix

Dwelling Type Total No. of Units Check	1bed flat	2 bed flat	2 bed house	3 bed house	4 bed house	Total
		4	8	8	14	6
	OK	OK	OK	OK	OK	OK

General Note: Unless otherwise stated, where cells blank or state "unknown", no cost allowances have been made at this stage.

DSP 2013

Site Name: Michael Young Centre

Site Reference number: M3

Ward Area: Queen Edith's

Site Description: Industrial site - offices, warehouses etc

Potential SHLAA Site:	As above
Total Number of Units =	50
Affordable Housing Proportion (%)=	40%
Affordable Rent Proportion (%) of AH =	75%
Intermediate Proportion (%) of AH =	25%
Number of Private Dwellings =	30
Number of Affordable Dwellings =	20
Number of Affordable Rent =	15
Number of Intermediate =	5
Achievability Period:	5-15 years
Development Period (months):	18

Site Area in Hectares:	1.3
Number of units (constrained):	50
Assumed Density (dph):	100
Net Developable area:	0.5

Existing Use:	Industrial site - offices, warehouses etc
Proposed Use:	Residential & mixed use
Green Belt:	NO
Impact on development of other sites:	NO
Planning Status:	Outline for residential in 1994. Allocated in Local Plan 2006.

Issues?:	Potential contamination
Conclusion:	Site with development potential - some constraints or adverse impacts

Scenario	Results		
	Sales Values (£/m ²)	Current Costs	
		RLV	RLV/Ha
Base Value	£4,250	£1,915,986	£3,831,971
Upper Value	£4,500	£2,284,079	£4,568,158
Lower Value	£4,000	£1,547,892	£3,095,784

Viability Likelihood (Red =Low / Amber = Medium / Green = High)

Insert Percentage Required: Total Dwelling Mix:	Private Dwelling Mix (%) (Using Council's Specified Requirement)*					
	1 bed flat	2 bed flat	2 bed house	3 bed house	4 bed house	Total
	10%	90%	0%	0%	0%	100%
	5	45	0	0	0	50

* May be different from overall mix where SHLAA / Background Paper or similar suggests different mix

Dwelling Type Dwelling Size (m ²) No. of Dwellings Enter No. of Dwellings Manually	Private Dwelling Mix Numbers*					
	1 bed flat	2 bed flat	2 bed house	3 bed house	4 bed house	Total
	45	60	75	95	125	
	2	27	0	0	0	29
	2	27	0	0	0	29

* May be different from overall mix where SHLAA / Background Paper or similar suggests different mix - must complete AH numbers first and all dwellings to be entered manually.

Dwelling Type Dwelling Size (m ²) No. of Dwellings Enter No. of Dwellings Manually	Affordable Rent Dwelling Numbers*					
	1 bed flat	2 bed flat	2 bed house	3 bed house	4 bed house	Total
	50	67	75	85	110	
	1.5	13.5	0.0	0.0	0.0	15
	2	13				15

* May be different from overall mix where SHLAA / Background Paper or similar suggests different mix

Dwelling Type Dwelling Size (m ²) No. of Dwellings Enter No. of Dwellings Manually	Intermediate Dwelling Numbers*					Total
	1 bed flat	2 bed flat	2 bed house	3 bed house	4 bed house	
	45	60	75	95	125	
	0.5	4.5	0.0	0.0	0.0	5
	1	5				6

Where totals don't match - increase / decrease number of units in development appraisals to match totals above

* May be different from overall mix where SHLAA / Background Paper or similar suggests different mix

Dwelling Type Total No. of Units Check	1 bed flat	2 bed flat	2 bed house	3 bed house	4 bed house	Total
		5	45	0	0	0
	OK	OK	OK	OK	OK	OK

General Note: Unless otherwise stated, where cells blank or state "unknown", no cost allowances have been made at this stage.

DSP 2013

Site Name: Police Station, Parkside

Site Reference number: M4

Ward Area: Market

Site Description: Former Police Station

Potential SHLAA Site:	As above
Total Number of Units =	50
Affordable Housing Proportion (%)=	40%
Affordable Rent Proportion (%) of AH =	75%
Intermediate Proportion (%) of AH =	25%
Number of Private Dwellings =	30
Number of Affordable Dwellings =	20
Number of Affordable Rent =	15
Number of Intermediate =	5

Site Area in Hectares:	0.49
Number of units (constrained):	50
Assumed Density (dph):	102
Net Developable area:	0.49

Estimate

Existing Use:	Police station
Proposed Use:	Residential - high density apartments
Green Belt:	NO
Impact on development of other sites:	NO
Planning Status:	None

Achievability Period:	5-15 years
Development Period (months):	24

Issues?:	
Conclusion:	Site with development potential - few or minor constraints

Scenario	Results		
	Sales Values (£/m ²)	Current Costs	
		RLV	RLV/Ha
Base Value	£4,500	£2,048,762	£4,181,148
Upper Value	£4,750	£2,396,434	£4,890,681
Lower Value	£4,250	£1,701,091	£3,471,614

Viability Likelihood (Red =Low / Amber = Medium / Green = High)

Insert Percentage Required: Total Dwelling Mix:	Private Dwelling Mix (%) (Using Council's Specified Requirement)*					
	1bed flat	2 bed flat	2 bed house	3 bed house	4 bed house	Total
	30%	70%	0%	0%	0%	100%
	15	35	0	0	0	50

* May be different from overall mix where SHLAA / Background Paper or similar suggests different mix

Dwelling Type Dwelling Size (m ²) No. of Dwellings Enter No. of Dwellings Manually	Private Dwelling Mix Numbers*					
	1bed flat	2 bed flat	2 bed house	3 bed house	4 bed house	Total
	45	60	75	95	125	
	9	21	0	0	0	30
	9	21				30

* May be different from overall mix where SHLAA / Background Paper or similar suggests different mix - must complete AH numbers first and all dwellings to be entered manually.

Dwelling Type Dwelling Size (m ²) No. of Dwellings Enter No. of Dwellings Manually	Affordable Rent Dwelling Numbers*					
	1bed flat	2 bed flat	2 bed house	3 bed house	4 bed house	Total
	50	67	75	85	110	
	4.5	10.5	0.0	0.0	0.0	15
	6	8				14

* May be different from overall mix where SHLAA / Background Paper or similar suggests different mix

Dwelling Type Dwelling Size (m ²) No. of Dwellings Enter No. of Dwellings Manually	Intermediate Dwelling Numbers*					Total
	1bed flat	2 bed flat	2 bed house	3 bed house	4 bed house	
	45	60	75	95	125	
	1.5	3.5	0.0	0.0	0.0	5
	0	6				6

Where totals don't match - increase / decrease number of units in development appraisals to match totals above

* May be different from overall mix where SHLAA / Background Paper or similar suggests different mix

Dwelling Type Total No. of Units Check	1bed flat	2 bed flat	2 bed house	3 bed house	4 bed house	Total
		15	35	0	0	0
	OK	OK	OK	OK	OK	OK

General Note: Unless otherwise stated, where cells blank or state "unknown", no cost allowances have been made at this stage.

DSP 2013