



EHDC CIL Response to examiners further  
questions

19<sup>th</sup> June 2015

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## **1. Note on hotel and retail viability in the Whitehill and Bordon Regeneration Project Zone (WBRPZ)**

At the CIL Examination on 01 June 2015 discussion took place regarding the zero CIL zone proposed for the Whitehill and Bordon Regeneration Project Zone. The zero CIL rate applied to hotel and retail development as well as residential development. This note explains why in viability terms the Charging Authority are proposing a zero CIL rate for WBRPZ.

Of the total £70 m cost for infrastructure improvements required for the WBRPZ, approximately £7.26m is apportioned on an area basis to non-residential uses. If the main district wide CIL rates were applied to non-employment uses within this Project Zone, it would only be retail and hotel uses that would contribute to the infrastructure improvements. This is because the main B1 categories have been demonstrated to be currently unviable.

The appended table shows that using the £100 per m<sup>2</sup> CIL rate for retail and £70 per m<sup>2</sup> for hotel uses would still leave a shortfall of infrastructure improvements in the order of £3.9m.

Consequently it has been considered that in viability terms it would be more appropriate to use negotiated s.106 contributions for non-residential uses in the WBRPZ on a site-specific basis where viability can be assessed on a case by case basis.

Appendix One

Whitehill Bordon sites

Calculating infrastructure per residential unit

	No units	Garrison 2400	Louisberg 500	Quebec 100	Totals 3000	Non residential floor areas based on 50% site cover
Land Use						
POS, SANG etc ha		120.00	3.38	0.76	124.14	
Town Centre ha		7.00			7.00	35,000 m2
Residential ha		60.00	13.08	2.50	75.58	
Employment ha		5.00	2.94		7.94	39,700 m2
School ha		8.00			8.00	
<b>Total Areas ha</b>		<b>200.00</b>	<b>19.40</b>	<b>3.26</b>	<b>222.66</b>	<b>74,700 m2</b>

Infrastructure requirement (from officers' reports) £54,000,000 £14,542,035 £1,933,200 £70,475,235

Total area open space and residential: 199.72  
Proportion of total: 90%

Same percentage of total infrastructure equates to: £63,214,380.37

**Infrastructure per residential unit: £21,071**

Infrastructure to serve non residential uses £7,260,854.63

CIL due from 3,818 m2 (100 bed) budget Hotel @£70 m2 £267,260

CIL due from remaining 31,182 m2 town centre retail uses @£100 m2 £3,118,200

CIL due from other Employment uses @ £zero m2 £0

**Shortfall if CIL replaces S106 £3,875,394.63**

## **2. Updated Infrastructure Delivery Plan (post April 2015), taking account of new Whitehill and Bordon estimates, Section 106 funds secured for bridge work, and Havant Thicket Reservoir apportioned costs)**

### Whitehill and Bordon

The Infrastructure Delivery Plan 2015 contains a funding list detailing infrastructure projects, project costs, funding secured and any funding gap. An indication of funding sources is provided. Infrastructure projects have been identified for Whitehill and Bordon covering the whole of the regeneration project area.

There have been several applications for planning permission as part of the WBRPZ regeneration scheme with either resolution to grant subject to a legal agreement or with planning permission issued with a legal agreement. The detailed negotiated packages associated with the three applications in the WBRPZ are summaries in the table attached to this note at appendix 3.

The figures listed in the table on the last page of the 2015 IDP provide a breakdown of the S106 requirements for W&B and can be compared to the negotiated package. Other funding is available from a variety of sources including grant funding, private sector funding and CIL.

- Estimated costs of infrastructure at W&B: £141,976,469
- Funding secured: £125,116,485.
- Of this secured funding approximately £70,500,000 will come from the three S106 agreements negotiated so far whilst £54,414,458 will come from other sources such as grants
- Funding gap: £16,859,984

### Butts Bridge

The infrastructure scheme at Alton, Butts Bridge (Bridge widening to remove bottleneck on approaches to Alton) is listed as CIL. However outline planning permission has been granted under reference 30021/056 on Land at Lord Mayor Treloar Hospital Site, Chawton Park Road, and land East of Selborne Road Alton. A S106 agreement has now been executed for this scheme securing highways works to improve the junction and to widen Butts Bridge. No cost figures are provided in the S106, however the costs are estimated to be in the region of £8m. The application currently has a holding direction issued by the Secretary of State. If planning permission is issued this scheme would no longer be funded by the CIL.

### Havant Thicket Reservoir

The Havant Thicket Reservoir is a concept for a Winter Storage Reservoir to be located south-west of Rowlands Castle and north of Leigh Park on land owned by Portsmouth Water. The scheme is a long-term option for meeting future water supply needs. The scheme has the potential to provide green infrastructure and recreation space.

The scheme has previously been identified in the EHDC IDP with an estimated cost of between £30-40m however Havant Borough Council have identified the scheme in

their Strategic Infrastructure Delivery Plan May 2014 estimating the cost to be £53m. Funding for the construction of the reservoir will come from Portsmouth Water.

The potential for the creation of Green Infrastructure, recreational space and improved access is identified as a cost of £319,500. This project is multi-stakeholder involving Hampshire County Council, Havant Borough Council, EHDC and others. Funding will therefore come from multiple sources and at this stage we believe may be shared equally between the three Councils.

Appendix 2

**Whitehill and Bordon Regeneration Project Zone, detailed contributions table**

<b>Type of Infrastructure</b>	<b>Garrison</b>	<b>Louisburg</b>	<b>Quebec</b>
Sang	5,576,153	2,565,625	880,000
Green Infrastructure	381,667	519,400	91,000
Waste recycling			13,300
Transport	9,767,381	3,925,350	378,445
Primary education	11,400,000	2,070,000	465,244
Secondary education	10,776,081	2,000,000	465,244
Over 16 education		497,000	
Sport and Leisure	2,650,585	1,603,500	115,000
Health	324,000	68,000	25,000
Community facilities	3,546,000	853,160	134,640
Public open space		430,000	55,571
Total	54,021,867	14,542,035	1,933,200
Affordable housing %	15	20	35
Number of units	2,400	500	100

### **3. Estimated CIL income over the Plan period (for residential and retail development)**

#### Residential

Attached to this note as appendix 3 is a spreadsheet illustrating the housing trajectory outlined in more detail in Note 12. Against that trajectory we have identified those schemes and hence numbers of dwellings we believe will fund infrastructure through S106 agreements recently or about to be issued and those that will be funded through CIL.

We have then made assumptions as to a notional size of unit and then applied a CIL rate based on location and the relevant CIL rate to deduce an approximate CIL and S106 income.

Of note are the following key points:

- In early years (up to about 2019 or so) S106 will make up the majority of income
- After 2019 the balance will shift towards CIL
- Exceptionally the Whitehill and Bordon Regeneration Project Zone will predominantly be funded through S106 agreements outlined under Note 2 and 10.

#### Retail

In the East Hampshire Joint Core Strategy information about future retail demand is examined in paragraphs 5.40 and 5.41. Convenience goods retail demand shows the potential for about 4,200 m<sup>2</sup> gross with a Gross Internal floor area of about 3,900 m<sup>2</sup>. For retail comparison floor space about 18,600 m<sup>2</sup> or 17,200 m<sup>2</sup> GIA is suggested. The total possible retail floor space to meet there demand identified in the JCS totals about 21,200 m<sup>2</sup> and at the suggested rate of £100 per m<sup>2</sup> suggests that likely CIL income could equate to about £2,120,000 over the plan period.

Appendix Three

Potential CIL and S106 Income

	2011-2012	2012-13	2013-14	2014-15	2015-16	2016-17	2017-18	2018-19	2019-20	2020-21	2021-22	2022-23	2023-24	2024-25	2025-26	2026-27	2027-28	Total
Completions	264	279	325	485														1353
Large Planning permissions					362	213	154	134	57									920
Small Planning Permissions					63	63	63	64	64									317
Allocations					75	271	208	202	211	248	197	130	120					1662
Neighbourhood Plans					17	170	215	214	102	134	124	55	0	0	0	25	18	1074
Settlement Policy Boundary									10									10
Baseline / Reserve Sites								40	85									125
Whitehill & Bordon					0	50	200	168	208	254	306	320	201	220	200	194	205	2526
Windfall Allowance							72.4	72.4	72.4	72.4	72.4	72.4	72.4	72.4	72.4	72.4	72.4	796.4
Total Completions/Projections	264	279	325	485	517	767	912.4	894.4	809.4	708.4	699.4	577.4	393.4	292.4	272.4	291.4	295.4	8783.4
Cumulative Completions	256	535	860	1345	1862	2629	3541.4	4435.8	5245.2	5953.6	6653	7230.4	7623.8	7916.2	8188.6	8480	8775.4	
Housing Allocation	492.1	492.1	492.1	492.1	492.1	492.1	492.1	492.1	492.1	492.1	492.1	492.1	492.1	492.1	492.1	492.1	492.1	
Cumulative Allocations	492.1	984.2	1476.3	1968.4	2460.5	2952.6	3444.7	3936.8	4428.9	4921	5413.1	5905.2	6397.3	6889.4	7381.5	7873.6	8365.7	
Monitor +/-	-236.1	-449.2	-616.3	-623.4	-598.5	-323.6	96.7	499	816.3	1032.6	1239.9	1325.2	1226.5	1026.8	807.1	606.4	409.7	
Manage	492.1176	506.875	522.0667	4290.5	5331.6	6890.7	8663	10039.5	11351	12401.5	13636	14597.5	15180	15882.5	16607	17403.5	18206	12240.8

		1214.4	Funded through CIL
		6216	Funded through S106 agreements
Lowsley	175		
Headley	10		
Holt			
Pound	17	1214.4	
Junipers	12	60	
Hale			
Close	5	728.64	Market
Total	219	<b>£9,180,864</b>	Approximate funded through CIL = figure -40%AH x 90 sqm x £140



### Surplus to fund CIL - sensitivity

Rental Value per room		£4,500	£4,750	£5,000	£5,250	£5,500
<b>Investment Yield</b>						
4.50%		£317,984	£770,402	£1,222,820	£1,675,238	£2,127,656
4.75%		-£113,631	£314,808	£743,248	£1,171,687	£1,600,127
5.00%		-£502,084	-£95,226	£311,633	£718,492	£1,125,350
5.25%		-£853,542	-£466,209	-£78,876	£308,458	£695,791

Surplus after CIL Charge  
CIL Charge as % of GDV

£21,057  
2.67%

The following table shows the sensitivity when constructions costs are adjusted against investment yields.

### Surplus to fund CIL - sensitivity

Construction costs		£1,379	£1,479	£1,579	£1,679
<b>Investment Yield</b>					
4.50%		£1,729,251	£1,222,820	£716,388	£209,956
4.75%		£1,249,679	£743,248	£236,816	-£269,615
5.00%		£818,065	£311,633	-£194,799	-£701,230
5.25%		£427,556	-£78,876	-£585,307	-£1,091,739

Surplus after CIL Charge  
CIL Charge as % of GDV

£21,057  
2.67%

The viability consultants for the Council remain of the view that the modelling undertaken to support the recommended CIL rate for Hotels is appropriate bearing in mind the generic nature of the typology tested which whilst of a budget hotel nature may be modelled with slightly different inputs to the model used for the specific chain of budget hotels by Lamron Developments.

## **5. Residential viability appraisals – workings and results relating to 100 and 200 unit schemes**

One of the outcomes of the CIL consultation process was the need to test larger sites, in light of those strategic sites, upon which the Council would rely for its housing supply. Adams Integra were, therefore, asked to test sites of 100 and 200 units. In this connection, we are attaching the following documents as Appendix 5:

- Proposed mixes 100 and 200 units.
- Basis of valuation for 100 and 200 unit sites. This includes items that differentiate larger sites from smaller sites, for example net:gross site areas, roads and sewers infrastructure and the provision of public open space.
- Summary table of land values per hectare for 100 and 200 units.

From the table of land value outcomes, it will be seen that there is good viability against a Greenfield threshold value of £450,000 per hectare. When judged against an employment threshold, there is viability in most scenarios from VP3. The Council believes, therefore, that evidence from the larger sites supports the recommended CIL rates.

In question 11, we have also shown the viability buffers in relation to these sites.

## Appendix 5

### East Hampshire

Testing sites of 100 and 200  
units

Outcomes as land value per hectare, compared to existing use value  
thresholds

For 100 unit sites, the gross site area is assumed to be 20% larger than the net  
developable area.

For 200 unit sites, the gross site area is assumed to be 50% larger than the net  
developable area.

**Assuming recommended CIL rates**

		<b>CIL Rates</b>	<b>£65</b>	<b>£110</b>	<b>£150</b>	<b>£180</b>	<b>£180</b>
<b>Site Details</b>	<b>Density dph</b>	<b>Gross Area ha</b>	<b>VP2</b>	<b>VP3</b>	<b>Alton</b>	<b>VP4</b>	<b>VP5</b>
100 units	35	3.43	£636,025	£1,085,722	£1,176,323	£1,540,716	£2,079,575
200 units	35	8.57	£494,731	£822,972	£900,226	£1,179,554	£1,597,423
100 units	25	4.80	n/a*	£751,313	£799,902	£1,122,351	£1,515,308
200 units	25	12.00	n/a*	£566,680	£603,734	£854,338	£1,181,084

\* Not assessed at 25dph as the location is more appropriate for the higher density.

**Assumed threshold values per hectare**

Agricultural/greenfield	£450,000
Employment lower	£945,000
Employment higher	£1,386,000
Residential lower	£2,016,000
Residential higher	£2,772,000

East Hampshire District Council

Basis of Valuation for the 100 and 200 unit sites.

Detail	100 units 35dph	100 units 25dph	200 units 35dph	200 units 25dph
Gross site area ha	3.43	4.8	8.57	12.0
Net Dev site area ha	2.86	4.0	5.71	8.0
Coverage sqm/ha	3,288	2,560	3,294	2,575
Base build costs Houses Flats	£1,231 £1,470	£1,231 £1,470	£1,231 £1,470	£1,231 £1,470
Professional fees% of build cost	9%	9%	9%	9%
Contingency % of build cost	4%	4%	4%	4%
Marketing % of sales revenue	3.5%	3.5%	3.5%	3.5%
Roads and sewer Infrastructure	£1,430,000	£2,000,000	£2,855,000	£4,000,000
Public open space	£99,750	£140,000	£500,500	£700,000
S106 costs per unit	£2,000	£2,000	£2,000	£2,000
CIL per sqm Market housing only	VP2 £ 65 VP3 £110 Alton £150 VP4 £180 VP5 £180			

E Hants Proposed Mixes for 100 and 200 unit sites

**Option 1**

Proposed mix 100 units

Assumes 35 dwellings per hectare

Assumes gross area is net area plus 20%

Net area at 35dph is 2.86ha

Gross area is 3.43ha.

Assumes 40% affordable.

**Option**

**2**

Proposed mix 100 units

Assumes 25 dwellings per hectare

Assumes gross area is net area plus 20%

Net area at 25dph is 4.0ha

Gross area is 4.8ha.

Assumes 40% affordable.

Unit type	floor area		Phase 1		Phase 2	
	sqm		Number	Area	Number	Area
<b>Market units</b>						
1 bed flat	46			0		0
2 bed flat	65			0		0
2 bed house market	76		6	456	5	380
3 bed house market	90		8	720	10	900
4 bed house market	121		12	1452	13	1573
5 bed house market	160		6	960	0	0
<b>Affordable units</b>						
<b>Affordable rent</b>						
1 bed flat	46		6	276		0
2 bed flat	65		0	0		0
2 bed house	76		10	760		0
3 bed house	90		11	990		0
4 bed house	121		1	121		0
				0		0
				0		0
<b>Intermediate</b>						
1 bed flat	46		2	92		0
2 bed flat	65					

Phase 1		Phase 2	
Number	Area	Number	Area
	0		0
	0		0
	0		0
10	900	10	900
13	1573	13	1573
14	2240	0	0
3	138		0
3	195		0
10	760		0
11	990		0
1	121		0
	0		0
	0		0
2	92		0

2 bed house	76		6	456		0
3 bed house	90		4	360		0
			72	6643	28	2853

**Option one:**

Total units: 100  
 Developable area ha: 2.86  
 Density dph: 35  
 Total sqm built area: 9496  
 Built area per ha: 3320

6	456		0
4	360		0
77	7825	23	2473

**Option two:**

Total units: 100  
 Developable area ha: 4  
 Density dph: 25  
 Total sqm built area: 10298  
 Built area per ha: 2575

**6. Appendix 5 from Viability Addendum (January 2015) (CIL 12) [currently missing from the document on the website]**

Document is attached as Appendix 6.

# Nationwide HOUSE PRICE INDEX



[www.nationwide.co.uk/hpi](http://www.nationwide.co.uk/hpi)

Special Report  
December 2014

## House price premium in National Parks rises to 21%

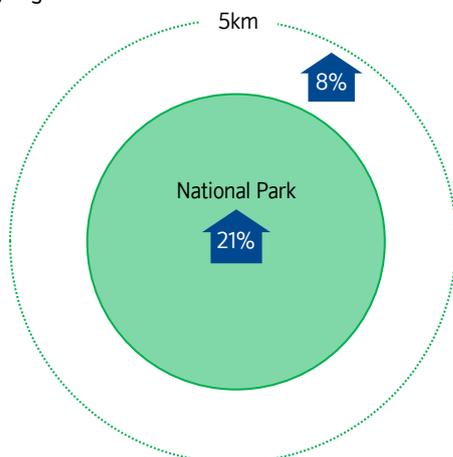
- Premium for property within a National Park has increased from 18% to 21%
- 8% premium for a property within 5km of a National Park

Commenting on the figures, Robert Gardner, Nationwide's Chief Economist, said:

“Around 190,000 households in Great Britain are located within the boundaries of National Parks, and our research suggests that this factor alone attracts a significant price premium. Indeed, a property located within a National Park attracts a 21% price premium over an otherwise identical property. This is around £39,000 in cash terms based on the current average house price (£188,810 in Q3). The price premium for being within a National Park has increased slightly from 18% a year ago, when we last conducted this research.

“Moreover, the premium is not limited entirely to properties located within the boundaries of the National Park. There is also evidence of a ‘fringe benefit’ for properties located just outside the boundaries of National Parks. Properties within 5km (c3 miles) of a National Park command an 8% premium to those outside of this range (unchanged from last year).

“National Parks are highly desirable areas in which to live thanks to the beautiful countryside. Development is also strictly controlled, with very little in the way of new housing construction, which also helps to explain why prices are relatively high.



### South Downs overtakes New Forest as most expensive National Park to buy property within

“For the main National Parks, we have estimated an average house price and percentage change over the last 12 months as shown in the table below. We have also calculated an indicative premium for each park (note, this is based on the overall premium as it is not possible to estimate an individual premium for each park).

National Park	Land Area (km <sup>2</sup> )	Average house price	Indicative premium	Annual price change
South Downs	1,624	£351,000	£73,700	10%
New Forest	570	£346,000	£72,700	3%
Lake District	2,292	£251,000	£52,700	-1%
Peak District	1,437	£237,000	£49,800	11%
Dartmoor	953	£214,000	£44,900	5%
Brecon Beacons	1,344	£200,000	£42,000	12%
Cairngorms	4,528	£190,000	£39,900	2%
Loch Lomond & the Trossachs	1,865	£171,000	£35,900	9%
Snowdonia	2,176	£138,000	£29,000	16%

Sources: Nationwide, National Parks UK

“The South Downs National Park is now the most expensive National Park in which to purchase property, overtaking the New Forest due to stronger price growth over the last year. It is England’s newest National Park, spanning 1,624km<sup>2</sup> across Hampshire and Sussex, and contains the highest number of households (around 47,000). The park includes a number of towns situated in the western Weald, including Petersfield, Liss, Midhurst and Petworth.

“The Peak District serves the highest number of people, with around 5.9 million living within 25km of its boundary. Its central location makes it accessible from major population centres such as Derby, Sheffield and Manchester. It is also a desirable place to live and average prices within the park have increased by 11% over the past year.

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“The Cairngorms is the largest National Park by land area, but is located within a very sparsely populated part of Scotland. Loch Lomond and the Trossachs are closest to major cities such as Glasgow and Edinburgh, with 1.1 million people within 25km.

“National Parks cover 20% of the land area in Wales, the highest proportion of the home nations. The largest of these is Snowdonia, covering 2,176km<sup>2</sup>. Snowdonia remains the least expensive National Park to live within, although did see the strongest growth over the last year.”

The methodology correlates the price paid for a property against the set of property characteristics (including the property type, age, number of bedrooms, number of bathrooms, floor area and parking/garages), locality (local neighbourhood as described by ACORN), with additional variables for being in a National Park and within 5km (as measured on a straight line distance).

The data was drawn from Nationwide’s house purchase mortgage lending at the post survey approvals stage in Great Britain in the 12 months to September 2014.

Land area data for National Parks sourced from: <http://www.nationalparks.gov.uk/learningabout/whatisanationalpark/factsandfigures>

Household and population data estimated using Census 2011 data from Office for National Statistics & National Records of Scotland.

The Nationwide House Price Index is prepared from information which we believe is collated with care, but no representation is made as to its accuracy or completeness. We reserve the right to vary our methodology and to edit or discontinue the whole or any part of the Index at any time, for regulatory or other reasons. Persons seeking to place reliance on the Index for their own or third party commercial purposes do so entirely at their own risk. All changes are nominal and do not allow for inflation.

More information on the house price index methodology along with time series data and archives of housing research can be found at [www.nationwide.co.uk/hpi](http://www.nationwide.co.uk/hpi)

Photographs of our economist are available at: <http://www.nationwide.co.uk/mediacentre/photolibrary/economists.htm>

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## **7. Historical evidence on benefits secured through Section 106 agreements (£ per dwelling)**

In testing a range of sites for viability, remnant S106 costs after infrastructure items, which would be covered by CIL, had been omitted were tested at £2,000 and £5,000 per dwelling. After consideration of historic information a remnant cost of £2,000 was agreed to be modelled. The attached spreadsheet shows a range of typical sites approved over the last 2 years. The potential remnant items are likely to be Public Open Space (normally maintenance thereof), community facilities and possibly a community development officer on larger sites. It was considered having due regard to the draft Reg123 that these 3 costs normally would be those impacting on the remnant S106 cost.

These costs were checked on a per unit basis and the red column in the spreadsheet shows the cumulative impact per scheme.

It was on this basis that £2,000 was chosen for viability testing. In addition East Hampshire District Council's S106 monitoring officer is shared with Havant Borough Council. His advice on S106 agreements in Havant post the introduction of CIL was sought to verify the above and enclosed findings.

## Development Sites and S106 Contributions

App no.	Address	Dwellings	Transport	POS	Per Unit	El	AH	Education	Highways	Comm Facs	Comm Wrker	Sports Provision	Health	Fee	Other
53198/00 1	34 LAND TO THE SOUTH OF HAVANT ROAD	60	£136,635		£2,000	£31,620		£38,310		£105,000	£15,000				
52501/00 2	RESERVE HOUSING ALLOCATION BRISLANDS LANE	110	£374,209		£250	£63,767		£284,443		£27,500		£220,000		£5,797	
24076/01 5	FORMER GALES BREWERY LONDON ROAD	32		£44,400	£1,388		£400,000							£1,500	Crossing - £20,000
53305/00 3	LYMINGTON FARM INDUSTRIAL ESTATE, LYMINGTON BOTTOM ROAD	107			£0										
36003/00 4	28 GREENACRE BOROVERE LANE	12	£22,850.50	£3,960	£330	£6,138								£1,618.92	
28984/00 5	31 GENTLEMAN JIM RAVEN SQUARE	11	£14,682	£13,500	£1,227	£5,580								£1,688.10	
23856/00 9	KEYLINE BUILDERS MERCHANTS THE DEPOT REDHILL ROAD	43	£119,942		£0	£23,944		£217,451						£5,000	
54596/00 1	185-189A LAND REAR OF LOVEDEAN LANE	40	£148,479	£39,600	£990	£22,320								£10,000	
55307/00 1	DEAN COTTAGE LAND SOUTH WEST OF BIGHTON HILL	15		£10,815	£721	£8,370		£55,627	£54,249					£6,453.05	
25256/03 2	FRIARS OAK FARM LAND AT BOYNESWOOD ROAD	80	£295,222	£57,680	£971			£338,819			£20,000			5% or £10k	
22458/00 4	127-135 LAND REAR OF DRIFT ROAD	12		£0	£0										
30714/00 6	74-76 ANSTEY ROAD (Original Application 2007 - 3 net units)	10			£0										
22160/00 5	1-3 LAND REAR OF GLOUCESTER CLOSE	10	£51,146	£13,500	£1,350	£5,580	£54,720							£3,511.30	
55369/00 1	SITE OF LOUISBURG BARRACKS STATION ROAD	500	£1,500,000	£430,000	£860			£4,070,000						£10,000	
55258/00 1	LAND NORTH OF BOYNESWOOD LANE	51	£197,525	£50,490	£1,284			£504,515		£15,000				£10,000	
55417/00 1	LAND AT HOLE LANE HOLE LANE	37	£148,625	£14,729	£1,778			£166,881		£51,060				£3,289.45	
21915/01 5	MOORLANDS SAND PIT SOUTH OF HOGMOOR ROAD	12	£55,212	£16,200	£1,350	£6,696	£341,376							£10,000	
28353/00 4	QUEBEC BARRACKS CAMP ROAD	100	£378,445	£55,571	£1,902			£465,224		£134,640		£115,000	£25,000	£10,000	
30667/01 5	ALTON SPORTS & SOCIAL CLUB ANSTEY ROAD	85	£336,786	£114,750	£1,908			£394,446		£47,430				£10,000	Loss of sport land - £150,000
54840/00 1	EASTLEIGH HOUSE COTTAGES LAND NORTH OF BARTONS ROAD	17			£0										
55324/00 1	PROSPECT PLACE MILL LANE	14			£0										
28463/00 2	LAND SOUTH OF CHALTON LANE CHALTON LANE	207	£847,297		£250			£935,545			£51,750		£38,400	£10,000	
55268	LAND EAST OF COLLEGE CLOSE	34	£127,065	£15,210	£1,739		£12,312.0	£126,154.3		£43,920				£10,000	SDMP -

53198/00					0	5		£5848
3	34 LAND TO THE SOUTH OF HAVANT ROAD	15	£47,348	£15,818	£2,115		£15,900	£3,953.30
55223/00								
1	Land at corner of Dunsells Lane & Gilbert Street	15	£66,447	£22,022	£2,944	£75,855	£22,140	£9,323
55428/00			£1,081,13					
1	Land at Cadnam, Upper Anstey Lane	275	6		£0	£1,853,756		

Appendix 7 Copy of Contributions Breakdown

## **8. Historical evidence on the proportion of affordable housing units recently secured on development schemes**

The target of 40% (with a 35% target at the Whitehill and Bordon regeneration project zone) affordable housing was set across the East Hampshire District with the adoption of the East Hampshire Joint Core Strategy. In effect however the target of 40% (with a 35% target at Whitehill and Bordon) was being negotiated and achieved prior to adoption. The attached spreadsheet shows sites approved from early 2014 and how they have delivered affordable housing as a percentage of overall site capacity.

The 40% target has been achieved quite consistently across the district. There are however three notable applications, the Louisburg and Garrison applications at Whitehill and Bordon and the South Alton application where a lower percentage has been achieved. The reason for this is simply the infrastructure necessary to ensure appropriate development was achieved means that a compromise in affordable housing delivered was part of the negotiation process leading up to the resolution to grant these applications. The Garrison site achieve 15% affordable housing and the South Alton and Louisburg sites 20% affordable housing.

## Appendix 8 Affordable Housing Contributions

App no	Address	Total dwellings	Private	Affordable	% affordable	Decision date
36216/FUL	WHITEHILL CHASE HIGH STREET	12	12	0	0%	04-Dec-01
24900/016/RES	32A BUTTS ROAD	14	14	0	0%	19-Jun-08
22823/021/FUL	CADLINGTON HOUSE BLENDWORTH LANE	10	10	0	0%	12-Sep-08
21915/011/VOC	MOORLANDS HOGMOOR ROAD	59	59	0	0%	23-Jun-10
50167/001/RENU	CHANDOS LODGE LAND AT REAR OF LONDON ROAD	171	109	62	36%	08-Feb-11
26295/007/FUL	26 SILENT GARDEN PORTSMOUTH ROAD	128	81	47	37%	18-Mar-11
24076/011/FUL	8 GEORGE GALE & CO LTD HAMPSHIRE BREWERY LONDON ROAD	73	60	13	18%	22-Sep-11
28889/024	LAND AT GREEN LANE GREEN LANE	275	179	96	35%	13-Apr-12
25050/054	THE MALT HOUSE LAND AT TURK STREET LOWER TURK STREET	52	34	18	35%	11-Oct-12
30016/014	103 LAND AT OAKLANDS HOUSE REDHILL ROAD	39	25	14	36%	19-Oct-12
34310/016	LOWSLEY FARM LAND AT LARK RISE	155	101	54	35%	06-Dec-12
22115/028	BEAVER INDUSTRIAL ESTATE MIDHURST ROAD	20	13	7	35%	10-Dec-12
54308/001	LAND NORTH OF TRAFALGAR RISE	18	12	6	33%	15-May-13
20107/061	TRELOAR COLLEGE RYEBRIDGE LANE	89	85	4	4%	17-May-13
27970/007	22-28 WEY RIVER HOUSE HIGH STREET	14	14	0	0%	24-Jun-13
33993/072	FORMER OSU SITE AREA B MIDHURST ROAD	62	62	0	0%	12-Jul-13
37866/007	SITE OF 94 & LAND REAR OF 98-102 LONGMOOR ROAD	11	11	0	0%	15-Jul-13
53198/001	34 LAND TO THE SOUTH OF HAVANT ROAD	60	36	24	40%	16-Jul-13
52501/002	RESERVE HOUSING ALLOCATION BRISLANDS LANE	110	66	44	40%	10-Sep-13
24076/015	FORMER GALES BREWERY LONDON ROAD	32	32	0	0%	13-Sep-13
55164	MEADOW CROFT FARM GREEN LANE	12	12	0	0%	04-Dec-13
53305/003	LYMINGTON FARM INDUSTRIAL ESTATE LAND TO THE WEST OF LYMINGTON BOTTOM ROAD	107	58	49	46%	05-Feb-14
36003/004	28 GREENACRE BOROVERE LANE	12	12	0	0%	19-Mar-14
28984/005	31 GENTLEMAN JIM RAVEN SQUARE	11	11	0	0%	24-Mar-14
23856/009	KEYLINE BUILDERS MERCHANTS THE DEPOT REDHILL ROAD	43	35	8	19%	04-Aug-14
54596/001	185-189A LAND REAR OF LOVEDEAN LANE	40	24	16	40%	15-Sep-14
55307/001	DEAN COTTAGE LAND SOUTH WEST OF BIGHTON HILL	15	9	6	40%	02-Oct-14
25256/032	FRIARS OAK FARM LAND AT BOYNESWOOD ROAD	80	48	32	40%	09-Oct-14
22458/004	127-135 LAND REAR OF DRIFT ROAD	12	12	0	0%	16-Oct-14
30714/006	74-76 ANSTEY ROAD (Original Application 2007 - 3 net units)	10	10	0	0%	16-Oct-14
22160/005	1-3 LAND REAR OF GLOUCESTER CLOSE (Affordable Housing contribution equivalent to 2 units made)	10	10	2	20%	14-Nov-14
55369/001	SITE OF LOUISBURG BARRACKS STATION ROAD	500	400	100	20%	28-Nov-14
55258/001	LAND NORTH OF BOYNESWOOD LANE	51	30	21	41%	08-Dec-14
55417/001	LAND AT HOLE LANE HOLE LANE	37	22	15	41%	18-Dec-14
21915/015	MOORLANDS SAND PIT SOUTH OF HOGMOOR ROAD - (Affordable Housing Contribution Made)	12	12	1	8%	30-Jan-15
28353/004	QUEBEC BARRACKS CAMP ROAD	100	65	35	35%	03-Feb-15
30667/015	ALTON SPORTS & SOCIAL CLUB ANSTEY ROAD	85	55	30	35%	09-Feb-15

54840/001	EASTLEIGH HOUSE COTTAGES LAND NORTH OF BARTONS ROAD (Site also within Havant totalling 55 dwellings, 14 are affordable = 25%, However 40% within EHDC)	17	17	6.8	40%	25-Feb-15
55324/001	PROSPECT PLACE MILL LANE	14	14	0	0%	02-Mar-15
28463/002	LAND SOUTH OF CHALTON LANE CHALTON LANE	207	124	83	40%	05-Mar-15
55268	LAND EAST OF COLLEGE CLOSE	34	21	13	38%	11-Mar-15
53198/003	34 LAND TO THE SOUTH OF HAVANT ROAD	15	9	6	40%	24-Mar-15
55223/001	Land at corner of Dunsells Lane & Gilbert Street	15	9	6	40%	16-Apr-15
55010/002	Land at Cedar Stables (Affordable Housing Contribution Made equivalent to 4 units)	10	0	4	40%	23-Apr-15
55428/001	Land at Cadnam, Upper Anstey Lane	275	165	110	40%	05-May-15
55222/001	Land at Will Hall Farm	180	108	72	40%	22-May-15
30021/056	Land at Borovere Farm/ Lord Mayor Treloar	529	423	106	20%	
30016/018	Land south of Oaklands House	106	64	42	40%	
55562/001	Land east of Horndean	700	421	279	40%	
55587/001	Land at Bordon Garrison	2400	2040	360	15%	
		<b>7043</b>		1791.8		
				25.4408633		

## 9. Sheltered housing viability appraisals – workings and results

The workings for sheltered housing derive from discussions between Adams Integra and representatives of the respondents to the Preliminary Draft Charging Schedule. The resulting main assumptions for the viability appraisal were:

55 flats, including 40% affordable.

Site area 0.5 hectares.

Floor areas based upon the McCarthy and Stone development in Alton.

1 bed flat 57 sqm;

2 bed flat 79 sqm.

Sales values for the market units are based upon the McCarthy and Stone development in Alton.

Revenues for the affordable housing are based on those in the values table of the Adams Integra viability report March 2015 (see Appendix 2 CIL10).

Build costs £1,430 per square metre. Includes 10% for external works and 3% for sustainability.

Build period 18 months.

Sales period 3 years from completion of the development, equating to 0.9 per month for the 33 market units.

Building contingencies 5%.

Communal areas assumed to occupy an additional 25% of the sellable area.

S106 costs included at £3,000 per unit.

Professional fees 10%.

Sales and marketing fees 5%.

Empty property costs assumed at £220,000.

Profit is 20% for the market units and 6% for the affordable units.

The land value outcome was assessed against employment existing use thresholds, since we believe that sheltered developments will generally be built on brownfield sites. This is due to the need for such developments to be located close to facilities, such as shopping and transport. The employment thresholds are:

Lower: £945,000 per hectare

Higher: £1,386,000 per hectare

The valuation outcome was a land value of £553,085, equating to £1,106,170 per hectare. This is within the range of employment thresholds above.

With regard to a buffer in relation to sheltered housing the maximum CIL rate, to produce a land value per hectare of £945,000, would be around £80 per square metre. If we adopt the calculation in 11 below, the buffer is, therefore, 50%.

## **10. Note on residential viability in WBRPZ – setting out updated inputs and results**

The Council considered the viability of Whitehill and Bordon, outside the regeneration area, as part of the addendum report of January 2015. For this purpose, a s106 cost of between £2,000 and £3,000 per unit was allowed; this resulted in a recommended CIL rate for this location of £65 per square metre. This would average approximately £5,500 to £6,000 per unit. In connection with the regeneration area, the Council is attaching a table, as appendix 10, which sets out the assumed land uses, infrastructure requirements and areas for the three strategic sites of the Garrison, Louisburg Barracks and Quebec Barracks. Information is taken from planning application documents. The table apportions infrastructure cost to the residential uses, based upon the proportion of both residential and POS. The POS is included, since this requirement is generated by the residential use. This results in an overall infrastructure figure of £21,000 per unit.

This is clearly well in excess of the total s106 and CIL revenue per unit, that has been assessed as being viable outside the regeneration area. In this circumstance, the Council considers it appropriate to charge a zero CIL, but to recover infrastructure costs, by negotiation, through s106 agreements. This allows viability to be maintained, while applying flexibility to such areas as affordable housing. This flexibility has, for example, resulted in a reduced affordable housing requirement at the Garrison and Louisburg sites.

With regard to sheltered housing sites, the Council considers that the extra development costs and slower sales rates merit a lower CIL rate of £40 outside the regeneration area. The impact of additional infrastructure costs, through CIL, within the regeneration area would adversely affect viability, so the Council proposes to deal with the recovery of such costs through the s106 mechanism, as above.

Appendix 10

Whitehill Bordon sites  
Calculating infrastructure per residential  
unit

Land Use	No units	Garrison	Louisburg	Quebec	Totals	Non residential floor areas based on 50% site cover
	2400	500	100	3000		

POS, SANG etc ha		120.00	3.38	0.76	124.14	
Town Centre ha		7.00			7.00	35,000 m2
Residential ha		60.00	13.08	2.50	75.58	
Employment ha		5.00	2.94		7.94	39,700 m2
School ha		8.00			8.00	
Total Areas ha		200.00	19.40	3.26	222.66	74,700 m2

Infrastructure requirement (from officers' reports)		£54,000,000	£14,542,035	£1,933,200	£70,475,235
Total area open space and residential:	199.72				
Proportion of total:	90%				
Same percentage of total infrastructure equates to:	£63,214,380.37				
<b>Infrastructure per residential unit:</b>	<b>£21,071</b>				
Infrastructure to serve non residential uses	£7,260,854.63				
CIL due from 3,818 m2 (100 bed) budget Hotel @£70 m2	£267,260				
CIL due from remaining 31,182 m2 town centre retail uses @£100 m2	£3,118,200				
CIL due from other Employment uses @ £zero m2	£0				
<b>Shortfall if CIL replaces S106</b>	<b>£3,875,394.63</b>				

**11. Residential viability buffers – table of results for all size typologies and locations, where the buffer is expressed as the % difference between the proposed CIL rate (per m2) and the maximum CIL rate (per m2) that could be charged.**

To be calculated using the following equation:

$$100 \text{ minus } \left( \frac{\text{CIL rate}}{\text{Maximum CIL rate}} \times 100 \right)$$

We are attaching, as Appendix 11, tables that illustrate the residential buffers, as calculated using the above formula. The first table shows buffers for 100 and 200 units, where they can be seen as being between 35% and 85%. The second table shows the buffers for 10, 25 and 75 units. For these valuations, reference can also be made to Appendix 3A of the Addendum Report of January 2015 (CIL12). At Appendix 11, it will be seen that the buffers in these scenarios vary between 57% and 89%.

Appendix 11

East Hampshire

Table of CIL buffers following the hearing

Calculating the buffer against a greenfield threshold land value of £450,000 per hectare.

**10, 25 and 75 units (See Addendum January 2015 Appendix 3A)**

Scenario 1		Value Points	Proposed CIL	Land value at	Maximum CIL	Land value at max	Buffer %
			rate per sqm	proposed CIL rate	rate	CIL rate*	
No. of units	10	VP2	£65	£303,442	£220	£183,309	70
Density dph	25	VP3	£110	£630,672	£685	£186,197	84
Gross site area ha	0.4	VP4	£180	£879,869	£1,050	£204,550	83
Threshold value per ha	£450,000	VP5	£180	£1,165,909	£1,400	£219,372	87
Total threshold value	£180,000						

Scenario 2		Value Points	Proposed CIL	Land value at	Maximum CIL	Land value at max	Buffer %
			rate per sqm	proposed CIL rate	rate	CIL rate*	
No. of units	10	VP2	£65	£363,339	£400	£168,900	84
Density dph	35	VP3	£110	£526,576	£750	£155,968	85
Gross site area ha	0.29	VP4	£180	£674,775	£1,100	£138,009	84
Threshold value per ha	£450,000	VP5	£180	£945,160	£1,500	£174,421	88
Total threshold value	£130,500						

Scenario 3		Value Points	Proposed CIL	Land value at	Maximum CIL	Land value at max	Buffer %
			rate per sqm	proposed CIL rate	rate	CIL rate*	
No. of units	25	VP2	£65	£748,933	£270	£376,841	76
Density dph	30	VP3	£110	£1,402,083	£670	£386,026	84
Gross site area ha	0.83	VP4	£180	£1,932,638	£1,040	£368,804	83
Threshold value per ha	£450,000	VP5	£180	£2,608,392	£1,400	£396,456	87
Total threshold value	£373,500						

Scenario 4		Value Points	Proposed CIL	Land value at	Maximum CIL	Land value at max	Buffer %
			rate per sqm	proposed CIL rate	rate	CIL rate*	
No. of units	25	VP2	£65	£723,578	£400	£305,077	84
Density dph	40	VP3	£110	£1,030,268	£705	£284,699	84
Gross site area ha	0.63	VP4	£180	£1,411,585	£1,050	£319,047	83
Threshold value per ha	£450,000	VP5	£180	£2,020,941	£1,570	£280,760	89
Total threshold value	£283,500						

Scenario 5		Value Points	Proposed CIL	Land value at	Maximum CIL	Land value at max	Buffer %
			rate per sqm	proposed CIL rate	rate	CIL rate*	
No. of units	75	VP2	£65	£1,809,727	£150	£1,374,853	57
Density dph	30	VP3	£110	£3,421,711	£530	£1,354,816	79
Gross site area ha	3.00	VP4	£180	£4,785,263	£875	£1,365,828	79
Threshold value per ha	£450,000	VP5	£180	£6,664,190	£1,265	£1,365,105	86
Total threshold value	£1,350,000						

Scenario 6		Value Points	Proposed CIL	Land value at	Maximum CIL	Land value at max	Buffer %
			rate per sqm	proposed CIL rate	rate	CIL rate*	
No. of units	75	VP2	£65	£1,697,106	£230	£1,085,973	72
Density dph	40	VP3	£110	£2,648,146	£550	£1,036,752	80
Gross site area ha	2.25	VP4	£180	£3,684,553	£910	£1,011,825	80
Threshold value per ha	£450,000	VP5	£180	£5,326,420	£1,370	£1,002,271	87
Total threshold value	£1,012,500						

\* These land values should be close to the Total Threshold Value.

## 12. Note on housing supply (including total dwellings per year, overall supply to 2028, types of sites and broad locations, five year supply)

(15<sup>th</sup> June 2015)

### Housing Land Supply

At the request of the Inspector, this explanatory note will provide further information regarding housing land supply to inform the Community Infrastructure Levy Charging Schedule (CIL). All the data provided has a base date of 1<sup>st</sup> April 2015. However, it must be noted all data is currently provisional and will be verified in due course.

### Five Year housing Land Supply

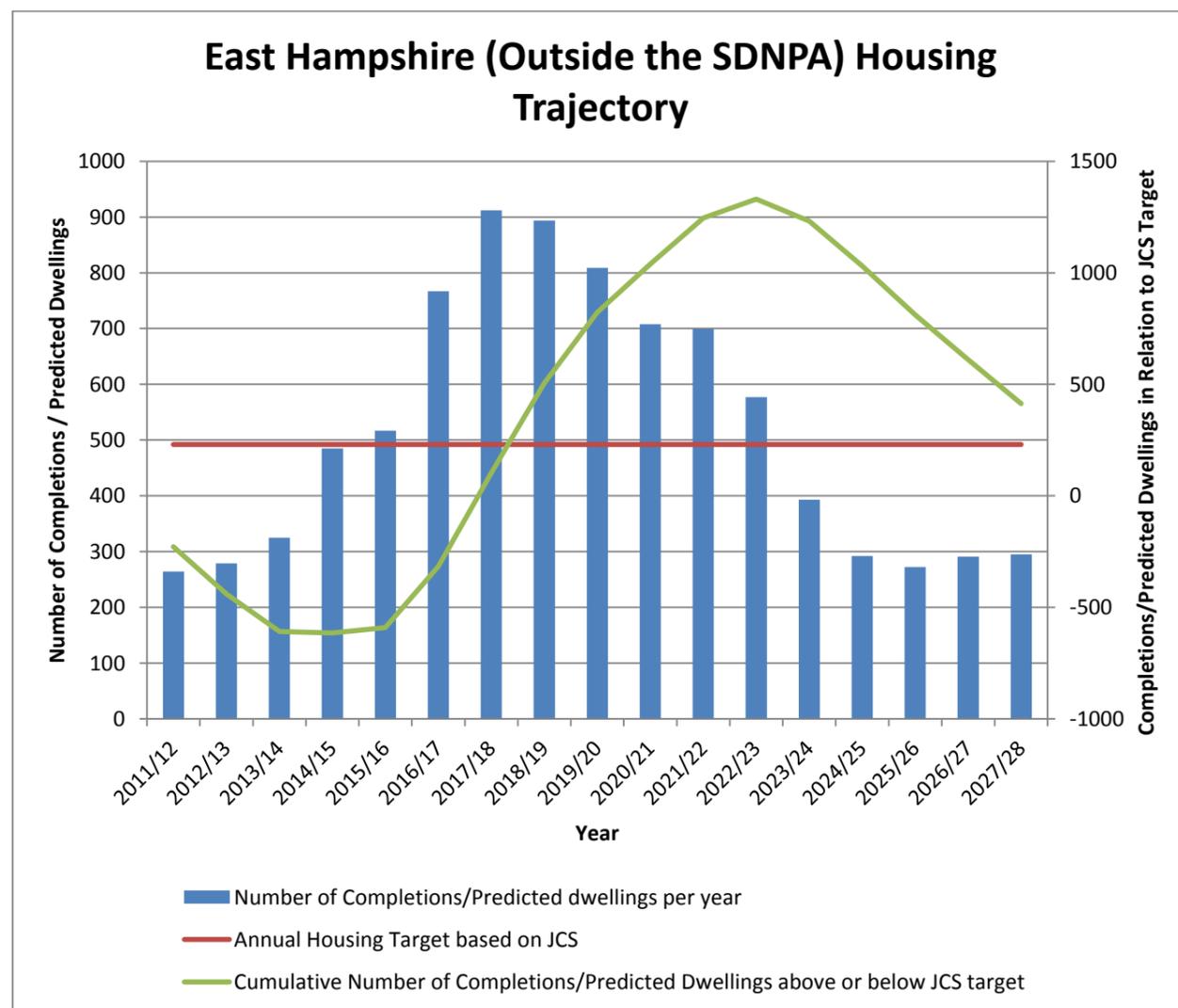
Taking into account realistic phasing of planning permissions, resolutions to grant planning permission, as well as provisional completion data from Hampshire County Council (HCC), East Hampshire District Council (Outside of the National Park) can demonstrate a five year housing land supply. As the table below indicates, as of 1<sup>st</sup> April 2015 there is 6.62 years supply of housing, equivalent to a surplus of 919 dwellings. These calculations are based on the 'Liverpool' method and a 5% buffer, which is deemed the most appropriate method for East Hampshire District. The calculations reflect the five year housing land supply period from 1<sup>st</sup> April 2015 to 31<sup>st</sup> March 2020.

<b>East Hampshire District Council - Five Year Housing Land Supply (As of 1<sup>st</sup> April 2015) using the Liverpool Method</b>			
		<i>Total</i>	<i>Annual</i>
<b>Requirement (minimum)</b>			
A	East Hants Housing Requirement 2011-2028	8366	492
B	Completions 2011-2014	1357	339.3
C	Residual Requirement (A-B) 2015 to 2028	7009	539.2
D	Requirement for 5 years (2015-2020)	2695.8	539.2
E	Plus 5% buffer	2830.6	566.1
<b>Supply</b>			
F	Large site planning permissions	1950	
G	Small site planning permissions	270	
H	Resolution	487	
I	Large Urban Potential	10	
J	Reserve Sites without permission	125	
K	Windfalls	217	
L	Whitehill & Bordon Strategic Allocation	691	
M	Total Supply	<b>3750</b>	
<b>Shortfall/Over Provision</b>			
N	Against requirement + 5%	<b>919</b>	
<b>No. of years' supply</b>			
O	Against requirement + 5%	<b>6.62</b>	

## East Hampshire District Council's Housing Trajectory 2011 – 2018 (Outside the SDNPA)

(As of 1<sup>st</sup> April 2015)

	2011-2012	2012-13	2013-14	2014-15	2015-16	2016-17	2017-18	2018-19	2019-20	2020-21	2021-22	2022-23	2023-24	2024-25	2025-26	2026-27	2027-28	Total
<b>Completions</b>	264	279	325	485														<b>1353</b>
<b>Large Planning permissions</b>					362	213	154	134	57									<b>920</b>
<b>Small Planning Permissions</b>					63	63	63	64	64									<b>317</b>
<b>Allocations</b>					75	271	208	202	211	248	197	130	120					<b>1662</b>
<b>Neighbourhood Plans</b>					17	170	215	214	102	134	124	55	0	0	0	25	18	<b>1074</b>
<b>Settlement Policy Boundary</b>									10									<b>10</b>
<b>Baseline / Reserve Sites</b>								40	85									<b>125</b>
<b>Whitehill &amp; Bordon</b>					0	50	200	168	208	254	306	320	201	220	200	194	205	<b>2526</b>
<b>Windfall Allowance</b>							72.4	72.4	72.4	72.4	72.4	72.4	72.4	72.4	72.4	72.4	72.4	<b>796.4</b>
<b>Total Completions/Projections</b>	<b>264</b>	<b>279</b>	<b>325</b>	<b>485</b>	<b>517</b>	<b>767</b>	<b>912.4</b>	<b>894.4</b>	<b>809.4</b>	<b>708.4</b>	<b>699.4</b>	<b>577.4</b>	<b>393.4</b>	<b>292.4</b>	<b>272.4</b>	<b>291.4</b>	<b>295.4</b>	<b>8783.4</b>
<b>Cumulative Completions</b>	256	535	860	1345	1862	2629	3541.4	4435.8	5245.2	5953.6	6653	7230.4	7623.8	7916.2	8188.6	8480	8775.4	
<b>Housing Allocation</b>	492.1	492.1	492.1	492.1	492.1	492.1	492.1	492.1	492.1	492.1	492.1	492.1	492.1	492.1	492.1	492.1	492.1	
<b>Cumulative Allocations</b>	492.1	984.2	1476.3	1968.4	2460.5	2952.6	3444.7	3936.8	4428.9	4921	5413.1	5905.2	6397.3	6889.4	7381.5	7873.6	8365.7	
<b>Monitor +/-</b>	-236.1	-449.2	-616.3	-623.4	-598.5	-323.6	96.7	499	816.3	1032.6	1239.9	1325.2	1226.5	1026.8	807.1	606.4	409.7	
<b>Manage</b>	492.1176	506.875	522.0667	4290.5	5331.6	6890.7	8663	10039.5	11351	12401.5	13636	14597.5	15180	15882.5	16607	17403.5	18206	<b>12240.8</b>



## Types and Location of Sites

The tables below illustrate the types of sites that make up East Hampshire's housing trajectory, broken down into large planning permission, allocations, Neighbourhood Plan allocations, and those saved Reserve or Baseline Allocations that are to contribute to housing land supply throughout the duration of the plan period (2011 to 2028).

<b>Large Planning Permissions</b>	
<b>Type of Site</b>	<b>Dwellings Remaining</b>
Less than 25 dwellings	158
Between 25 and 75 dwellings	251
Between 75 and 150 dwellings	355
Over 150 dwellings	156

<b>Allocations</b>	
<b>Type of Site</b>	<b>Dwellings Remaining</b>
Less than 25 dwellings	163
Between 25 and 75 dwellings	125
Between 75 and 150 dwellings	292
Over 150 dwellings	1082

<b>Neighbourhood Plan Sites</b>	
<b>Type of Site</b>	<b>Dwellings Remaining</b>
Less than 25 dwellings	28
Between 25 and 75 dwellings	62
Between 75 and 150 dwellings	0
Over 150 dwellings	984

<b>Baseline / Reserve Sites</b>	
<b>Type of Site</b>	<b>Dwellings Remaining</b>
Less than 25 dwellings	0
Between 25 and 75 dwellings	40
Between 75 and 150 dwellings	85
Over 150 dwellings	0

In terms of broad location the spatial spread of development identified in policy CP10 of the East Hants JCS provides the best précis of the location of development across the District.

**13. Viability buffers for retail development – expressed in percentage terms for each typology, using the surplus or overage rates provided in the Council’s Response to the Matters, Issues and Questions (using similar method as set out for item 11 above).**

The following table shows the maximum amount of CIL that could be paid by the 4 generic retail categories tested, before the surplus equals zero. This is then presented as a percentage of the buffer generated with the proposed CIL charge at £100 per m2.

	<b>Surplus after Proposed £100 per m2 CIL Rate</b>	<b>Maximum CIL Rate before zero viability per m2</b>	<b>Buffer as % difference between the proposed CIL rate (£100 per m2) and maximum CIL rate (per m2) that could be charged</b>
<b>Comparison retailing</b>	£311,770	£1,470	93%
<b>Retail warehousing</b>	£1,525,956	£794	87%
<b>Supermarkets</b>	£4,271,548	£877	87%
<b>Convenience Store</b>	£115,355	£463	78%