



1. Introduction

- 1.1 This document has been prepared to provide the Examiner with some information in respect of the different appraisal and scheme information available in relation to the Wood Wharf, Bishopsgate Goods yard and Westferry Printworks sites.
- 1.2 It also sets out the S106s in relation to each of the schemes described, whether achieved or assumed.

2. Wood Wharf

- 2.1 There are multiple schemes to consider for the Wood Wharf site, namely: -
- The scheme used in the viability assessment to inform the Draft Charging Schedule. (This scheme is referred to in this document as 'Draft Charging Schedule Scheme')
 - The scheme used in the viability assessment to inform the Revised Draft Charging Schedule. (This scheme is referred to in this document as 'Revised Draft Charging Schedule Scheme')
 - The scheme included within the 'Supplementary Evidence Requested by the Examiner' document. These new appraisals have been undertaken to help inform a process to establish options in relation to Wood Wharf, Bishopsgate Goods Yard and Westferry Printworks. (This scheme is referred to in this document as 'Supplementary Evidence Requested by Examiner Scheme').
 - The scheme granted planning permission by the Council's Strategic Development Committee on the 21st July 2014. The reference number for this scheme is PA/13/02966. (This scheme is referred to in this document as 'Current Permitted Scheme').
 - The historic scheme granted permission on the 18th May 2009, and then renewed in February 2012. The reference number for this scheme is PA/08/01215. (This scheme is referred to in this document as 'Historic Permitted Scheme').

The detail relating to these schemes is set out below: -

Draft Charging Schedule Scheme

- 2.2 This scheme was initially published as part of the consultation on the Draft Charging Schedule.

Assumptions/Variables

- 2.3 This scheme was loosely based upon pre-application discussions relating to the scheme at the time of the publication of the Draft Charging Schedule with BNP Paribas having been appointed to deal with the scheme specific viability on the Council's behalf. These assumptions were considered in light of the ones made in relation to the appraisals carried out to support the Council's Managing Development Document. In addition, the Wood Wharf Masterplan was considered.
- 2.4 The detailed variables/assumptions are described in detail in Appendix H to the *Supplementary Evidence Requested by the Examiner* Document. The below table sets out the headline scheme parameters assumptions: -

No. of Units	2,997
Affordable Housing	35%, 70:30 Affordable/Intermediate Split
Office Floorspace	270,000 sq. m
Retail Floorspace	27,000 sq. m

Appraisal Methodology

- 2.5 The methodology used to appraise this scheme is consistent with the methodology applied to the site appraisals that supported the Council's Managing Development Document, although no appraisal of this site was undertaken to inform the Managing Development Document. The viability report that supported the Council's Managing Development Document is attached at Appendix K to the *Supplementary Evidence Requested by the Examiner* Document and the summary appraisals form part of Appendix 1 to that document.
- 2.6 The summary appraisal for this scheme can be found in Appendix 5 of *ED1.2: Viability Study - Draft Charging Schedule Version*.

Residual S106 Allowance

The residual S106 allowance assumed was calculated assuming a £1,220 contribution per residential unit.

Total: £3,656,877

The allowance made does not make an assumption for the provision of infrastructure other than reducing the potential scheme floorspace to account for the given facilities. It is assumed that the CIL liability will cover the provision of infrastructure, both land and facility.

Revised Draft Charging Schedule Scheme

- 2.7 This scheme was initially published as part of the consultation on the Revised Draft Charging Schedule.

Assumptions/Variables

- 2.8 As above, this scheme was loosely based upon ongoing discussions between the applicant and Council, with BNP Paribas appointed to deal with the scheme specific viability on the Council's behalf. Some of the assumptions were amended following the consultation on the Draft Charging Schedule and comments made by DP9/DS2 on behalf of Canary Wharf Group. The changes made to this appraisal are set out in paragraph 2.25 of *ED2.8: Summary of Consultation Responses to the Draft Charging Schedule (October 2013)*.
- 2.9 The detailed variables/assumptions are described in detail in Appendix H to the *Supplementary Evidence Requested by the Examiner* Document. The below table sets out the headline scheme parameters assumptions: -

No. of Units	2,997
Affordable Housing	35%, 70:30 Affordable/Intermediate Split
Office Floorspace	270,000 sq. m
Retail Floorspace	27,000 sq. m

Appraisal Methodology

- 2.10 The methodology used to appraise this scheme is consistent with the methodology applied to the site appraisals that supported the Council's Managing Development Document, which is attached at Appendix K to the *Supplementary Evidence Requested by the Examiner* Document.

Residual S106 Allowance

The residual S106 allowance assumed was calculated assuming a £1,220 contribution per residential unit and £5 per sq. ft for commercial space.

Total: £19,641,417

The allowance made does not make an assumption for the provision of infrastructure other than reducing the potential scheme floorspace to account for the given facilities. It is assumed that the CIL liability will cover the provision of infrastructure, both land and facility.

Supplementary Evidence Requested by Examiner Scheme

- 2.11 This further appraisal was carried out to try and reflect a viability appraisal that would accompany a scheme going through the planning application process.

Assumptions/Variables

- 2.12 The assumptions relating to this appraisal are set out in Appendix H to the *Supplementary Evidence Requested by the Examiner* Document and whilst they don't mirror the viability

appraisal that accompanied the application, due to a confidentiality agreement preventing the publication of the contents of the appraisal, they do use information that is publicly available in respect of the planning application referenced PA/13/02966, such as the number of units the scheme is delivering as well as other floor area information.

2.13 The below table sets out the headline scheme parameters/assumptions: -

No. of Units	3,104
Affordable Housing	35% and 25%, 70:30 Affordable/Intermediate Split
Office Floorspace	239,156 sq. m
Retail Floorspace	26,544 sq. m

Appraisal Methodology

2.14 The methodology used to appraise this scheme is not consistent with the appraisals undertaken to support the Council's Managing development Document. This appraisal accounts for a long build out of the scheme and uses an Internal Rate of Return basis to assess the profit the developer can reasonably expect. There are many assumptions used in this appraisal that vary from the ones undertaken to support the Council's Managing Development Document.

Residual S106 Allowance

The residual S106 allowance assumed was calculated assuming a £1,220 contribution per residential unit and £5 per sq. ft for commercial space. This is to allow for site specific contributions such as Highways and CO2 Reduction Contributions.

Two different values are provided for below, one that assumes infrastructure can be sought under CIL, and one that assumes infrastructure can't be sought under CIL. Where it is assumed that infrastructure can't be sought under CIL, the monetary contributions for the on-site infrastructure will be added to the residual amount: -

Total assuming infrastructure can be sought under CIL: £ 25,156,542

Total assuming infrastructure can't be sought under CIL:

Site Specific Allowance (£1,220 per unit, £5 psf commercial)	£ 25,156,542
<u>Using Scheme Information – Infrastructure Provision</u>	
Primary School (Total Education Contribution)	£ 6,720,000
Health Centre	£ 4,780,000
Idea Store	£ 1,009,000
Leisure Facilities	£ 2,290,000
Total	£39,955,542

Current Permitted Scheme

- 2.15 An appraisal of this scheme does not inform the CIL rate setting process as the components of the viability study relating to this scheme remains confidential. The 'Supplementary Evidence Requested by Examiner Scheme' uses some of the publicly available application information as well as other information that ensures the scheme is compliant with the development plan. Please refer to Appendix H of the *Supplementary Evidence Requested by the Examiner Document* which provides more information relating to the 'Supplementary Evidence Requested by Examiner Scheme'.
- 2.16 The Outline application (all matters reserved) for mixed-use redevelopment of the site known as "Wood Wharf" was approved by the Council's Strategic Development Committee in July 2014.
- 2.17 The new development floorspace in the outline permission comprises: -
- The erection of buildings, including tall buildings and basements, comprising:
 - Residential units (Use Class C3);
 - Hotel (C1);
 - Business floorspace (B1);
 - Retail (A1-A5);
 - Community and Leisure (D1 and D2); and,
 - Sui Generis uses.
- 2.18 The outline permission also includes associated infrastructure, including the creation of structures in Blackwall Basin, Graving Dock, and South Dock;
- Streets, open spaces, landscaping and public realm;
 - Bridge links;
 - Car, motorcycle and bicycle parking spaces and servicing spaces;
 - Utilities including energy centres and electricity substation(s); and,
 - Other works incidental to the proposed development.
- 2.19 The Development Specification proposes a maximum floorspace cap of 728,880sqm (GIA). The development seeks permission principally for residential and office uses. The Development proposes a range of 1,700 to 3,610 homes and 165,000sqm (GIA) to 350,000sqm (GIA) of office floorspace. Additionally, a range of other uses including retail, leisure, hotel and community floorspace are proposed. The development would be 'controlled' by three key documents: The Parameter Plans, the Development Specification and the Design Guidelines.

2.20 An Indicative Scheme was submitted. This scheme was not submitted for approval as such, rather it demonstrated one way in which the development may come forward in accordance with the parameters, specifications and guidelines within the control documents. It is also a useful illustration of the type of development that could occur on the site. The *Indicative Scheme* is described in paragraph 4.55 of the Strategic Development Committee Report, attached at Appendix N to the *Supplementary Evidence Requested by the Examiner* Document. An extract from this paragraph is stated below: -

The applicant advises that that the Indicative Scheme represents their favoured approach to development on the site at the current time. It would, inter alia, provide 3,104 homes (604 of which would be affordable), circa 240,000sqm (GIA) of office floorspace and circa 31,500sqm (GIA) of retail uses and provide circa 29.500sqm of publicly accessible open space along with a primary school, Idea Store, Health facility and Leisure centre.

2.21 The level of affordable housing agreed is 25% in terms of habitable rooms. There would be a Review Mechanism to provide for up to an additional 15% affordable housing by habitable room by way of commuted sum (i.e. the equivalent of 40% in total). Officer advice was that this is in accordance with the development plan policy – that the independent review of the viability appraisal concluded that the proposed offer maximises the affordable housing that can viably be achieved (See paragraph 13.10 of Appendix N to the *Supplementary Evidence Requested by the Examiner* Document).

2.22 An 80:20 tenure split between the affordable rented and intermediate units has been agreed. Whilst this is not in adherence to the Council's 70:30 target, the 80:20 split was actively sought by LBTH planning and housing officers to address affordability challenges.

2.23 Alongside the affordable housing, there will be provision for in-kind community facilities: -

- A health facility and an Idea Store, in accordance with the Site Allocation.
- In respect of education, and in recognition of the pressure on primary school places in the Isle of Dogs, physical provision on-site has been prioritised. The development provides for a two form of entry (420 pupils) primary school.
- The development provides for a privately-run Leisure Centre.
- The Development Specification secures, as a minimum, 25,000 sq. m of publicly accessible open space.

2.24 In the absence of physical delivery of the in-kind contributions, a financial contribution (totaling £15.38m) would be made in accordance with the Planning Obligations SPD [para 3.4]:

- A financial contribution for education on the Indicative Scheme would be £6.72m;
- A financial contribution for health the Indicative Scheme would be £4.78m;
- A financial contribution for the Idea Store on the Indicative Scheme would be £1.09m;
- An additional financial contribution for leisure facilities on the Indicative Scheme would be £2.29m.

- The value of on-site public art will be no less than £500,000.

2.25 As for further provision, applying the SPD formulae for planning obligations to the Indicative Scheme would result in approximately £27.5m of contributions, as set out below: -

- £4,244,363.60 towards enterprise & employment
- £2,118,080 towards leisure facilities
- £88,005 towards sustainable transport
- £5,440,064.94 towards public open space
- £4,059,000 towards off-setting carbon emissions
- £10,720,000 towards transport improvements
- £539,347.79 towards monitoring
- **Overall Total: £27,506,737.33**

2.26 The exact level of contributions will be subject to variation, within the parameters of the SPD, as detailed design comes forward at reserved matters stages. It is noteworthy, however, that the transport-related contributions are fixed and total £10.72m.

2.27 An estimated combined contribution for the Indicative Scheme for the “top-up” Crossrail contribution and Mayoral CIL is approximately £61m.

2.28 The viability assessment submitted as part of the outline application is still being treated as confidential and has not been permitted to be released. It is not therefore “available” evidence for the purposes of the CIL process. However, certain broad conclusions can be drawn:

- It is contended by Representors that any rate of CIL for this development would make a scheme of this size on the site unviable;
- However, this scheme is able to provide £42,886,737.33 in section 106 and s.278 contributions;
- The assessment for the outline permission is considered by the expert valuers to be reasonable.

Residual S106 Allowance (Assuming Scheme Was Appraised)

The Residual S106 allowance is calculated using the formula based contributions in the current Planning Obligations SPD as well as including the site specific contributions required by this scheme. These amounts have been approved by the Council's Strategic Development Committee.

Two different values are provided for below, one that assumes infrastructure can be sought under CIL, and one that assumes infrastructure can't be sought under CIL. Where it is assumed that infrastructure can't be sought under CIL, the monetary contributions for the on-site infrastructure will be added to the residual amount: -

Total assuming infrastructure can be sought under CIL:

Enterprise & Employment	£ 4,244,364
Off-setting carbon emissions	£ 4,059,000
Transport improvements	£ 10,720,000
Monitoring (2%)	£ 380,467
Total	£ 19,403,831

Total assuming infrastructure can't be sought under CIL:

Enterprise & Employment	£ 4,244,364
Off-setting carbon emissions	£ 4,059,000
Transport improvements	£ 10,720,000
Monitoring of 2% on non-physical contributions	£ 380,467
<u>To be delivered on-site: equivalent financial contributions</u>	
Primary School (Total Education Contribution)	£ 6,720,000
Health Centre	£ 4,780,000
Idea Store	£ 1,009,000
Leisure Facilities	£ 2,290,000
Total	£ 34,202,831

3. Bishopsgate Goods Yard

3.1 There are multiple schemes to consider for the Bishopsgate Goods Yard site, namely: -

- The scheme used in the viability assessment to inform the Draft Charging Schedule. (This scheme is referred to in this document as 'Draft Charging Schedule Scheme')
- The scheme used in the viability assessment to inform the Revised Draft Charging Schedule. (This scheme is referred to in this document as 'Revised Draft Charging Schedule Scheme')
- The scheme included within the 'Supplementary Evidence Requested by the Examiner' document. These new appraisals have been undertaken to help inform a process to establish options in relation to Wood Wharf, Bishopsgate Goods Yard and Westferry Printworks. (This scheme is referred to in this document as 'Supplementary Evidence Requested by Examiner Scheme').
- The scheme that was submitted to the Council on the 21st July 2014. The reference number for this scheme is to be confirmed. (This scheme is referred to in this document as 'Submitted Application Scheme').

3.2 It should be noted that this site spans across the boundary between the London Borough of Tower Hamlets and the London Borough of Hackney. All appraisals account for the site as a whole. The detail relating to these schemes is set out below: -

Draft Charging Schedule Scheme

3.3 This scheme was initially published as part of the consultation on the Draft Charging Schedule.

Assumptions/Variables

3.4 This scheme was based on the one undertaken to inform the Council's Managing Development Document (*ED4.2*).

3.5 The detailed variables/assumptions are described in detail in Appendix 5 to *ED1.2: Viability Study - Draft Charging Schedule Version*. The below table sets out the headline scheme parameters assumptions: -

No. of Units	756
Affordable Housing	35%, 70:30 Affordable/Intermediate Split
Office Floorspace	0 sq. m
Retail Floorspace	0 sq. m

Appraisal Methodology

3.6 The methodology used to appraise this scheme is consistent with the methodology applied to the site appraisals that supported the Council's Managing Development Document. The

viability report that supported the Council’s Managing Development Document is attached at Appendix K to the *Supplementary Evidence Requested by the Examiner* Document and the summary appraisals form part of Appendix 1 to that document.

- 3.7 The summary appraisal for this scheme can be found in Appendix 5 of *ED1.2: Viability Study - Draft Charging Schedule Version*.

Residual S106 Allowance

The residual S106 allowance assumed was calculated assuming a £1,220 contribution per residential unit.

Total: £922,320

The allowance made does not make an assumption for the provision of infrastructure other than reducing the potential scheme floorspace to account for the given facilities. It is assumed that the CIL liability will cover the provision of infrastructure, both land and facility.

Revised Draft Charging Schedule Scheme

- 3.8 This scheme was initially published as part of the consultation on the Revised Draft Charging Schedule.

Assumptions/Variables

- 3.9 As above, this scheme was based upon the appraisals that supported the Council’s Managing Development Document and updated to reflect comments made by representors.
- 3.10 The detailed variables/assumptions are described in detail in Appendix 6 of *ED2.2: Viability Study - Revised Draft Charging Schedule*. The below table sets out the headline scheme parameters assumptions: -

No. of Units	754
Affordable Housing	35%, 70:30 Affordable/Intermediate Split
Office Floorspace	68,598 sq. m
Retail Floorspace	22,866 sq. m

Appraisal Methodology

- 3.11 The methodology used to appraise this scheme is consistent with the methodology applied to the site appraisals that supported the Council’s Managing Development Document, which is attached at Appendix K to the *Supplementary Evidence Requested by the Examiner* Document.

Residual S106 Allowance

The residual S106 allowance assumed was calculated assuming a £1,220 contribution per residential unit and £5 per sq. ft for commercial space.

Total: £5,842,441

The allowance made does not make an assumption for the provision of infrastructure other than reducing the potential scheme floorspace to account for the given facilities. It is assumed that the CIL liability will cover the provision of infrastructure, both land and facility.

Supplementary Evidence Requested by Examiner Scheme

3.12 This further appraisal was carried out to try and reflect a viability appraisal that would accompany a scheme going through the planning application process.

Assumptions/Variables

3.13 The assumptions relating to this appraisal are set out in Appendix H to the *Supplementary Evidence Requested by the Examiner* Document and whilst they don't mirror the viability appraisal that accompanied the application, due to a confidentiality agreement preventing the publication of the contents of the appraisal, they do use information that is publicly available in respect of the planning application, such as the number of units the scheme is delivering or floor area information.

3.14 The below table sets out the headline scheme parameters assumptions: -

No. of Units	1,464
Affordable Housing	35% and 25%, 70:30 Affordable/Intermediate Split
Office Floorspace	55,200 sq. m
Retail Floorspace	20,048 sq. m
D1/D2	8,622 sq. m

Appraisal Methodology

3.15 The methodology used to appraise this scheme is not consistent with the appraisals undertaken to support the Council's Managing development Document. This appraisal accounts for a long build out of the scheme and uses an Internal Rate of Return basis to assess the profit the developer can reasonably expect. There are many assumptions used in this appraisal that vary from the ones undertaken to support the Council's Managing Development Document.

Residual S106 Allowance

The residual S106 allowance assumed was calculated assuming a £1,220 contribution per residential unit and £5 per sq. ft for commercial space. This is to allow for site specific contributions such as Highways and CO2 Reduction Contributions.

Two different values are provided for below, one that assumes infrastructure can be sought under CIL, and one that assumes infrastructure can't be sought under CIL. Where it is assumed that infrastructure can't be sought under CIL, the monetary contributions for the on-site infrastructure will be added to the residual amount: -

Total assuming infrastructure can be sought under CIL: £ 6,299,961

Total assuming infrastructure can't be sought under CIL:

Site Specific Allowance (£1,220 per unit, £5 psf commercial)	£ 6,299,961
<u>Using Scheme Information – Infrastructure Provision</u>	
Idea Store	£ 514,613.35
Open Space	£ 3,277,351.86
Total	£ 10,091,926

Submitted Application Scheme

- 3.16 An appraisal of this scheme does not inform the CIL rate setting process as the viability study relating to this scheme remains confidential. The 'Supplementary Evidence Requested by Examiner Scheme' uses some of the publicly available application information as well as other information that ensures the scheme is compliant with the development plan. Please refer to Appendix H of the *Supplementary Evidence Requested by the Examiner* Document which provides more information relating to the 'Supplementary Evidence Requested by Examiner Scheme'.
- 3.17 The Outline application (all matters reserved) for mixed-use redevelopment of the site known as "The Goods Yard" was submitted to the Council on the 21st July 2014.
- 3.18 The new development floorspace in the outline permission comprises: -
- Residential units (Class C3) – between 1,451 and 1,464 units;
 - Business floorspace (Class B1);
 - Retail, financial and professional services, restaurant and cafes (Class A1, A2 and A3);
 - Non-residential institutions (Class D1);
 - Assembly and leisure (Class D2);
 - Public conveniences (sui generis);

- Energy centres, storage, car and cycle parking;
 - Formation of new pedestrian and vehicular access and means of access and circulation within the site;
 - Provision of new public open space and landscaping
- 3.19 The application states that the development is seeking 10% affordable housing across the whole site and that the proportion to be delivered on the Tower Hamlets side will be delivered on-site, whereas the proportion of the affordable housing to be delivered in Hackney will be provided in the form of a commuted sum.
- 3.20 A 35:65 tenure split between the affordable rented and intermediate units has been agreed. Whilst this is not in adherence to the Council's 70:30 target, the 80:20 split was actively sought by LBTH planning and housing officers to address affordability challenges.
- 3.21 Alongside the affordable housing, it is proposed in the application that the development will deliver the following social infrastructure: -
- A health facility capable of accommodating two GPs;
 - In respect of education, and in recognition of the pressure on primary school places in the Isle of Dogs, physical provision on-site has been prioritised. The development provides for a two form of entry (420 pupils) primary school;
 - A 9,719 sq. m public park;
 - 228 sq. m of child play space;

4. Westferry Printworks

4.1 There are multiple schemes to consider for the Westferry Printworks site, namely: -

- The scheme used in the viability assessment to inform the Draft Charging Schedule. (This scheme is referred to in this document as 'Draft Charging Schedule Scheme')
- The scheme used in the viability assessment to inform the Revised Draft Charging Schedule. (This scheme is referred to in this document as 'Revised Draft Charging Schedule Scheme')
- The scheme included within the 'Supplementary Evidence Requested by the Examiner' document. These new appraisals have been undertaken to help inform a process to establish options in relation to Wood Wharf, Bishopsgate Goods Yard and Westferry Printworks. (This scheme is referred to in this document as 'Supplementary Evidence Requested by Examiner Scheme').

The detail relating to these schemes is set out below: -

Draft Charging Schedule Scheme

4.2 This scheme was published as part of the consultation on, and used to inform the rates within, the Draft Charging Schedule.

Assumptions/Variables

4.3 This scheme was based on the one undertaken to inform the Council's Managing Development Document (*ED4.2*).

4.4 The detailed variables/assumptions are described in detail in Appendix 5 to *ED1.2: Viability Study - Draft Charging Schedule Version*. The below table sets out the headline scheme parameters/assumptions: -

No. of Units	1,186
Affordable Housing	35%, 70:30 Affordable/Intermediate Split
Office Floorspace	0 sq. m
Retail Floorspace	0 sq. m

Appraisal Methodology

4.5 The methodology used to appraise this scheme is consistent with the methodology applied to the site appraisals that supported the Council's Managing Development Document. The viability report that supported the Council's Managing Development Document is attached at Appendix K to the *Supplementary Evidence Requested by the Examiner* Document and the summary appraisals form part of Appendix 1 to that document.

- 4.6 The summary appraisal for this scheme can be found in Appendix 5 of *ED1.2: Viability Study - Draft Charging Schedule Version*.

Residual S106 Allowance

The residual S106 allowance assumed was calculated assuming a £1,220 contribution per residential unit.

Total: £1,446,432

The allowance made does not make an assumption for the provision of infrastructure other than reducing the potential scheme floorspace to account for the given facilities. It is assumed that the CIL liability will cover the provision of infrastructure, both land and facility.

Revised Draft Charging Schedule Scheme

- 4.7 This scheme was published as part of the consultation on, and used to inform the rates within, the Revised Draft Charging Schedule.

Assumptions/Variables

- 4.8 As above, this scheme was based upon the appraisals that supported the Council’s Managing Development Document and updated to reflect comments made by representors.
- 4.9 The detailed variables/assumptions are described in detail in Appendix 6 of *ED2.2: Viability Study - Revised Draft Charging Schedule*. The below table sets out the headline scheme parameters assumptions: -

No. of Units	900
Affordable Housing	35%, 70:30 Affordable/Intermediate Split
Office Floorspace	270,000 sq. m
Retail Floorspace	27,000 sq. m

Appraisal Methodology

- 4.10 The methodology used to appraise this scheme is consistent with the methodology applied to the site appraisals that supported the Council’s Managing Development Document. The viability report that supported the Council’s Managing Development Document is attached at Appendix K to the *Supplementary Evidence Requested by the Examiner* Document and the summary appraisals form part of Appendix 1 to that document.

Residual S106 Allowance

The residual S106 allowance assumed was calculated assuming a £1,220 contribution per residential unit.

Total: £1,097,512

The allowance made does not make an assumption for the provision of infrastructure other than reducing the potential scheme floorspace to account for the given facilities. It is assumed that the CIL liability will cover the provision of infrastructure, both land and facility.

Supplementary Evidence Requested by Examiner Scheme

4.11 This further appraisal was carried out to try and reflect a viability appraisal that would accompany a scheme going through the planning application process.

Assumptions/Variables

4.12 The assumptions relating to this appraisal are set out in Appendix H to the *Supplementary Evidence Requested by the Examiner* Document. The unit number and floor area assumptions are based on a publicly available Environmental Impact Assessment Scoping Report.

4.13 The below table sets out the headline scheme parameters assumptions: -

No. of Units	800
Affordable Housing	35% and 25%, 70:30 Affordable/Intermediate Split
Office Floorspace	2,250 sq. m
Retail Floorspace	5,500 sq. m

Appraisal Methodology

4.14 The methodology used to appraise this scheme is not consistent with the appraisals undertaken to support the Council's Managing development Document. This appraisal accounts for a long build out of the scheme and uses an Internal Rate of Return basis to assess the profit the developer can reasonably expect. There are many assumptions used in this appraisal that vary from the ones undertaken to support the Council's Managing Development Document.

Residual S106 Allowance

The residual S106 allowance assumed was calculated assuming a £1,220 contribution per residential unit and £5 per sq. ft for commercial space. This is to allow for site specific contributions such as Highways and CO2 Reduction Contributions.

Two different values are provided for below, one that assumes infrastructure can be sought under CIL, and one that assumes infrastructure can't be sought under CIL. Where it is assumed that infrastructure can't be sought under CIL, the monetary contributions for the on-site infrastructure will be added to the residual amount: -

Total assuming infrastructure can be sought under CIL: £ 3,235,905

Total assuming infrastructure can't be sought under CIL:

Site Specific Allowance (£1,220 per unit, £5 psf commercial)	£ 3,235,905
<u>Using Scheme Information – Infrastructure Provision</u>	
Secondary Education	£ 1,782,693
Open Space	£ 1,760,669
Leisure Contribution	£ 1,110,259
Total	£ 7,889,526