



LONDON BOROUGH OF ENFIELD

**AGENDA FOR THE EXTRAORDINARY COUNCIL
MEETING
TO BE HELD ON WEDNESDAY, 9TH JUNE, 2021
AT 7.00 PM**

**THE WORSHIPFUL THE MAYOR
AND COUNCILLORS OF THE
LONDON BOROUGH OF ENFIELD**

Please Reply to: Clare Bryant
Phone: (020) 8132 1000
E-mail: Clare.bryant@enfield.gov.uk
My Ref: DST/PW
Date: 07 June 2021

Dear Councillor,

You are summoned to attend the meeting of the Council of the London Borough of Enfield to be held at Enfield Grammar School Market Place, Enfield EN2 6LN on Wednesday, 9th June, 2021 at 7.00 pm for the purpose of transacting the business set out below.

Yours sincerely

Jeremy Chambers

Director Law & Governance

Please use the following link to watch a livestream of the meeting:

https://teams.microsoft.com/l/meetup-join/19%3ameeting_ZTBhMjUxMTktNjk4Yy00NGZiLWExM2YtMWFhMDUwNTBiNTU0%40thread.v2/0?context=%7b%22id%22%3a%22cc18b91d-1bb2-4d9b-ac76-7a4447488d49%22%2c%22oid%22%3a%22de181320-9e9a-429c-a8db-b37ae5b5ded1%22%2c%22isBroadcastMeeting%22%3atrue%7d&btype=a&role=a

- 1. APOLOGIES FOR ABSENCE**
- 2. DECLARATIONS OF INTEREST**

Members are asked to declare any disclosable pecuniary, other pecuniary or non pecuniary interests relating to items on the agenda.

- 3. DRAFT REGULATION 18 ENFIELD LOCAL PLAN: 2019-3039 (Pages 1 - 588)**

The receive the report of the Executive Director of Place on Draft Regulation

18 Enfield Local Plan: 2019-3039.

Due to file size Appendix A and Appendix D to this report are available on request.

Appendix H to this item will be circulated as a follow paper.

Council is recommended to;

1. Approve the Reg 18 Draft Enfield Local Plan 2019 – 2039 (at Appendix A) with accompanying supporting documents, including the Sustainability Appraisal, for statutory consultation for a period of six weeks commencing as soon as is practicable in June 2021.
2. Delegate to the Executive Director of Place, in consultation with the Portfolio holder for Strategic Planning, authority to make minor revisions as are necessary to the plan (including preparing a high-quality graphic layout) in advance of the consultation.

4. EXPANSION OF ENERGETIK'S HEAT NETWORK (Pages 589 - 830)

To receive a report of the Executive Director of Resources on the expansion of Energetik's Heat Network.

The Council is asked to:

1. Approve the addition of £5m to the Capital Programme, in addition to the £32m budget approved by Council in March (KD5210), for the purpose of extending the Energetik heat network as detailed within Appendix A.
2. Approve the total investment in the proposed expansion identified in Appendix A of £49m, comprising £12m grant funding and £37m borrowing as included within the Capital Programme, to fund the proposed expansions, as follows:
 - a. £12m grant funding from the Heat Networks Investment Project (HNIP), to be invested in the company as equity funding;
 - b. £12m loan from HNIP at an interest rate to the Council of 0.01%, to be on-lent to the company at a negotiated interest rate compliant with Subsidy Control regulation;
 - c. £25m loan funded from either the Mayor's Energy Efficiency Fund (MEEF or Public Works Loans Board (PWLB) or a combination of both.
3. Delegate authority to the Executive Director of Resources, in consultation with the Director of Law and Governance, to execute on-lending and subscription agreements with Energetik to transfer the funding in paragraph 5, these agreements to at minimum mirror and reflect the requirements identified within Appendices Ci and Cii. To approve that as part of these agreements Energetik will be required to present the Executive Director of Resources with a quarterly connection statement detailing confirmed and perspective property connections compared to

projections, prior to the release of required funding.

4. Approve the revisions to the company's 40-year Business Plan as outlined within the company's Business Plan second Addendum, whilst working with the company Directors to implement the financial model updates, in recognition of the observations in the Ernst & Young review.
5. To instruct the Director of Legal and Governance, in collaboration with Company Directors and council officers, to undertake an options appraisal and strategic review identifying a preferred strategy to support the company's future growth with external funding and knowledge by November 2021 and consider options to reduce the Council's interest as referenced in paragraph 56. No further funding beyond this report to be agreed until this review is complete, and a clear strategic financing direction identified and approved by Cabinet.
6. To note the ongoing discussions between Energetik and LB Haringey and LB Hackney to supply heat to residents of other north London boroughs, as included in the Energetik business plan.

London Borough of Enfield**[Council] EGM****Meeting Date: 9 June 2021**

Subject: Draft Regulation 18 Enfield Local Plan: 2019–3039**Cabinet Member: Cllr Caliskan****Executive Director: Sarah Cary****Key Decision: KD 5267**

Purpose of Report

1. The council is in the process of preparing a new local plan for Enfield.
2. This report seeks approval to consult for a period of 6 weeks commencing in June on the next stage of the plan preparation process – the Regulation 18 Draft Enfield Local Plan (draft ELP)

Proposal(s)

3. Council is recommended to approve the Reg 18 Draft Enfield Local Plan 2019 – 2039 (at Appendix A) with accompanying supporting documents, including the Sustainability Appraisal, for statutory consultation for a period of six weeks commencing as soon as is practicable in June 2021.
4. Council is recommended to delegate to the Executive Director of Place, in consultation with the Portfolio holder for Strategic Planning, authority to make minor revisions as are necessary to the plan (including preparing a high-quality graphic layout) in advance of the consultation.

Reason for Proposal(s)

5. It is a statutory requirement for all Councils to prepare a Local Plan and ensure that it is up to date. Enfield's current Local Plan includes a Core Strategy published in 2010 and a Development Management Document published in 2014; as both are older than five years they are required to be reviewed.
6. By approving the Reg 18 Draft Enfield Local Plan for consultation the Council will be taking the next step in ensuring it has an adopted statutory plan in place by 2023/24 to help guide the development that the borough requires to 2039 and beyond to meet its growth needs.

7. Preparing a new Local Plan provides the Council with an opportunity to set out a positive vision for growth, ensuring that appropriate facilities and infrastructure are provided for future residents.

Relevance to the Council Plan

8. The draft ELP sets out how the spatial development needs of the borough will be delivered to 2039, and beyond. It is a vitally important tool for helping the council deliver its corporate priorities and delivering the spatial elements of the council's Corporate Plan.
9. The draft local plan has been prepared in light of the corporate priorities and embeds these in its spatial vision, objectives and policies. A key theme of the plan is providing a lifetime of opportunities for all and levelling up between eastern and western parts of the borough. The draft plan focusses on delivering high quality new homes at scale, ensuring good growth and delivery of safe and healthy places. The vision and policies for the economy form a key part plan and seek to create new and a more diverse range of employment opportunities, as well as improving the quality of the existing employment spaces of the borough.
10. The draft ELP contains a vision which extends from the Corporate Plan: By 2039 Enfield will be a place of growing opportunity for future generations, the green lung of London where new homes and jobs help all our communities thrive.

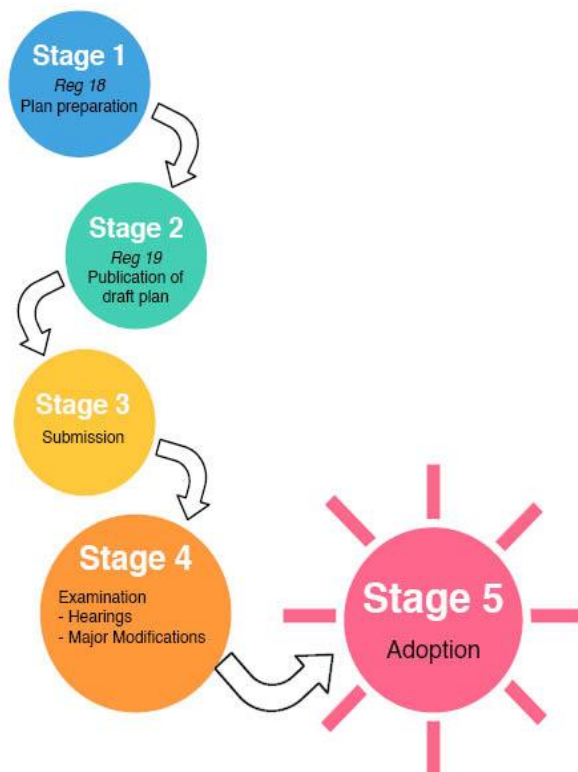
Background

11. The Council is required by law to produce a spatial plan know as a local plan. The purpose of a local plan is to set out how identified development needs in a local authority area will be accommodated spatially over a 15 – 20 year period and government sets out the requirements of plan making in policy and planning inspectorate procedures. The plan has to consider the amounts and type of development required over the plan period, how and when that development will be delivered and in what form.
12. The spatial plan must be prepared by the council in consultation with local communities, statutory stakeholders, the development industry and other interested parties. Before it can be formally adopted it must progress through several formal stages of plan production and consultation and will eventually be examined by the Planning Inspectorate on behalf of the Secretary of State to ensure that it is legally compliant and sound.

The Plan making process

13. The process for preparing a plan is set out by government in the Town and country (Local Planning) (England) Regulations. A summary of the process is below:

Fig 1: A summary of the Plan making process



14. Enfield is currently at Stage 1 – the plan preparation stage known as Regulation 18. Stage 1 involves:
 - collecting **evidence** about the borough’s needs
 - using the evidence to identify issues and ways that they could be addressed through the plan
 - Testing options

15. The Regulation 18 stage can be repeated a number of times with several rounds of public consultation and is a stage of the process that can run over several years.

Context for this Regulation 18 Draft Enfield Local Plan

16. Enfield prepared and consulted on a Reg 18 Issues and Options document from December 2018 to February 2019. This document focussed on exploring broad issues and options but did not indicate a preferred option for a spatial strategy.

17. In total, 1,712 unique responses were received, and a summary of the responses is provided in Appendix B. The consultation feedback received has informed the development of this version of the draft ELP.

18. A further Regulation 18 document and consultation is needed to:
 - Explore issues identified through the earlier Regulation 18 consultation,
 - Respond to changes in government planning policy, the climate and nature emergencies, COVID, and the recently adopted London Plan,
 - Reflect the new and updated evidence base

- Identify a preferred spatial growth strategy and preferred policy options.
19. This draft plan represents an advancement on the 2018/2019 Issues and Options consultation. Although the plan will contain issues and options, this time it identifies a preferred option.

Consultation arrangements

20. The plan and supporting documentation (including the Policies Map, Sustainability Appraisal, Habitats Regulation Assessment and full evidence base) will be consulted on for a period of 6 weeks commencing in June 2021.
21. The council's published Statement of Community Involvement for Planning (KD 5021, December 2020) sets out how residents and others will be involved in consultation and plan making. Our ambition is to work to engage with residents, local groups, landowners and businesses as well as statutory bodies to ensure that many minds are drawn on in developing the next stage of the plan.
22. An engagement strategy has been prepared to support the consultation. The consultation will use a variety of methods to reach as wide an audience as possible which will include physical exhibitions, workshop events, drop in sessions as well as use of a range of digital and virtual channels. One of the ambitions of the consultation is to include younger generations and hard to reach groups in to the conversation about the choices that need to be made around development of the plan and the directions it needs to take.

Main Considerations for the Council

The need for a new spatial plan

23. The borough already has a number of adopted spatial plans:

Development Plan	Date of adoption	Geographic area of coverage
Core Strategy	2010	Borough wide
Development Management Document	2014	Borough wide
North Circular Area Action Plan	2014	Place specific
North East Enfield Area Action Plan	2016	Place specific
Edmonton Leaside Area Action Plan	2020	Place specific

24. The Core Strategy, which sets the strategic policies for the whole of the borough, is now 11 years old. A number of changes have taken place since the plan was adopted which has rendered many of its policies out of date. These contextual changes include new and updated government policy (including some significant changes to national planning policy and guidance), neighbouring authorities' spatial plans changing, a new London Plan published March 2021, increasing growth and development pressure including a significant increase in housing delivery targets, the housing

crisis, the climate and nature emergencies and new directions set out in the corporate plan and strategies.

25. The Development Management Document (DMD) which contains many of Enfield's more detailed planning policies is also now 7 years old and in need of review and update for similar reasons.
26. The dated nature of the existing plan (particularly the Core Strategy and DMD) and its policies creates difficulties for the Council on a number of levels including:
 - Creating an uncertain policy environment, adding to complexity and difficulty when taking decisions on planning applications;
 - Increasing the likelihood of planning appeals and their associated costs;
 - Gives the Local Planning Authority, members and local communities less control over the form that development takes
 - Making it difficult to bring forward the levels of required development to address the housing crisis and meet the Housing Delivery Test
27. The out-of-date planning policies also create considerable levels of uncertainty for the development industry reducing willingness to invest in the borough and assist the council in addressing local needs.
28. Councils are required by government (via the National Planning Policy Framework and the Planning Practise Guidance) to keep their spatial plans up-to-date and to review them every 5 years. If we do not have an up-to-date local plan the council will face a number of significant possible penalties:
 - We could in effect be placed in special measures by Government;
 - Loss of local control over decision making;
 - Will struggle to deliver more housing to meet local needs;
 - Face increased legal costs from developer appeals
 - Increasing likelihood of poor quality piecemeal development coming forward in unplanned locations that does not adequately meet local needs
29. Some of the impacts of these are already being felt in the form of increasing appeal costs and a flow of planning applications for which our existing planning policies provide a less than adequate toolkit for negotiating the best outcomes for Enfield.
30. By agreeing to consult on the Regulation 18 Draft Enfield Local Plan the council will be taking the next positive step in preparing a new local plan to provide certainty, deliver good growth and ensure that we avoid the penalties associated with having out-of-date plans and policies.

Impact of the Planning White Paper and Planning Bill on Enfield's Plan making.

31. Under the Government's Planning White Paper proposals councils are expected to have an adopted local plan in place by 2023 based on the new planning system. It is anticipated that the Planning Bill will contain a similar requirement when it is laid before Parliament in autumn 2021. This is an ambitious Government expectation that is not without some significant challenges, especially for those authorities that are already well progressed with their plan making under the existing system (including Enfield). It has also created a climate of considerable uncertainty for local planning authorities however the Government has been clear that councils should continue to plan for their areas and progress with their plan-making under the current system despite the uncertainty.
32. It is expected that the Planning Bill will contain transitional arrangements to enable councils with plans already well advanced in preparation to continue to progress their plans to adoption under the current legislative system and policy framework. This avoids councils facing considerable cost and time implications from having to abandon work done on plans and start again from scratch. Ministers have also stated that local authorities who have an up to date plan in place will be in the best possible position to adapt to the new plan-making system. Previously this has been taken to where a plan has been published under the Regulation 19 stage (Stage 2 in Figure 1).
33. By taking the decision to consult on this Regulation 18 Draft Plan in June 2021, the council will be taking the next positive step towards preparation of a Regulation 19 Plan, which is currently programmed for production in autumn 2021 following consultation on the Reg 18 Draft Plan. Progressing with this Reg 18 consultation will enhance the chances of the council benefitting from any transitional arrangements that could be introduced by the Planning Bill.

Addressing the Housing Crisis

34. The borough is facing a serious housing crisis. Enfield has the 2nd highest number of households in the country living in temporary accommodation. Home ownership is beyond the reach of many with average house costs 13.7 times income and being above the London average of 12.5. Enfield has the highest eviction rate from rental property in London and rents have increased substantially in the last 5 years, with more significant rises amongst lower quartile rents (the cheaper properties on the rental market).
35. Via its standard methodology, Government has identified that we need to provide 4,397 new homes in the borough every year to meet need. At the London regional level, we are required to plan for 1,246 homes per year under the newly adopted London Plan. In addition, our own evidence finds that we have an affordable need of 1,407 affordable homes each year and need to provide a mix of sizes but with an emphasis on larger units for both market and affordable accommodation. At present Enfield is only building circa 500 homes per year on average and most of those are smaller homes.

36. Housing need is primarily being driven by a growing population arising from more births than deaths - more than double. Additionally, we have not built enough new housing in recent years – making housing scarce and unaffordable.
37. A Local Plan must address the amount, type, location and form of required housing growth. For legal and technical reasons (set out in detail in the Housing Topic Paper) the council has to consider three possible housing target options for the plan period (to 2039). These are:
 - a. Baseline – c.17,000 homes
 - b. High growth – c. 56,000 homes
 - c. Medium growth – c.25,000 homes
38. Although the plan is consulting on all 3 housing target options the medium growth scenario of providing 25,000 new homes over the plan period has been identified as the preferred option. Of the 3 scenarios it is considered the soundest approach to dealing with the acute housing need in terms of numbers and affordability while also enabling sufficient infrastructure to support existing and new communities.

Employment

39. The borough has one of the largest concentrations of Strategic Industrial Land (SIL) in London and it is an important location for manufacturing and logistics. The SIL designation is strongly protected via the London Plan due to the strategically important role that it plays to support London's economy. In addition to existing industrial space, the borough has a need to accommodate a further 56ha of additional industrial/logistics space and 37,000 sqm of office floorspace in the plan period. Around half of this need is expected to be accommodated through intensification (for instance multi-storey facilities) but new sites will also be required. The preferred option is to accommodate all of Enfield's need within the borough, identifying new SIL. Further details of the amounts, types of space requirements, site supply and approach to accommodating this need is set out in the Employment Topic paper (Appendix C).

Spatial distribution of future development

40. Enfield has to accommodate many different growth requirements over the plan period. These include housing, employment, retail, sport and recreation, nature recovery and biodiversity, tourism, community and cultural facilities, burial needs and infrastructure. The scale of the growth is significant and the council has made clear commitments through its plans and strategies to enabling positive growth that meets its needs.
41. One of the key roles of the Local Plan is to decide on how this growth should be spatially distributed around the borough. This is done through the over-arching Spatial Strategy policy which sets the strategic direction for the Plan. The preferred spatial strategy option involves both urban and rural areas to accommodate growth. Key elements of the policy include:
 - Two new placemaking areas in the existing rural areas focussed around Crews Hill and Chase Park together accommodating c. 6,000 new

homes in this plan period (See the Crews Hill and Chase Park Topic Papers in Appendix D & E for more detail).

- New employment sites in the form of SIL extensions and a new logistics site close to Junction 24
 - Designations to enhance the quality and economic, recreational, cultural, food growing and biodiversity benefits of rural areas. This includes the creation of a Rural Enfield London National Park City designation
 - As series of placemaking areas in urban areas to guide good growth and optimise high quality development in those locations, including Meridian Water and Edmonton and Enfield Town.
 - Increasing density and focusing high quality development in sustainable locations such as transport nodes and town centres
 - Transformation of Strategic Industrial Areas through intensification (e.g. multi-storey industrial or logistics facilities), environmental and public realm improvements, enhanced building quality and improvements to facilities to improve quality of life for those who work in, visit or live close to these areas
 - Sustainable increases in density in Enfield's existing residential neighbourhoods through the development of small sites.
42. In addition to accommodating almost all growth requirements, the preferred spatial option provides a number of opportunities:
- Provides the conditions for greater affordable housing delivery and a wider mix of housing units including family homes with gardens and larger housing
 - Reduces reliance on small housing units in higher density developments and tall buildings
 - Enables the environmental enhancement of rural areas including the development of the Rural Enfield destination in the London National Park City. Supports long term protection plus improved access for existing residents to nature and facilities.
 - Delivers on Climate change and Green/Blue Infrastructure Strategy commitments including improved access to green spaces across the Borough
 - Supports the regeneration and improvement of industrial land
 - Supports sustainable regeneration and enhancement of existing urban areas
 - Ensures delivery is more certain due to a more viable approach and increase in private sector involvement (See Viability report in Appendix F)
 - Promoting sustainable transport and active travel
 - Facilitates long term strategic planning for borough
 - Future proofing in anticipation of Government changes to the planning system
43. The preferred Spatial Option also carries a number of challenges. The option is contrary to London Plan policy regarding green belt and does not provide for all housing need as identified by the government methodology.. A complicating factor is that the draft Local Plan must plan to 2039 – 10 years beyond the London Plan target to 2029 and there is some uncertainty in the interpretation of the policies within the London Plan as to how to plan

for this later period. There is also a risk that the spatial strategy approach could be found unsound at Examination. However, of all the various spatial strategies identified this is the approach currently considered to be most sound and in officers' current view holds the strongest chance of success. The consultation will enable this view to be tested and to establish whether other options could be preferable.

Need to plan for the long term future

44. Some of the key growth areas identified in the draft ELP will not deliver all their development in the plan period up to 2039. These include Meridian Water (planned c 10,000 homes to 2045-55), Crews Hill (c 7,500 homes in total) and Chase Park (c 4300 in total). In addition, projects such as the new proposed employment land at Junction 24 and the rewilding plans to support the Rural Enfield London National Park City area will require a long-term view covering more than 15 years.
45. The draft ELP also needs to prepare for the potential of Crossrail 2, which is currently on hold but could come forward during the plan period. The plan and the topic papers will form a good basis for further consultation and reflection on this or other regional or national infrastructure projects.
46. It is important that the draft plan sets out a long term approach for these places to ensure that they are well planned and delivered in a high quality manner. This plan provides a unique and exciting opportunity to be visionary and plan for Enfield not only for the plan period but also with a view to the next 50 years.

Safeguarding Implications

47. There are no safeguarding implications associated with the consultation process. The draft ELP will ultimately lead to a direct positive impact on the lives of children, young people and vulnerable adults.
48. The draft Plan is seeking to introduce policies that will provide safe healthy and attractive places that will benefit all people including children, young people and vulnerable adults. A key part of the plan seeks to address housing deficiencies in terms of amount, quality, affordability, and type as well as improve working environments and access to nature. By consulting on the draft ELP further steps will be taken towards securing adoption of these policies to improve people's lives.

Public Health Implications

49. There are no public health implications arising from the consultation process.
50. The vision of the Draft Local Plan contains 4 key spatial themes: A nurturing place; a deeply green place; the workshop of London and a distinct and leading part of London. A series of strategic objectives and policies flow from these 4 vision themes. Taken together the Vision, objectives and policies will create a policy framework that seeks to improve the mental and

physical health and well being of those living, working and playing in Enfield.

51. Of particular importance is the focus on providing new public open space, urban greening, improving the quality of existing green spaces and providing enhanced access to them. Greener environments are associated with better mental and physical health and enhanced quality of life for both children and adults. Green space can help to bind communities together, reduce loneliness, and mitigate the negative effects of air pollution and excessive noise.
52. The draft ELP aims to deliver significant amount of quality new housing that meets local needs in terms of improved quality and affordability. It will also facilitate the regeneration and redevelopment of poor quality housing. Having access to affordable, high quality housing will improve the life chances and health of all residents.
53. The draft Plan also promotes healthy lifestyles through policies that expect development to be served by sustainable modes of transport and provide attractive and safe environments to encourage people to walk and cycle. Provision of local amenities and facilities close to where people live and work will encourage people to reduce car use and thus create environments less polluted by noise and poor air quality. This will have a beneficial effect, particularly on those affected by long term health conditions.
54. The focus on improving the environment and quality of employment opportunities will enhance the well-being of those working in industrial and other employment locations across the borough. New opportunities for different types of employment in areas such as that in the Rural Enfield London National Park City will enhance the life opportunities for young people in particular, improving physical and mental health outcomes.
55. The ELP seeks to direct new investment to deprived communities and poor-quality environments so that people can access quality affordable housing, education and other community facilities, open spaces and nature near to close to where they live and work.
56. Overall, the ELP will help narrow the gap between those with the best and the poorest physical and mental health and wellbeing and build a fairer Enfield.

Equalities Impact of the Proposal

57. The draft ELP contains specific policies to ensure that development addresses equality issues and improves health and wellbeing.
58. The council has produced a Statement of Community Involvement (SCI) 2021 that sets out the principles to be applied in involving the community in the preparation of the ELP. An Equality Impact Assessment has been undertaken on the consultation process. It explains how the consultation will be structured to respond to Equalities matters, such as reaching hard to

reach groups and monitoring responses to ensure adequate representation from Enfield's' diverse population.

59. In addition, an Equalities Impact Assessment of the Plan will be undertaken as part of the Integrated Impact Assessment (IIA) process. A summary of the Corporate Equalities Impact Assessment findings is available in Appendix G to this report.

Environmental and Climate Change Considerations

60. The proposals in this report, in respect of consulting on the draft ELP, do not in themselves have direct environmental and climate change considerations. However, the content of the ELP has been prepared in line with the Council's ambitious target of Enfield being a carbon neutral borough by 2040. Given that the use of buildings currently makes up around 60% of borough wide emissions, the Council must take action to ensure that new development is sustainable and ultimately has a net zero impact in terms of carbon.
61. Sustainable development is a fundamental objective of the draft ELP and a whole chapter of policies are concerned with ensuring new development responds to the Climate Emergency and the council's long term approach to climate change mitigation and adaptation as set out in the Climate Action Plan. It is accepted that the construction of new homes and employment facilities will require carbon emissions and that the energy needs of the borough as a whole will grow as we meet population demands.
62. However, the draft ELP also contains policies to help mitigate climate impact and to help the borough adapt to climate change. Policies cover such matters as responding to the climate emergency, decarbonising and managing energy, reducing greenhouse gas emissions, sustainable design, managing flood and heat risk and sustainable urban drainage (SUDS). Implementation of the draft ELP will make a significant contribution to achieving a climate neutral borough by 2040.
63. The draft Plan contains a series of strategic and detailed policies relating to blue and green infrastructure, biodiversity, re-wilding, protection of open space urban greening, biophilic design and environmental protection. Together these policies will have a significant positive impact on environmental outcomes, particularly:
- reduction in air pollution;
 - reduction in flood risk as part of sustainable urban drainage systems;
 - improvement to water quality and efficiency;
 - enhancing and increasing habitat and wildlife;
 - improving the perceptions of the borough as aesthetically pleasing; and
 - amelioration of high summer temperatures arising from urban heat island effect and climate change; and
 - increasing tree canopy across the borough including urban areas and new woodland in the north, which could offset up to 230 tonnes of carbon dioxide each

64. The draft ELP also aligns with other strategies and plans, including the recently published Blue Green Strategy. In addition, there will be a new Infrastructure Delivery Plan, which will include a range of projects requiring investment to deliver sustainable growth.
65. The Integrated Impact Assessment interim findings (attached at Appendix H) contain further detail on this topic.

Risks that may arise if the proposed decision and related work is not taken

66. The decision is to proceed to consult on a Regulation 18 Draft Local Plan.

Risk category	Risks
Failure to progress with plan making	Unlikely to be able to adopt a new local plan by 2023 risking: <ul style="list-style-type: none"> • Government intervention • Loss of local control over decision making • Increasing speculative, poor quality development applications which will be difficult to resist • Greater costs associated with increased appeals
Potential loss of transitional arrangement benefits	Plan making may need to start again from scratch with associate costs and reputational creditability issues.
Failure to put policy in place to ensure local development needs are delivered in the next 15 – 20 years	Inability to address housing crisis and provide for local need in terms of affordable quality housing and size of units, including family homes with gardens. Continuing to fail Housing Delivery test and risks of poor quality development and associated costs Inability to deliver on climate change and environmental commitments reducing the quality of the borough and undermining ability to achieve a fairer Enfield
Reputational damage	Concerns and objection from residents and other organisations that development will not be planned for or properly managed. Creation of on-going uncertainty for the development industry potentially undermining confidence in the Borough and future investment

Risks that may arise if the proposed decision is taken and actions that will be taken to manage these risks

Risk category	Proposed mitigation
Significant concern from interested parties about the proposed options manifesting itself in information campaigns, spreading of disinformation, legal challenges and stalling of next stage of plan preparation	<ul style="list-style-type: none"> • Clear consultation strategy put in place to ensure communication with all parties is clear and consistent • Emphasising that the consultation is about options, no decisions have yet been taken on the final plan approach and the council wants to hear people's views • Ensuring robust Comms messaging during the consultation process
Re-imposition of COVID restrictions limiting ability to hold physical workshops and other events	<ul style="list-style-type: none"> • Ensuring that the consultation can still be effectively carried out through virtual channels
Very large volumes of comments received significantly delaying preparation of next stage of Local Plan whilst they are processed and analysed.	<ul style="list-style-type: none"> • Ensuring that systems are set up early on in the consultation to enable processing to be efficient and effective • Ensuring adequate trained staff in place to handle processing and analysis of representations • Making sure that processing and analysis of representations is given top priority in the Plan making team workloads.
Very limited response to the consultation	<ul style="list-style-type: none"> • Preparation of a consultation strategy to ensure that responses are elicited from as wide a section of interested parties • Strong media campaign to generate interest. • Ensuring communications and channels for making comments are accessible, easy to understand and able to be completed quickly.

Financial Implications

67. The cost of preparing and consulting on the local plan for 2021/22 is contained within the approved budget for the planning service. For 2021/22 a one off addition of £0.300m was added to the base budget of £0.250m to address commitments in the current financial year. Further, there is £0.360m set aside in the Council's Risk Reserve and £0.220m in the Planning and Neighbourhood Regeneration Reserve.

68. The service has recently been forecasting the costs associated with continued work on the Local Plan to 2028 and this cost is being worked into future updates to the Medium Term Financial Plan.
69. The draft ELP has significant financial implications for the boroughs' economy, household formation, social infrastructure as well as the Council's tax base and expenditure.
 - a. Borough Economy - increased business rates through provision of 56ha additional strategic industrial land as well as additional employment floorspace
 - b. Borough Population – increased council tax through 25,000 new homes, particularly larger family homes
 - c. Borough Social infrastructure – requirement for new schools, community facilities etc will be planned for and supported through planning contributions (S106 and CIL).
70. The draft Plan supports and enables considerable private sector investment into the borough, to deliver new homes and the supporting infrastructure. This will over time reduce reliance on the public sector to provide housing, such as temporary accommodation. Private investment may also be possible to support the National Park City designation, following the Government's Environment Bill provisions to introduce "net biodiversity" financial mechanism to investing in rewilding and green infrastructure.
71. As the plan works towards Regulation 19 submission stage, council officers will evaluate the preferred spatial strategy to confirm these financial implications and to integrate them into the councils' financial planning as appropriate.
72. The draft ELP supports and enables considerable private sector investment into the borough, to deliver new homes and the supporting infrastructure. This will over time reduce reliance on the public sector to provide housing, such as temporary accommodation. Private investment may also be possible to support the National Park City designation, following the Government's Environment Bill provisions to introduce "net biodiversity" financial mechanism to investing in rewilding and green infrastructure.
73. As the plan works towards Regulation 19 submission stage, council officers will evaluate the preferred spatial strategy to confirm these financial implications and to integrate them into the councils' financial planning as appropriate.

Legal Implications

74. The legal framework for the preparation, submission, examination and adoption of the draft Enfield Local Plan is set out in the Planning & Compulsory Purchase Act 2004 (as amended). Detailed regulatory requirements are also contained in the Town & Country Planning (Local Planning) (England) Regulations 2012. (2012 Regulations)

75. The first stage in preparing a Local Plan is to give notice of intent to prepare the plan in accordance with regulation 18 of the 2012 Regulations.
76. Regulation 18 requires that various bodies and stakeholders be notified that the council is preparing a plan and invites them to comment about what that plan ought to contain.
77. A failure to comply with these statutory requirements may result in the Local Plan being found unsound at the examination in public.
78. By carrying out the consultation as detailed in this report the Council is complying with regulation 18 of the 2012 Regulations.

Workforce Implications

79. There are no workforce implications arising from the preparation of or consultation on the draft ELP. The work to prepare the plan has been and will continue to be led by a dedicated team of officers and supported by external technical or specialist consultants as appropriate.
80. Should the draft Plan be taken forward in future decisions for adoption, there will be workforce implications arising from the need to service more households and a growing population, e.g. new school teachers and new waste management teams. This can be managed by the Council as the need arises and is planned for through the Council's Medium Term Financial Planning work.

Property Implications

81. This report does not of itself commit the council to any expenditure on its property portfolio, however a number of the policies in the plan will have an influence on the future development of the council's property portfolio where redevelopment or improvement works are proposed. Ultimately the latest standards set out in the draft plan policies will raise the bar in terms of the expected development quality on council owned sites and the contribution they will make to the creation of sustainable places.
82. The plan also identifies a number of council owned properties as allocated sites which are expected to help deliver the development requirements for the borough over the plan period.

Other Implications

83. The consultation will be relying heavily on the Council's website to promote the event and host the very large suite of consultation documents, including the draft Enfield Local Plan. Work has commenced with the webteam to prepare the consultation webpages.

Options Considered

84. Consideration was given in early autumn 2020 to pausing plan making process and wait until the uncertainty being created by the proposed changes to the Planning system and COVID was resolved. This option was not pursued as it would not help the council address the pressing housing crisis or deal with the on-going flow of piecemeal poor quality planning applications. Government also wrote to councils at this time advising them to not delay and to carry on with Plan-making despite the uncertainty and likely forthcoming changes.

Conclusions

85. Enfield faces complex and difficult choices when planning for Enfield's spatial development needs for the next 15 – 20 years.
86. This report sets out the intention to consult on the draft Enfield Local Plan that contains a series of options including a preferred option to address the challenges that the borough faces. The plan will address poverty, improve the natural environment and provide opportunities for residents. It has been prepared using up-to-date evidence, is based on national and regional planning policy, and responds to comments made on earlier drafts. To solve the challenges it takes an innovative, visionary approach that incorporates future proofing and plans for the spatial development of the borough for not only the plan period up to 2039 but, also for the next 50 years.
87. The plan, and the proposed consultation, is considered a sound approach and the best route to tackling difficult issues and choices facing the borough.

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Date of report: 28 May 2021

Appendices

- A. Regulation 18 - Draft Enfield Local Plan: 2019 - 2039
- B. Consultation Statement for 2018 Regulation 18 Issues and Options Document, 2021
- C. Employment Topic Paper
- D. Crews Hill Place Making Topic Paper
- E. Chase Park Topic Paper
- F. Whole Plan Viability Report
- G. Equalities Impact Assessment
- H. Integrated Impact Assessment Interim Findings

Background Papers

The following documents have been relied on in the preparation of this report and are available on the Council's website:

- Towards and New Local Plan 2036 Regulation 18 Issues and Options consultation document; 2018
- Local Development Scheme, Jan 2021
- Statement of Community Involvement December 2020
- Authorities Monitoring Report for 2019/20
- The Evidence Base to inform the Local Plan

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4. Sustainable Enfield

Introduction

- 4.1 The 2018 Inter-governmental Panel on Climate Change report has served as a timely reminder of the need to take action at all levels to address climate change. A changing climate will have severe and enduring social, economic and environmental implications. Climate change is also an issue of social justice. Enfield's geography means that more deprived communities are affected by increased flood risk, and the instabilities associated with a changing climate are likely to disproportionately affect those with fewer resources to effectively respond.
- 4.2 In 2019, Enfield Council signed a climate emergency pledge which committed the Council to become a carbon neutral organisation by 2030. In 2020, the Council adopted the Climate Action Plan, which sets the ambition for Enfield to be a carbon neutral borough by 2040. In order to deliver on this ambition, this plan chapter sets out requirements to address the energy implications of new development, reduce waste, and support effective adaptation to a changing climate.
- 4.3 The policies in this chapter focus on key aspects of sustainability and supporting the transition to net zero carbon development. However, the need to create a sustainable future for Enfield underpins the plan as a whole, and many of the wider policies in this plan are crucial to delivering this – not least those relating to sustainable transport, compact mixed-use communities, the public realm, and blue-green infrastructure enhancement. Taken together, this policy framework is crucial to delivering sustainable places fit for the challenges of the twenty first century.

4.1 Strategic Policy SP SE1: Responding to the climate emergency

DRAFT STRATEGIC POLICY SP	SE1	Responding to the climate emergency
<p>The Council will work with partners to:</p> <ol style="list-style-type: none"> 1. use all planning tools available to meet the 2040 net zero carbon borough commitments set out in the Climate Action Plan¹; 2. encourage innovative approaches to tackling climate change, reducing air pollution, managing flood risk and promoting sustainable infrastructure; 3. require high-quality and verifiable low energy development which maximises on-site renewable energy generation; 4. prioritise heat decarbonisation, with no new gas connections, ensuring all heating and hot water to be provided through low carbon sources; 5. ensure where appropriate development supports the expansion and decarbonisation of the Borough's heat network; 6. ensure development is designed for resilience in a changing climate, supporting future adaptability and mitigate the risk of overheating (including through considering the orientation of buildings and using trees for shading); 7. reduce flood risk (including through the use of Sustainable Drainage Systems), improve wastewater infrastructure in line with the Council's Infrastructure Delivery Plan; 8. require developments to embed design and operation that is aligned with sustainable waste management in operation, the minimisation of waste and the uplift of recycling targets; and 9. embed circular economy approach to building design and construction to reduce waste, support reuse and minimise embodied carbon, prioritising retrofit first. 		

Explanation

- 4.1.1 This over-arching policy seeks to ensure that all new developments (including non-residential development) contribute to a reduction of carbon emissions. Enfield's Climate Action Plan ² sets out the Borough's strategic and coordinated approach towards addressing climate change.
- 4.1.2 The Local Plan will play an important role in helping the Borough respond to the climate emergency. It provides the planning framework for climate change mitigation and adaptation in respect of future use and management of land within Enfield. Clear carbon reduction targets have been set to support this ambition and deliver energy efficient development in accordance with the energy hierarchy set out in the London Plan.

¹ <https://new.enfield.gov.uk/services/environment/enfield-climate-action-plan-2020-environment.pdf>

² <https://new.enfield.gov.uk/services/environment/enfield-climate-action-plan-2020-environment.pdf>

4.2 Policy DM SE2: Sustainable design and construction

DRAFT POLICY DM	SE2	Sustainable design and construction
<ol style="list-style-type: none"> 1. All development, including new developments, change of use, conversions and refurbishments, will be required to submit a sustainable design and construction statement. The statement should set out how sustainable design principles have been integrated into a design-led approach, including the consideration of the construction and operational phases of development. The statement should be proportionate to the nature and scale of development proposed with a sufficient level of detail to demonstrate that the relevant policy requirements have been satisfied. 2. Major residential development of 10 or more dwellings are required to work towards achieving Home Quality Mark (HQM) 4.5* with a minimum certification level of 4*. 3. Non-residential development with a combined gross floorspace of 1,000 square metres floorspace or more must work towards achieving Building Research Establishment Environmental Assessment Method (BREEAM) 'outstanding' with a minimum certification level of 'excellent'. 		

Explanation

- 4.2.1 This policy sets out our approach to ensuring that sustainable design and construction principles inform new development Part 1 relates to all new developments and requires a proportionate sustainable design and construction statement as part of planning applications. For major developments the sustainable design and construction statement should refer and/or complement other detailed statements including:
- energy use, operational and whole-life carbon emissions and reporting, as set out in the energy strategy (see policies SE4, SE5 and SE7);
 - landscape design and urban greening – demonstrate an integrated approach to hard and soft landscape design which maximises urban greening, soft landscaping and sustainable drainage measures;
 - air quality, as set out in the air quality impact assessment (see policy ENV1);
 - integrated water management and sustainable drainage, as set out in the drainage strategy (see policy SE10), and
 - waste reduction, adaptive reuse and whole life carbon emissions, as set out in the circular economy statement (see policy SE3).
- 4.2.2 Minor developments should include proportionate information on the key areas set out above. This information could form part of a design and access statement. Part 2 relates to major domestic developments and sets aspirations and minimum requirements using the HQM assessment framework. Part 3 relates to non-domestic development and sets aspirations and minimum requirements using the BREEAM assessment framework. Developments may be able to use alternative assessment frameworks where these have been approved by the local planning authority.
- 4.2.3 Metrics, targets and standards set out in following policies (SE3, SE4 and SE5) should inform and, if necessary, take precedence over the HQM and BREEAM standards set out here.

4.3 Policy DM SE3: Whole-life carbon and circular economy

DRAFT POLICY DM	SE3	Whole-life carbon and circular economy	
<p>1. All major development proposals will be required to meet the below objectives through the provision of a circular economy statement. Proposals should:</p> <ol style="list-style-type: none"> prioritise reuse and retrofit of existing buildings wherever possible before considering the design of new buildings minimise environmental impact of materials by reusing materials on-site where possible, and specifying sustainability-sourced, low impact and re-use or recycled materials design for durability and flexibility. Demonstrate how the design and construction of the development enables buildings and their constituent materials, components and products to be disassembled and reused at the end of their useful life; evidence where, so far as is possible, the circular economy has been promoted through leasing or rental arrangements for building systems, products and materials; and demonstrate how circular economy principles have informed the design and implementation of energy (including heating and cooling), water and waste infrastructure. <p>2. Major development proposals are required to calculate whole life-cycle carbon emissions through a nationally recognised whole life cycle carbon assessment, in line with London Plan Policy SI 2, or subsequent successor policies and associated guidance. Developments should demonstrate actions taken to reduce life-cycle carbon emissions with the aim of achieving the targets set out in Table 4.1, or higher future standards set by national or regional policy.</p>			
<p>Table 4.1 Whole life cycle carbon targets</p>			
	1st January 2023 (or Local Plan Adopted)	1st January 2025	1st January 2030
Domestic	<600 kgCO ₂ e/m ²	<450 kgCO ₂ e/m ²	<300 kgCO ₂ e/m ²
Non-Domestic	<800 kgCO ₂ e/m ²	<650 kgCO ₂ e/m ²	<500 kgCO ₂ e/m ²

Explanation

- 4.3.1 Up to a fifth of carbon emissions associated with UK building stock comes from embodied emissions associated with new builds. Embodied emissions are defined in paragraph 9.2.11 of the London Plan. Even as buildings become more energy efficient, significant emissions are associated with embodied carbon – this source can represent 40-70% of whole life carbon emissions of a low carbon building.³
- 4.3.2 To address this challenge and reduce whole life cycle carbon emissions, this policy seeks to ensure that new development addresses core circular economy principles in a circular economy statement for approval (Part 1). Major developments should

³ LETI (2020) Climate Emergency Design Guide

evidence how they have taken actions with the aim of meeting the targets set out in Table 4.1.

4.4 Policy DM SE4: Reducing energy demand

DRAFT POLICY DM	SE4	Reducing energy demand																				
<p>1. All developments (resulting in the creation of one or more dwellings or 500 sq.m. or more non-residential gross internal area (GIA), including new build, change of use, conversions and major refurbishments) should deliver a high level of energy efficiency, in alignment with 'Be Lean' stage of the energy hierarchy and demonstrate a space heating demand, to meet the following targets:</p> <p>Table 4.2 Space heating demand targets</p> <table border="1"> <thead> <tr> <th></th> <th>1st January 2023 (or Local Plan)</th> <th>1st January 2025</th> <th>1st January 2030</th> </tr> </thead> <tbody> <tr> <td>All developments</td> <td>30 kWh/m²/yr</td> <td>20 kWh/m²/yr</td> <td>15 kWh/m²/yr</td> </tr> </tbody> </table> <p>2. All developments (resulting in the creation of one or more dwellings or 500sqm or more non-residential GIA, including new build, change of use, conversions and major refurbishments) should meet the following energy use intensity (EUI) targets for operational energy use:</p> <p>Table 4.3 Operational energy use targets</p> <table border="1"> <thead> <tr> <th></th> <th>1st January 2023 (or Local Plan)</th> <th>1st January 2025</th> <th>1st January 2030</th> </tr> </thead> <tbody> <tr> <td>Domestic buildings</td> <td>105 kWh/m²/yr</td> <td>70 kWh/m²/yr</td> <td>35 kWh/m²/yr</td> </tr> <tr> <td>Non-domestic buildings</td> <td>170 kWh/m²/yr</td> <td>110 kWh/m²/yr</td> <td>55 kWh/m²/yr</td> </tr> </tbody> </table> <p>3. Developments that demonstrate meeting Passivhaus equivalent certification, or subsequent replacement systems, will have demonstrated compliance with this policy.</p> <p>4. Major developments (resulting in the creation of ten or more dwellings or 1,000sqm or more non-residential GIA, including new build, change of use, conversions and major refurbishments) are required evaluate the operational energy use using realistic information on the intended use, occupancy, and operation of the building to minimise any performance gap. They shall demonstrate this through compliance with the above targets using a design for performance methodology such as Passivhaus PHPP⁴ or CIBSE⁵ TM54 Operational Energy or any updating successors.</p> <p>5. All major developments shall monitor and report on energy use for five years after occupation.</p>				1st January 2023 (or Local Plan)	1st January 2025	1st January 2030	All developments	30 kWh/m ² /yr	20 kWh/m ² /yr	15 kWh/m ² /yr		1st January 2023 (or Local Plan)	1st January 2025	1st January 2030	Domestic buildings	105 kWh/m ² /yr	70 kWh/m ² /yr	35 kWh/m ² /yr	Non-domestic buildings	170 kWh/m ² /yr	110 kWh/m ² /yr	55 kWh/m ² /yr
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⁴ Passive House Planning Package

⁵ Chartered Institution of Building Services Engineers

Explanation

- 4.4.1 In order to effectively address the carbon emissions of buildings it is important to minimise in-use energy consumption. Energy consumption should be evidenced through the provision of an energy statement. Part 1 seeks to reduce space heating demand, while part 2 seeks to reduce operational energy use.
- 4.4.2 The standards set in Part 2 relate to gross internal area (GIA), and excludes the contribution made by renewable energy.
- 4.4.3 The 'performance gap' of buildings describes the disparity between anticipated energy use and actual performance and is an issue of concern. Parts 4 and 5 of the policy seeks to ensure the reporting of accurate information to inform future policy development. This is key to closing the performance gap. Part 5 requires major developments to monitor and report on energy usage in line with London Plan paragraph 9.2.10.

4.5 Policy DM SE5: Greenhouse gas emissions and low carbon energy supply

DRAFT POLICY DM	SE5	Greenhouse gas emissions and low carbon energy supply
<p>1. All developments (resulting in the creation of 1 or more dwellings or 500sqm or more non-residential GIA, including new build, change of use, conversions and major refurbishments) are required to:</p> <ul style="list-style-type: none"> a. Provide an energy statement demonstrating how emissions savings have been maximised on site at each stage of the energy hierarchy. b. Achieve carbon reduction as far as possible on-site meeting minimum reductions as set out in the table below, or London Plan/subsequent national policy, whichever is higher. <p>2. All major residential developments of 10 or more dwellings and non-residential development of 500sqm GIA or more will be net-zero carbon.</p> <ul style="list-style-type: none"> a. A cash in lieu contribution to meet net-zero carbon will only be considered acceptable in instances where it has been clearly demonstrating that no further savings can be achieved on-site, due to site constraints or limitations. Residual regulated emissions are to be offset at a rate in line with Table 4.4. 		
<p>Table 4.4 On-site carbon reduction targets</p>		
	Minimum on-site total reduction in CO2	Residual emissions carbon offset fund contribution
Major residential development of 10 or more dwellings (including new build, change of use, conversions and major refurbishments)	Net-zero with minimum 45% on-site reduction	Tiered offset
Minor new build residential development of 1 or more dwellings ⁵	45% minimum on-site reduction with	£1500 flat fee per dwelling
Minor residential change of use and conversions resulting in the creation of 1 or more dwellings	35% minimum on-site reduction	£1000 flat fee per dwelling
Non-residential development of 500sqm GIA or more (including new build, change of use and major refurbishments)	Net-zero with minimum 45% on-site reduction	Tiered offset
<p>3. All new developments (resulting in the creation of one or more dwellings or 500sqm or more non-residential GIA) are required to install low carbon heating and hot water, there should be no on-site combustion of fossil fuel. New developments should not be connected to the gas grid, except for in exceptional circumstances.</p> <p>4. Any new energy networks should prioritise non-combustible, non- fossil fuel energy as the primary heat source. Temporary fossil-fuel primary heat sources must only be installed for a maximum of five years prior to connection to an approved low carbon</p>		

heat source and interim emissions should be reflected in energy statements and subsequent calculations and offset payments.

5. Development proposals will be expected to address an area's energy infrastructure requirements, as identified in the Infrastructure Delivery Plan. Developments should seek to connect to a decentralised energy network where the operator is willing to extend. All such developments shall comply with the Enfield Decentralised Energy Networks Supplementary Planning Document and subsequent updates.
6. If connection to a decentralised energy network is not possible, large-scale major developments proposals (200 or more dwellings or 10,000sqm or more non-residential) will be expected to consider the integration of new energy networks in the development, with consideration for future connection to the boroughs heat network. This consideration shall form part of the development proposals and take into account the site's characteristics and the existing cooling, heat and power demands on adjacent sites where readily available.
7. Developments will be expected to install on-site renewable energy equating to a minimum of 120kWh/m² (based on the building footprint) be met unless it can be clearly demonstrated that this is not practically viable, e.g. on a heavily over shaded site or where there are conflicting spatial limitations due to the use of heat pumps.

Explanation

- 4.5.1 Net-zero carbon is defined as when the amount of carbon emissions associated with the building's operational energy on an annual basis is zero or negative. A net zero carbon building is highly energy efficient and powered from on-site and/or off-site renewable energy sources, with any remaining carbon balance offset.
- 4.5.2 A tiered approach has been used to incentivise carbon savings on-site. Contributions should be calculated in line with Figure 4.1:

Figure 4.1 Carbon offset tiers

	0-60%	Residual regulated emissions are offset at a rate of £XX/tCO ₂ over 30 years.
	60-80%	Residual regulated emissions are offset at a rate of £XX/tCO ₂ over 30 years.
	80-100%	Residual regulated emissions are offset at a rate of £XX/tCO ₂ over 30 years.

- 4.5.3 The most up to date carbon factors must be adopted for all carbon assessments. Operational energy emissions are required to be reporting adopted standardised format following the GLA's Energy Assessment Guidance and supporting carbon emissions reporting spreadsheet, or subsequent updates or replacements.
- 4.5.4 This policy encourages the expansion of decentralised energy in the Borough. Carbon neutral development cannot entirely be achieved through building efficiency alone and use of zero and low carbon methods of energy generation is supported, including connections to decentralised energy networks.

- 4.5.5 Where connection to an existing or future decentralised energy network is feasible and viable, a commitment to a connection may be secured via a legal agreement as part of the planning application. The Enfield Decentralised Energy Network Supplementary Planning Document provides more detailed technical design guidance relevant to commercial and residential developments, requiring them to connect to or contribute towards decentralised energy networks. Where appropriate, we will work with infrastructure providers to facilitate the provision of infrastructure (including the safeguarding of routes and sites) to support new and expanding decentralised energy networks.

4.6 Policy DM SE6: Renewable energy development

DRAFT POLICY DM	SE6	Renewable energy development
<p>1. Development involving renewable and low carbon energy (including micro-generation and stand-alone schemes) will be supported where it:</p> <ol style="list-style-type: none"> protects local amenity and include appropriate stand-off distances between technologies (e.g. wind turbines) and sensitive uses; has no unacceptable adverse impacts including cumulative impacts on the built and natural environment, having regard to its proximity to sensitive receptors (including high quality landscapes such as river valleys, reservoirs and regional parks, parts of the urban fringe and strategic views from the Green Belt, areas of special character and areas of Metropolitan Open Land); can incorporate suitable mitigation measures to minimise, offset and overcome any adverse impacts; and can reclaim the land to a suitable and safe condition and use (e.g. agriculture or nature conservation) once it ceases to operate. 		

Explanation

- 4.6.1 Renewable energy generation is encouraged by this policy. The generation of renewable energy helps to decarbonise the electricity supply, and is essential to delivering carbon neutral development, as the energy efficiency policies in the local plan can only go so far.
- 4.6.2 Parts 1 to 4 of this policy seeks to ensure that potential negative impacts can be avoided or effectively mitigated.

4.7 Policy DM SE7: Climate change adaption and managing heat risk

DRAFT POLICY DM	SE7	Climate change adaption and managing heat risk
<ol style="list-style-type: none"> 1. To avoid exacerbation of the urban heat island effect, improve micro-climate conditions and provide thermally comfortable environments, development proposals must demonstrate how the risk of overheating will be mitigated. 2. Developments will be required to: <ol style="list-style-type: none"> a. provide adequate mitigation measures to minimise overheating including landscaping, tree planting and the use of blue-green infrastructure; and b. optimise the layout, orientation, materials, technology and design of buildings and spaces to minimise any adverse impacts on internal and external temperature, reflection, overshadowing, micro-climate and wind movement. 3. Major developments must undertake overheating assessments in line with the cooling hierarchy set out in the London Plan (or any successor plan) taking account of future climate change. All developments are required to undertake a detailed analysis of the risk of overheating and submit evidence as outlined as set out in GLA's Energy Assessment Guidance and any updating successors. <ol style="list-style-type: none"> a. Applicants will be expected to demonstrate how passive measures have been optimised from the outset to reduce overheating risk (e.g. form, orientation, glazing ratio). b. External and passive shading will be expected to form part of major proposals – and should be demonstrated to be considered for the purpose of meeting overheating standards prior to active or user-reliant systems being proposed (e.g. boost ventilation, internal blinds or active cooling). c. All modelling shall also be assessed against 2050 local weather files in addition to the current version of local data and extreme scenarios. d. The energy statement should include a description for considerations for future resilience including opportunities for adaption. 		

Explanation

- 4.7.1 Climate change will increase the severity and frequency of extreme heat events in the Borough. Heat risk is becoming an increasingly important issue, particularly in the context of a growing population and global climate change. This policy therefore requires all new development to be designed to manage heat risk, address internal and external temperatures and improve human comfort.
- 4.7.2 Development proposals should address the London Plan's cooling hierarchy to mitigate overheating and avoid reliance on air conditioning systems. This cooling hierarchy includes measures such as passive ventilation, active low-carbon cooling systems, mechanical ventilation, energy efficient design, high ceilings, shading and green infrastructure, which can all serve to reduce internal temperatures. The use of blue-green infrastructure and urban greening as sustainable cooling options for both internal and external environments is strongly encouraged.
- 4.7.3 To properly assess risks of overheating, applicants should refer to the latest Chartered Institution of Building Services Engineers (CIBSE) guidance on assessing

and mitigating the risk of overheating in new developments, including TM59 for domestic development and TM52 for non-domestic development. The Mayor of London's Energy Planning Guidance (and any updating successor) should be referenced.

- 4.7.4 Severe hot weather events can discourage physical and outdoor activities. Development will therefore be expected to be designed to promote a comfortable environment, so that shaded areas are integrated into the public realm and other indoor amenity spaces are cool and well-ventilated. Where necessary, a contribution to cooling measures for spaces and streets outside the development boundary may be appropriate, for example, to make the public realm more comfortable and attractive for walking and cycling in line with the healthy streets approach set out in the London Plan.
- 4.7.5 All major development proposals will be expected to submit an energy statement. This should clearly set out how measures at the higher end of the cooling hierarchy have been considered and given priority through the design-led approach. The council will seek to resist proposals that use measures at the lower levels of the hierarchy unless there is evidence to demonstrate that this is necessary, for example, for reasons of technical feasibility.
- 4.7.6 Whilst developers will be required to manage and mitigate heat risk, it is recognised that the feasibility of measures will need to be commensurate with the nature and scale of development. We recognise that minor developments, and in particular householder extensions, may have limited scope to implement some measures at the higher end of the hierarchy. However, in all cases, developers should investigate potential measures and incorporate these wherever possible. The urban heat island effect can be mitigated through the cumulative positive impacts of smaller developments. For this reason, the loss of established soft landscape features without replacement will be resisted in all cases and new soft landscaping will be encouraged, wherever possible.

4.8 Policy DM SE8: Managing flood risk

DRAFT POLICY DM	SE8	Managing flood risk
<ol style="list-style-type: none"> 1. New development must avoid and reduce the risk of flooding and not increase flood risk elsewhere. New development must: <ol style="list-style-type: none"> a. assess the risk of flooding from all sources including fluvial, surface water, groundwater, sewer and reservoir as identified in the Strategic Flood Risk Assessment (SFRA) or any subsequent reviews/updates of the evidence base on flooding; b. be appropriate according to its flood risk vulnerability classification (as defined in the Technical Guidance to the National Planning Policy Framework); c. be designed to be safe for a 1% annual exceedance probability (AEP) event with the appropriate allowance of climate change; and d. be appropriately located (according to the sequential test) and informed by a site-specific Flood Risk Assessment (FRA). 2. Development proposals that require a site-specific Flood Risk Assessment (FRA) should be prepared in accordance with the latest SFRA. Feasibility of the development should ensure that all opportunities to avoid and reduce flood risk are identified and maximised; this should include early engagement with the Lead Local Flood Authority (LLFA). 3. All new development at risk of flooding must: <ol style="list-style-type: none"> a. preserve overland flood and flow routes, where applicable; b. ensure no net loss of flood storage on site for both fluvial and surface water flood risk, or in exceptional circumstances, provide adequate offsite compensatory storage; c. demonstrate that it will be safe throughout its lifetime, taking into account the vulnerability of its users, which includes the provision of flood warning arrangements and evacuation plans; d. maintain or provide new or upgraded flood infrastructure at a sufficient standard of protection and/or provide a financial contribution towards measures which reduce and mitigate against flood risk; e. incorporate flood resilient and flood resistant design measures where there is residual risk; f. apply appropriate construction techniques to limit potential disturbance to natural groundwater flows (for example, where basements or deep strip foundations are proposed), such as the use of drainage measures or piled foundations; g. where the development is for essential infrastructure, the measures must ensure that the site is designed to remain operational when floods occur; h. manage surface water as part of all development to reduce run-off through sustainable drainage systems; and i. prevent the loss of permeable surfaces/areas of soft landscaping and maximise the use of blue-green infrastructure as potential sources of flood storage. 4. Where applicable, evidence should be provided so that we can assess whether the requirements of the sequential test of sites across the Borough have been met and, where an exception test is required, demonstrate that: <ol style="list-style-type: none"> a. the development would provide wider sustainability benefits to the community that outweigh flood risk; 		

- b. the development is on developable previously developed land or, if this not the case, that there are no reasonable alternative sites on developable previously-developed land; and
 - c. the development will be safe without increasing flood risk elsewhere, and, where possible, will reduce flood risk overall.
5. Developments that are subject to or result in unacceptable levels of flood risk on site or increase flood risk to third parties will not be permitted due to being deemed unsafe. This includes changes of use (to more vulnerable uses), householder developments (such as extensions, basements and retaining walls) and redevelopment of brownfield sites. In some cases, permitted development rights may be removed as described in the SFRA. Proposals will be refused which provide an unacceptable standard of safety.
 6. Developments in proximity to culverts and watercourses must have a minimum of 8 metre set back (unless otherwise agreed with the Environment Agency, LLFA, Thames Water and the Canal and River Trust) with a means to facilitate river naturalisation, ecological enhancements and de-culverting, which improves maintenance of land drainage, enhances local amenity and improves the ecological function of river corridors.
 7. Development must assess, protect and improve groundwater quality, particularly where it occurs within an inner source protection zone (as shown on the Policies Map) or on sites where historic contamination is likely to present a significant risk to groundwater.

Explanation

- 4.8.1 The number of properties at risk of flooding is high compared to most other local authorities, due to the large network of watercourses in Enfield, which form a key part of its landscape. These watercourses drain from the western part of the Borough to the River Lee that flows down the eastern part of the borough, which was historically an area of marshland. The underlying pattern of geology and the effects of urbanisation mean that Enfield is susceptible to fluvial, surface water and groundwater flooding.
- 4.8.2 Although groundwater flooding is considered to be low relative to fluvial and surface water flooding, large parts of the borough experience localised groundwater flooding, which can be exacerbated by the development of basement levels. Therefore, groundwater flood risk assessments will be required where basement levels are proposed, as set out in the SFRA.
- 4.8.3 Enfield's drainage system consists of separate surface water and foul water drainage systems and as well as large open watercourses and drainage ditches. Most surface water outfalls into the nearest watercourse. Consequently, a range of flood risk solutions are required to manage flooding from all types of sources and ensure Enfield's residents and workers are not faced with unacceptable risks of disruption.
- 4.8.4 New development should be located appropriately to avoid risks of flooding from all sources as directed by the SFRA and NPPF. The policy criteria above will also ensure developments reduce the causes of flooding.
- 4.8.5 Developments must prepare a site-specific FRA in line with the guidance set out in the SFRA. In some cases, developments that are located in flood zone 1 may be subject to the 1-in-100 year plus climate change flood extent. The assessment of

flood risk should also include the risk of blockages in culverts and overland flow routes.

- 4.8.6 Applying the sequential test and exception tests will help to direct development to the lowest risk areas unless there is a clear justification for an alternative higher risk location. Development in areas subject to flood risk will only be acceptable provided the development is safe throughout its lifetime, it provides wider sustainability benefits that outweigh flood risk, and there are no reasonable alternative sites on developable land. Where climate change is expected to increase flood risk in developed land, opportunities to relocate development must be sought, in line with the NPPF.
- 4.8.7 Where the sequential test shows that there are no suitable available alternative sites in lower flood risk areas and development is required, the most vulnerable elements of a development should be located in the lowest risk parts of the site.
- 4.8.8 To be classed as 'safe', the development must:
- provide a dry access route above the 100-year plus climate change flood level or, where appropriate modelled data exists, an access route within the "very low hazard" area of the floodplain⁶ to and from any residential development should be provided; and
 - set finished floor levels at least 300mm (fluvial) or 150mm (surface water) above the 1% AEP plus climate change flood level. To achieve this without increasing flood risk elsewhere, it must be shown that there will be no net loss of flood storage and that overland flow routes will not be obstructed. For this reason, basement levels will not be permitted in areas subject to fluvial and surface water flood risk.
- 4.8.9 Flood resilience is a design measure that reduces the damage to buildings from flooding. Examples of flood resilient design measures include raising electrical circuits and other services and using appropriate floor and wall coverings. Flood resistance measures aim to prevent flood waters from entering properties, examples include fitting flood-proof air brick covers, closed cell insulation and non-return valves to drainage systems.
- 4.8.10 The flood mitigation measures employed must have regard to any specific measures identified in SFRA (levels 1 and 2), Local Flood Risk Management Strategy and the Infrastructure Delivery Plan.
- 4.8.11 In some cases, developments may be located in sensitive catchment areas or may be subject to residual flood risk. In these cases, a financial contribution will be requested towards offsite flood mitigation measures in line with the Infrastructure Delivery Plan and SFRA.
- 4.8.12 Development proposals should provide a sustainable drainage strategy to demonstrate how it meets the requirements of policy DM SE10 and that the risk of flooding will not be increased as a result of the development. In some cases, it may not be possible to meet the criteria for safe development. This may be considered acceptable, as an exception to the normal rules, for developments that involve the change of use of existing buildings where there are no viable alternatives available. In this situation an evacuation plan must be prepared to demonstrate the following:

⁶ Environment Agency's Flood Risk Assessment Guidance for New Development R&D Technical Report FD2320)

- A safe access route in the “very low hazard” area of the floodplain (as defined by FD2320) will be available no longer than 24 hours after the onset of the flooding for a 1 in 100-year plus climate change event.
- An access route within the “danger for some” or “danger for most” area of the floodplain (as defined by FD2320) is available to and from the development.
- Appropriate flood resistance and resilience measures have been employed
- A safe, dry refuge area is available at all times (for example, if the ground floor is classified as unsafe, the refuge area should be on an upper floor).

4.9 Policy DM SE9: Protection and improvement of watercourses

DRAFT POLICY DM	SE9	Protection and improvement of watercourses
<ol style="list-style-type: none"> 1. Development in close proximity to the Borough’s network of watercourses will be expected to: <ol style="list-style-type: none"> a. have an adequate set back from the watercourse (open or culverted) to allow for maintenance, river restoration and habitat enhancement. The distance applied will be determined having regard to the nature of the development and the type of watercourse subject to further consultation with the LLFA, Environment Agency, Thames Water and the Canals & River Trust; b. not involve the culverting or loss of any watercourse; c. involve the de-culverting of a watercourse where it is deemed appropriate from consultation with the LLFA; and d. enhance the ecological, flood risk, water quality aesthetic and amenity quality of the watercourse and apply the objectives of the Thames River Basin Management Plan. 2. Development on or adjacent to watercourses must not: <ol style="list-style-type: none"> a. result in deterioration in a watercourse; or b. prevent its ability to achieve the objectives in the Thames River Basin Management Plan. <ol style="list-style-type: none"> a. Where possible, it should also implement the mitigation measures identified in Thames River Basin Management Plan. 3. Development on any land required for current and future flood management, which would adversely affect the delivery of flood defence schemes, will be refused 4. Where a Water Framework Directive assessment is required to undertake some works on or adjacent to a watercourse., the developer will need to contact the Environment Agency and provide information to demonstrate that the above requirements can be met or to otherwise justify the development. 		

Explanation

- 4.9.1 The protection of existing flood defences is important because the failure of these assets could have severe consequences and pose a risk to life and property. New development should therefore be set back from defences and watercourses to ensure that there is space and access available to allow for future maintenance. Development should also be set back from watercourses to preserve their settings and to minimise the risks to the development.
- 4.9.2 Failure of flood risk management infrastructure, such as raised defences and culverts, can lead to rapid inundation of the areas benefiting from defence with unexpected and catastrophic results. More sustainable practices, including the restoration of river corridors by providing more space for rivers to flow and flood naturally with a catchment based approach are therefore preferred.
- 4.9.3 The naturalisation of watercourses releases the potential for additional waterflow and flood storage and provides amenity and biodiversity value. Development should realise opportunities for de-culverting existing watercourses and there will be a general presumption against further culverting.

4.10 Policy DM SE10: Sustainable drainage systems

DRAFT POLICY DM	SE10	Sustainable drainage systems
<p>1. A Sustainable Drainage Strategy will be required for all developments to demonstrate how the proposed measures manage surface water as close to its source as possible and follow the drainage hierarchy in the London Plan. All developments must maximise the use of and, where possible, retrofit Sustainable Drainage Systems (SuDS) which meet the following requirements:</p> <p>Suitability</p> <p>2. SuDS measures should be appropriate having regard to the proposed use of site, site conditions/context (including proximity to Source Protection Zones and potential for contamination) and geology. In accordance with SuDS good practice guidance, developments must aim to maximise source control SuDS measures.</p> <p>Quantity</p> <p>3. All major developments must achieve greenfield run off rates (for 1-in-1 year and 1-in-100-year events with the allowance of climate change or achieve Qbar if one control is employed).</p> <p>4. All other development should achieve as close to greenfield run off rates as possible and must maximise the use of SuDS, including source control SuDS measures resulting in net improvement in water quantity and quality.</p> <p>5. For developments discharging directly to watercourses, greenfield runoff rates will not always be the optimal solution in terms of managing flood risk at catchment scale. An appropriate discharge rate must be agreed with the LLFA. Achieving greenfield runoff rates for lower order events (e.g. the 1-in-2 year event) can ensure water quality and other benefits are still achieved.</p> <p>Quality</p> <p>6. All developments must have regard to best practice and follow the SuDS management train by providing a number of treatment phases corresponding to their pollution potential and the environmental sensitivities of the locality. As part of the SuDS management train, source control SuDS measures such as rain gardens, green roofs, permeable surfacing etc. must be utilised across the whole site to capture the first 5mm of rainfall to minimise the mobilisation of silts and contaminants.</p> <p>7. Measures should be incorporated to maximise opportunities for sustainable development, improve water quality, biodiversity, local amenity and recreation value.</p> <p>Functionality</p> <p>8. The system must be designed to allow for flows that exceed the design capacity to be stored on site or conveyed off-site with minimum impact. Clear ownership, management and maintenance arrangements must be established.</p> <p>Other</p>		

9. Where appropriate, developments must incorporate relevant measures identified in the Local Flood Risk Management Strategy⁷.
10. The criteria above can be demonstrated through the submission of a SuDS strategy at full planning application stage.
11. Developments must consider SuDS provision in the earliest phases of the design process as the SuDS strategy affects the layout of the development and has a direct effect on landscaping, urban greening and biodiversity.

Explanation

- 4.10.1 Effective management of surface water will reduce the risk of flooding, pollution and other environmental damage.
- 4.10.2 As all areas of the Borough are either in an area at risk of flooding or upstream of an area at risk of flooding, any development has the potential to increase the risk of flooding further down the catchment. Even minor developments, such as modifications to individual properties, contribute significantly to the overall runoff characteristics of a given catchment area when their cumulative effect is considered. Consequently, all developments must maximise the use of SuDS, including previously developed sites.
- 4.10.3 The Council has developed two SuDS proformas which are designed to assist developers in identifying what SuDS measures are required depending on the scale of development (see table 10.1). All developments must also make every effort to retain and enhance permeable surfaces, flood storage and flow routes to mitigate possible increases in flood risk elsewhere. SuDS should be provided on site so that they are managed as part of that development in accordance with the drainage hierarchy set out in the London Plan:

Table 4.5: Sustainable drainage systems proformas

Guidance proforma	Development type
<u>Minor developments</u>	<ul style="list-style-type: none"> Householder developments (e.g. extensions, crossovers, minor outbuildings, change of uses) Minor developments up to 1 unit, or with a footprint of less than 250m²
Other	<ul style="list-style-type: none"> Minor developments 2 units of more, or with a footprint of 250m² or more⁸ All major developments

⁷ <https://new.enfield.gov.uk/services/environment/flooding-information-local-flood-risk-management-strategy-2016.pdf>

⁸ In cases where developments of 2 or more units are likely to have a significant impact on surface water drainage, the more detailed proforma should be utilised

- 4.10.4 The selection of SuDS measures must be appropriate to the site and the nature of the proposed development and/or operations. Local geology, areas of sensitive groundwater supplies (e.g. Source Protection Zones) and the pollution potential of certain uses may constrain the ability of a site to rely on full infiltration. However, this does not mean that SuDS should not be implemented – designs that deliver the key benefits of SuDS, flood risk management and pollution mitigation, can be achieved on any type of development regardless of the ground conditions through the use of measures such as impermeable liners where required. Developers must use information on local conditions (including the SFRA, SWMP, LFRMS and information held by other organisations) to inform/justify their selection of SuDS measures.
- 4.10.5 National, regional and local SuDS policies encourage the multiple benefits of green infrastructure SuDS to be realised: these include water quality, biodiversity, amenity, air quality and a reduction in noise pollution and the urban heat island effect – these contribute to improved public health and wellbeing as well as providing wider environmental benefits. To facilitate delivery, make efficient use of available space, and maximise the overall benefits, SuDS should be integrated into landscaping schemes. Almost all landscaped features have the potential for above ground storage. Well-designed SuDS can also contribute to a developments the London Plan's urban greening factor and open space requirements.
- 4.10.6 To maximise SuDS performance, it is important to follow the principles of a SuDS management train. This term describes a series of SuDS components used in sequence to treat, store and control runoff. Source control SuDS measures such as rain gardens, green roofs and permeable paving, form part of the "treatment" component of the management train and should be utilised for the majority of the hardstanding and roof runoff. These features should be designed to capture the first 5mm of rainfall and improve the water quality of the runoff generated from the site. "Pipe-to-pond" solutions where runoff is directed straight into a storage feature without passing through a source control measure should be avoided, as this often results in polluted and silted storage features which pose management problems. This also means that source control SuDS measures should be utilised upstream of proprietary treatment measures (e.g. petrol interceptors) as a treatment component of the SuDS management train. Some developments may require a series of treatment components, corresponding to the pollution potential and environmental sensitivities of the site. To be effective, SuDS need to be properly maintained. Maintenance issues can be simplified by keeping SuDS above ground. Examples of above ground SuDS features include basins and ponds, green roofs, permeable surfaces, water butts and swales. By keeping such features above ground, when problems do occur, they are generally obvious and can be remedied simply using standard landscaping practice.
- 4.10.7 There may be cases where an offsite contribution towards SuDS measures and flood alleviation will be required, particularly where developments fail to achieve policy requirements or are located in sensitive catchments.
- 4.10.8 SuDS should be designed in accordance with best practice guidance such as the SuDS Manual, DEFRA's Non-Statutory technical standards and Enfield's Design and Evaluation Guide⁹.

⁹ Further guidance on drainage strategies can be found on our website at <https://new.enfield.gov.uk/services/planning/sustainable-drainage-systems/> along with the SuDS proformas for minor and major developments.

Have your say...**SE1: Responding to the climate emergency**

4.1.1 Are there any other measures that should be included in the Local Plan to help tackle the climate emergency?

SE2: Sustainable design and construction

4.2.1 Is this the right way to support sustainable design and construction? Have we addressed the necessary key considerations?

SE3: Whole-life carbon and circular economy

4.3.1 Is this the right way to reduce embodied emissions and help to embed circular economy principles in new development?

Question SE4: Reducing energy demand

4.4.1 Is this the right approach to reducing space heating demand and in-use energy consumption?

Questions SE5: Greenhouse gas emissions and low carbon development

4.5.1 Is % over Part L the right measure for reducing greenhouse gas emissions?

4.5.2 Is this the right approach to incentivise on-site renewables?

Question SE6: Renewable energy development

4.6.1 Is this the right approach to properly managing the potential impacts of renewable energy development?

Question SE7: Climate change adaption and managing heat risk

4.7.1 Does this policy set out a robust framework for managing heat risk?

5 Addressing equality and improving health and wellbeing

Introduction

5.1 This section outlines policies to ensure development contributes towards creating healthier places and reducing inequalities across the Borough in line with the objectives of the Enfield Health and Well Being Strategy, Enfield Transport Plan, Blue and Green Strategy and London Plan.

5.1 Strategic Policy SP SC1: Improving health and wellbeing of Enfield's diverse communities

DRAFT STRATEGIC POLICY SP	SC1	Improving health and wellbeing of Enfield's diverse communities
<p>1. Proposals will be expected to contribute to healthy and active lifestyles and include measures to reduce health inequalities through the provision of:</p> <ol style="list-style-type: none"> a. access to sustainable modes of travel, including safe cycling routes, attractive walking route and easy access to public transport to reduce car dependency; b. access to green infrastructure, including to blue corridors, open spaces and leisure, recreation and play facilities to encourage physical activity; c. access to local community facilities, services and shops, which encourage opportunities for social interaction and active living; d. access to local healthy food opportunities, allotments and food growing spaces; e. an inclusive development layout and public realm that considers the needs of all, including the older population and disabled people; and f. active design principles which supports wellbeing and greater physical movement as part of everyday routines. <p>2. Development within the following categories will be expected to show how they will address any adverse health impacts and contribute to improving the health and wellbeing of the Borough through the submission of a health impact assessment:</p> <ul style="list-style-type: none"> • Residential developments comprising 50 or more units • Major and strategic development within areas of poor air quality¹⁰ • Education, health, leisure and community facilities • Care homes/sheltered accommodation • Hot-food-takeaways, drive-through restaurants, betting shops and payday loan shops. <p>Where significant impacts are identified, measures to mitigate the adverse impact of the development should be incorporated within the proposed scheme and, where possible, achieve positive gains (taking account of the priorities set out in the Enfield Health and Wellbeing Strategy).</p>		

¹⁰ As set out in the Air Quality Assessment

Explanation

- 5.1.1 Health and wellbeing is a cross-cutting theme, which has links to many other parts of the Local Plan. Our environment is a key determinant of people's health and wellbeing. The planning system plays a key role in the physical and mental wellbeing of the population. A healthy environment can promote wellbeing and healthy lifestyles for all and can contribute to a reduction in health inequalities.
- 5.1.2 Like other parts of London, Enfield faces a range of health inequalities, such as rising obesity rates and increasing prevalence of long term diseases like diabetes, heart failure and dementia. Overall, life expectancy is higher than the London and national average, but the gap between the deprived and more affluent wards of the Borough continues to widen.
- 5.1.3 Health impact assessments (HIAs) are designed to screen and test the health implications arising from proposed development (especially on vulnerable groups) and recommend mitigation and enhancement measures. These assessments will be expected to follow the recommended guidance set out in the latest Healthy Urban Planning Checklist (Healthy Urban Development Unit). This checklist should be used at the earliest possible stage of the planning process to inform the design, layout and composition of the proposed development (including ongoing management or monitoring arrangements). The level of detail required will depend on the scale, nature and location of the proposed development.
- 5.1.4 The list set out in part 2 above is not exhaustive: there may be other categories of development where the submission of a health impact assessment will be required under the Environmental Impact Assessment regulations (for instance, where it would affect sensitive or vulnerable populations).
- 5.1.5 Applicants should use the NHS Healthy Urban Development Unit's "Planning Contribution Model for London" to calculate costs and financial contributions. These contributions will usually be spent on capital projects. However, it may be appropriate to seek a revenue contribution within opportunity areas over a fixed period to cover the gap between the arrival of a new population and their inclusion within the Department of Health funding allocations.

5.2 Strategic Policy SP SC2: Protecting and enhancing social and community infrastructure

DRAFT STRATEGIC POLICY SP	SC2	Protecting and enhancing social and community infrastructure
<ol style="list-style-type: none"> 1. Development involving the loss or release of a community building or use to other uses will not be supported unless evidence can be provided as part of the planning application to demonstrate it has been: <ol style="list-style-type: none"> a. offered to the market for the range of existing lawful uses (typically non-residential institutions, such as places of worship, schools and community halls) over a 12-month period, at a market rent or sale price benchmarked against other equivalent properties in the area; b. declared surplus to requirements or adequate replacement provision can be provided elsewhere; c. shown to be unsuitable in size and scale to its location which already has good access to facilities which meet similar local needs where these arise; and d. the opportunities to share the use of the existing site or co locate services have been fully explored and are shown to be impractical. 2. New or improved community facilities should: <ol style="list-style-type: none"> a. be located within or adjacent to the Borough's designated town centres (as shown on the Policies Map) and neighbourhood shopping parades, unless they are within walking distance of public transport, pedestrian and cycling routes or form part of a recognisable or planned cluster/hub of community facilities; b. be outward-looking, creating a strong active frontage which is not set back from the street so that they are welcoming, safe and inclusive; c. optimise the use and capacity of the site; d. avoid the loss of housing and employment floorspace and significant harm to the amenities of neighbouring properties and uses; e. operate as a multifunctional space offering fair and affordable access to the public (including protected groups) and sufficient capacity/flexibility to meet a range of needs (e.g. shared spaces or co-located uses), especially outside of core hours; and f. put in place appropriate maintenance and management arrangements, taking account of the needs of other infrastructure providers. 3. Contributions will be sought towards new school places to meet the needs arising from new housing development (excluding care homes), taking account of available capacity within existing schools and the number of pupils it will generate, from early years through to secondary education. New or expanded schools will be expected to incorporate specialist provision where demand exists and make reasonable adjustments to support the needs of the disabled and mobility impaired. In exceptional circumstances, a contribution towards off-site outdoor play space will be accepted in the vicinity of the school in lieu of on-site provision. 4. Contributions will be sought towards additional health and social care facilities, taking account of the latest strategic health needs assessment, pharmaceutical assessment and relevant NHS estate strategies. 		

Explanation

- 5.2.1 This policy seeks to secure the timely provision of new or enhanced community facilities in association with development to meet the changing demands and identified needs of the borough's growing population, preferably towards the defined town centres (as set out in chapter 10) and other accessible locations, such as public transport corridors. In the context of this policy, community provision includes:
- education and training;
 - health and leisure facilities,
 - children's playspace;
 - places of worship;
 - burial spaces;
 - libraries;
 - pubs and cultural uses; and
 - provision related to community safety and security, such as police and emergency services.
- 5.2.2 Proposals involving the loss of an existing community use will be resisted, except in exceptional circumstances (see part 1). Where the loss of a community use can be justified, the applicant will need to explore the opportunity to accommodate an alternative community use which would better meet local needs, in line with relevant strategies.
- 5.2.3 Community facilities will be expected to operate as flexible and multi-purpose spaces to accommodate a range of uses and activities tailored to suit the needs of different groups, organisations and individuals. Community facilities should also be accessible to all users and designed to be visible from the street (for instance, active frontages and welcome entrances facing onto the public realm).
- 5.2.4 Where appropriate, planning obligations will be sought to secure new and improved community facilities to mitigate the impact of new development in suitable locations across the Borough (as defined in part 2). Estate regeneration schemes and other major developments will be expected to provide essential services (e.g. health, education and childcare facilities) within the site or a nearby location within walking distance (e.g. a neighbourhood parade) to meet the needs arising from the new occupants.
- 5.2.5 All major developments involving the provision of community facilities (e.g. secondary schools and primary health care) must optimise the use of the site through a design-led approach. Developers will be expected to test the feasibility of innovative design options, such as multi-storey buildings, outdoor social space above the ground floor level, flexible spaces and the co-location of community facilities (e.g. early year facilities within primary school sites and active ground floor units along the high street).
- 5.2.6 New education facilities (including specialist provision) will be expected to comply with relevant guidance from the Department for Education, Sport England and other relevant national governing bodies. Planning applications will need to include details of the indicative catchment area of the proposed school and provide an assessment of the impact of the scheme on the local highway network and pedestrian and cycle movement through the site. Future needs will be met through expansion or redevelopment of existing school sites and new site allocations (as shown on the Policies Map).

- 5.2.7 The Council will continue to work with infrastructure providers and relevant groups to ensure that community facilities and services are developed and modernised to meet changing requirements and reflect the new approaches to the delivery of services.

Questions

1. How best can the ELP provide for our future community needs to secure a sustained high quality of life and well-being having regard to future growth?
2. Are there any specific issues regarding educational provision that you consider need to be addressed with respect to new development?
3. How do you consider that health issues should be addressed in the Local Plan? How can new development encourage healthy lifestyles?
4. Do you have any other issues/comments?

6 Blue and green Enfield

Introduction

- 6.1 This chapter relates to the 'green' (e.g. parks, open spaces, woodland, street trees and footpaths) and 'blue' (e.g. reservoirs, lakes and waterways) elements of Enfield's infrastructure. The policies set out below explain how this network will be protected, maintained and enhanced through new development in line with the place-making principles set out in chapter 2 of the plan and the long-term vision of Enfield as a 'deeply green and distinct place'.

6.1 Strategic Policy SP BG1: Blue and green infrastructure network

DRAFT STRATEGIC POLICY SP	BG1	Enfield's blue and green infrastructure network
<p>1. Proposals will be expected to contribute to the creation of a more integrated, multi-functional and accessible blue and green infrastructure network and address deficiencies in quantity, quality and access across the borough. This will be achieved through:</p> <ol style="list-style-type: none"> a. protecting and enhancing areas of Green Belt and Metropolitan Open Land to maintain their function, quality and openness; b. ensuring development protects and enhances significant ecological features, achieves biodiversity net gain and maximises opportunities for urban greening through appropriate landscaping schemes and the planting of street trees; c. reviewing Sites of Importance for Nature Conservation and areas of biodiversity deficiency every five years to ensure development contributes as appropriate to the borough's nature recovery network; d. improving the quality, character, value and accessibility of existing publicly accessible open spaces and water spaces across the borough, in line with the priorities of the Blue and Green Strategy; e. maximising green grid links to enhance access through walking, cycling and public transport to key destination points (e.g. town centres), community facilities and publicly accessible open spaces, especially along rivers and waterways; f. protecting, improving and enhancing access to blue spaces and the wider water environment and improving relationship with the river and naturalising the riverbank through the removal of hard engineered walls and culverts and introducing new habitats to the river corridor; g. protecting and enhancing existing residential moorings located on the River Lee; h. maximising opportunities to create and increase publicly accessible open space and outdoor sports (including playing pitches and ancillary sporting facilities) with a range of sizes across a range of users, particularly in locations which experience the highest level of deficiency within the borough; i. protecting and enhancing the borough's habitat and wildlife resources, including linking green spaces with identified wildlife corridors, protecting and enhancing species and habitats identified in the Blue and Green Infrastructure Audit and London Biodiversity Action Plan or updated equivalent, and creating new nesting and roosting sites; and 		

- j. supporting community food growing through development and building new partnerships with social enterprise and voluntary organisations that aspire to designate important local open spaces as local green spaces.
2. Future blue-green interventions will be prioritised in the following locations (as shown on the key diagram) through:
- a. creation of a continuous 'green-loop' – a walking and cycling route extending from the open countryside, via the river valleys, into the main urban area and onto the Lee Valley Regional Park and Enfield Chase;
 - b. provision of world-class sport villages at Enfield Playing Fields, Hotspur Way and Firs Farm;
 - c. expansion of routes into the Lee Valley Regional Park alongside open spaces and river corridors;
 - d. naturalisation and catchment restoration of Salmons Brook, Turkey Brook and Pymmes Park through natural flood management
 - e. creation of a new publicly accessible landscape (Enfield Chase – London National Park City) comprising new woodland, open space and extensive rewilding;
 - f. new continuous and publicly accessible linear parks (including Brooks Park and Edmonton Marshes) across strategic development sites;
 - g. grey-to-green corridors: Public realm improvements along main routes (e.g. A10, A406 and A101) and at key stations and town centre gateways, such as sustainable drainage systems (e.g. rain gardens, buffer strips and wildflower verges), civic squares and water features;
 - h. new crossings/bridges over the A10, A406 and Lee Valley line to overcome east-west severance;
 - i. sensitive restoration and enhancements of registered historic parks and gardens (Trent Park, Grovelands Park, Myddelton House Gardens and Broomfield Park) and associated visitor attractions; and
 - j. revitalisation of open spaces and leisure/recreational activities at Banbury Reservoir, Picketts Lock, Hotspur Way, Ponders End and Whitewebbs Park.

Explanation

- 6.1.1 As an outer London borough, Enfield boasts some of the finest parks, gardens, woodlands and open spaces in Britain, attracting millions of visitors every year. This includes:
- over 1,000 acres of open space (the second largest expanse in London);
 - over 300 hectares of woodland and scrubland;
 - 20,000 plus street trees;
 - reservoirs and 6 freshwater lakes;
 - Green Belt and Metropolitan Open Land (which covers over 40% of the total land area);
 - 41 sites of nature conservation importance; and
 - 100 km of watercourses - the greatest length of any London borough.
- 6.1.2 As shown on figure x, Enfield's blue-green network extends from the River Lee (including the Lee Valley Regional Park) in the east to open areas of undulating landscape and parkland in the west and north, with good links to Central London and adjoining boroughs. However, parts of this network remain fragmented and inaccessible to the public, largely due to physical severance (e.g. railways and roads) and the lack of direct routes to open spaces. Open space distribution is very uneven

between affluent and deprived areas and there are shortfalls of playing pitch provision, play space and burial space. The Lee Valley is largely deficient in terms of access to open space and nature (as shown on figure xx).

- 6.1.3 Many of the borough's conservation areas contain extensive green spaces or important incidental spaces, often formed as part of planned estates (e.g. Trent Park and Forty Hall). Important historic landscapes also exist at Myddelton House, Capel Manor and West Lodge Arboretum. Grovelands Park, Trent Park and Bloomfield Park are identified on the heritage at risk register and require sensitive restoration.
- 6.1.4 This policy seeks to promote the continued protection, management and expansion of the borough's blue and green network, as an integrated whole, in response to the climate change emergency and on-going health crisis. Detailed boundaries (including nature conservation sites, parks, public rights of way and watercourses) are set out on the Policies Map.
- 6.1.5 Enfield's long-term ambition is to become the greenest borough in London at the cornerstone of London's national park city (as outlined in the Blue and Green Strategy). A series of strategic or landscape-scale interventions have been identified across the borough (as shown figure xx below) to help us achieve this vision.
- 6.1.6 Development proposals will be expected to deliver improvements to open spaces, sustainable drainage systems, river corridors, green chain links and ecological networks in line with the principles of environmental gain set out in the government's 25 Year Environmental Plan.
- 6.1.7 The Blue and Green Strategy should be used as a starting point to guide the provision of blue-green infrastructure within new development. Good practice guides and tools are also available from the Mayor of London (e.g. All London Green Grid Supplementary Planning Guidance) and government agencies, including Natural England's Climate Change Adaptation Manual and Natural Green Space Standards. Blue-green infrastructure must form an integral component of new neighbourhoods and should be integrated into the wider network, such as the linear corridors, strategic nodes and green grid links identified on figure xx.
- 6.1.8 We will work with developers and other partners to facilitate the delivery of projects and programmes set out in the Blue and Green Strategy and other relevant strategies (taking account of the priorities identified in the latest audits and future management/maintenance arrangements) through the use of developer contributions and various external funding sources.

Figure 6.1: Enfield's blue-green network

Placeholder for diagram

6.2 **Strategic Policy SP BG2: Protecting nature conservation sites**

DRAFT STRATEGIC POLICY SP	BG2	Protecting nature conservation sites
<p>1. Development will be expected to protect, maintain and enhance the biodiversity and geodiversity value of the borough's international, national and local wildlife and geological sites in line with the following principles.</p> <p>International</p> <p>2. Development will not be permitted where it would adversely affect (directly or indirectly) the integrity of Special Protection Areas (SPAs) and Special Areas of Conservation (SACs), unless it meets the requirements set out in the regulations¹¹. Where such potential exists, applicants should seek advice from Natural England to determine whether a habitat regulations assessment would be required as part of the planning application. The assessment will need to demonstrate that the development will not adversely impact on the integrity of a SPA or SAC.</p> <p>3. Development involving over 100 new homes within 6km of the boundary of the Epping Forest SAC (known as the "zone of influence") will need to secure appropriate mitigation and avoidance measures in the form of strategic alternative nature green space (SANG) to offset any potential effects arising from increased recreational pressure and air pollution on the Epping Forest Special Area of Conservation (either 'alone' or 'in combination' with other relevant plans and proposals) in consultation with Natural England, Epping Forest Conservators and other relevant bodies.</p> <p>National</p> <p>4. Development will not be permitted where it would adversely affect (directly or indirectly) the integrity of Covert Way Local Nature Reserves, William Girling Reservoir and Chingford Reservoirs Site of Special Scientific Interest, as shown on the Policies Map). Exceptions will only be made where the benefits of the development would clearly outweigh the impacts on the special conservation features of the site and appropriate measures are provided to mitigate and/or compensate harmful impacts.</p> <p>Metropolitan, borough and local</p> <p>5. Development affecting the integrity of a Site of Importance for Nature Conservation (as shown on the Policies Map), priority habitats/species, non-designated sites or features of biodiversity interest (directly or indirectly) will only be supported where:</p> <ol style="list-style-type: none"> the mitigation hierarchy has been applied in line with the London Plan to offset the loss of habitats and species; it will protect, restore, enhance and provide appropriate buffers around wildlife and geological features as well as links to the wider ecological network; and the benefits of the proposed development would clearly outweigh the adverse impact on the biodiversity and geodiversity value of the site. 		

¹¹ 2006 Natural Environment & Rural Communities) Act (as amended), 1981 Wildlife & Countryside Act (as amended) and 2020 Environment Bill

Explanation

- 6.2.1 This policy sets out a hierarchy of designated and non-designated nature conservation sites, from international to local scale. As the hierarchy implies, the level of protection afforded to nature conservation varies according to the value and status of the site.
- 6.2.2 While there are no designated sites of international importance in the borough, new development could have the potential to adversely affect the integrity of the Epping Forest Special Area of Conservation, Lee Valley Special Protection Area and Wormley Hoddesdonpark Woods Special Area of Conservation from the effects of air pollution and increased recreational pressure. Development will be resisted where it would cause significant adverse harm to the integrity of these sites.
- 6.2.3 Appropriate improvements will be sought within the zone of influence in the locations shown on table 6.1 below to mitigate the effects of air pollution and recreational pressure on the Epping Forest Special Area of Conservation through the use of financial contributions in line with the requirements of Natural England and the Epping Forest Conservators.

Table 6.1: Proposed mitigation strategy to offset the impacts of development upon the Epping Forest Special Area of Conservation

Type of mitigation	Locations
Recreational pressure – Suitable Alternative Natural Greenspace (SANG)	
Environmental enhancements within the National Park City designation (as defined on the Policies Map)	<ul style="list-style-type: none"> • Enfield Chase • Lee Valley Regional Park • Trent Park
New areas of publicly accessible open space	<ul style="list-style-type: none"> • Meridian Water and other strategic site allocations
Access enhancements to the Lee Valley Regional Park (as set out in the Blue and Green Strategy) to facilitate active travel	<ul style="list-style-type: none"> • Areas of deficiency (access to open space and nature, as shown on figure xx)
Leisure and water-based sport provision	<ul style="list-style-type: none"> • Banbury Reservoir (in the London borough of Haringey) • Pickett's Lock • Ponders End
Habitat creation and enhancement along wildlife corridors	<ul style="list-style-type: none"> • Sites of nature conservation interest (as shown on the Policies Map).
Other	<ul style="list-style-type: none"> • Contributions to other projects identified through the Blue and Green Strategy
Enfield's blue-green network	
Introduction of electric vehicle charging points in new developments	<ul style="list-style-type: none"> • Town centres, major growth areas and areas of high density

Type of mitigation	Locations
Reducing vehicle fleet emissions (e.g. non-fossil fuel buses)	<ul style="list-style-type: none"> Based on the targets set out in the Climate Action Plan¹²
Promoting high speed broadband	<ul style="list-style-type: none"> Directed to areas with poor broadband speeds
Promoting sustainable transport choice and public transport improvements	<ul style="list-style-type: none"> Directed to areas of poor public transport accessibility (PTAL)
More stringent parking standards than the London Plan	<ul style="list-style-type: none"> Spaces per number of bedrooms (areas of good public transport accessibility)
Woodland and tree features to reduce nitrogen deposition	<ul style="list-style-type: none"> Major trafficked roads and areas of poor air quality (as defined on figure xx)

Figure 6.2: Areas of deficiency

Map showing areas of deficiency

¹² <https://new.enfield.gov.uk/services/environment/climate-action/>

- 6.2.4 Applicants will also need to provide details of the phased implementation of the residential development / access to new public open spaces and recreation facilities and details of site access management and monitoring to demonstrate that adverse effects on the integrity of international sites can be avoided / mitigated over the lifetime of the development, in consultation with Natural England and Epping Forest Conservators.
- 6.2.5 Where a designated site or priority species/habitat is likely to be adversely affected, an ecological assessment will be required as part of the planning application. Protected species and priority species of plants and animals are defined in the Enfield Biodiversity Action Plan, Species of Conservation Concern in London and Species of Principal Importance in England. The ecological assessment should include:
- an evaluation of the characteristics (biodiversity and geodiversity interests) and current and future conditions of the site; and
 - details on how the proposed development will protect, replace and enhance existing biodiversity on the proposed site, including measures to wildlife habitats and features aimed at particular species.
- 6.2.6 In cases where biodiversity and geodiversity will clearly be affected, new development will be expected to follow the principles set out in the mitigation hierarchy within the London Plan. Where compensation is sought, it would need to adequately offset the impact on the site of nature conservation importance or protected/priority species through the provision of an alternative site or habitat.

6.3 Strategic Policy SP BG3: Biodiversity net gain, rewilding and offsetting

DRAFT STRATEGIC POLICY SP	BG3	Biodiversity net gain, rewilding and offsetting
<ol style="list-style-type: none"> 1. All development proposals shall be considered in light of the mitigation hierarchy (avoid, mitigate and compensate) to protect most valuable ecological features of the site and minimise harm to nature. Measures will also be sought to increase or improve biodiversity through the restoration and re-creation of priority habitats and ecological networks and the protection and recovery of protected wildlife populations, especially where there are gaps across existing corridors. 2. Applicants must submit an action plan setting out how biodiversity will be improved as a result of the development to offset the loss or degradation of natural habitat on site (using the DEFRA metric model). The action plan will need to provide evidence of how the development will achieve a minimum of 10% net gain, including habitat creation, preferably on site. 3. Where the 10% minimum requirement cannot be met on site, or would be better served elsewhere, adequate off-site compensation provision must be provided to an equivalent of better standard to offset the loss of habitats arising from the proposed development. Provision will be directed towards projects that contribute to Enfield's nature recovery network and other biodiversity and landscape-scale conservation priorities, particularly within the following locations: <ol style="list-style-type: none"> a. Areas of nature deficiency (e.g. Enfield Chase and Chingford Reservoirs) b. Riparian corridors c. Bug life B-line (as shown on figure 6.3). 		

Explanation

- 6.3.1 This policy sets out how development proposals will be expected to enhance and increase biodiversity and mitigate or offset the harm arising from the loss of natural habitats (e.g. trees and river corridors) and ecological features, in response to the plan's objective to create a distinct and leading part of London. Net gain¹³ is used as a proxy to measure the potential harmful effects arising from a development and calculate biodiversity net gain (e.g. habitat creation or enhancement).
- 6.3.2 The Environment Bill proposes to introduce a 10% mandatory requirement for biodiversity net gain within development¹⁴. Net gain measurements should be calculated using Department for Environment, Food and Rural Affairs'(DEFRA) biodiversity metric (an online tool) to establish the nature of the harm to biodiversity and the quality of the new green benefits arising from development as well as the anticipated costs of achieving a 10% level of net gain. In line with best practice, the

¹³ Biodiversity net gain is the achievement of measurable gains for biodiversity through new development and occurs when a development leaves biodiversity in a better state than before development.

¹⁴ The government is considering how mandatory net gain will apply to different sites. There may be targeted exemption for some brownfield sites, as well as those with specific ownership characteristics, such as self-build schemes. Householder development (such as extensions) may also be exempt and the government is considering how net gain will apply to minor development schemes, including whether they are subject to a lower net gain requirement.

provision of compensation to address residual biodiversity impacts will not be permitted unless the steps of the mitigation hierarchy (enhance, avoid or minimise, restore, compensate and offset habitat loss) set out in the London Plan have been followed and all opportunities to avoid and then minimise negative impacts have been pursued.

- 6.3.3 Developers will be expected to submit a detailed action plan to ensure that biodiversity measures can be properly considered at the planning application stage, including details of the pre-development biodiversity value of the site and the steps taken to avoid any adverse effects from development.
- 6.3.4 As a general rule, biodiversity gain should be provided on site. Where this is not practicable or viable (e.g. due to its size or location), off-site mitigation measures will be sought from developers to achieve net gain of at least an equivalent standard. Any contributions will be calculated on a site-by-site basis, based on the cost of mitigation.
- 6.3.5 Contributions will be sought towards enhancements to the nature recovery network such as the creation of buffer zones, removal of invasive species, planting of native species and river restoration projects (as set out in the Blue and Green Strategy and Biodiversity Action Plan). Applicants should also consider opportunities to upgrade and enhance existing sites of nature conservation importance (as shown on the Policies Map) and habitat corridors within non-designated areas. In line with DEFRA guidelines these measures will need to be maintained over a minimum of 30 years.

Figure 6.3:

Diagram

6.4 **Strategic policy SP BG4: Green Belt and Metropolitan Open Land**

DRAFT STRATEGIC POLICY SP	BG4	Green Belt and Metropolitan Open Land
<ol style="list-style-type: none"> 1. Enfield's Green Belt and Metropolitan Open Land will continue to be protected from inappropriate development (as defined in the National Planning Policy Framework) and, where possible, enhanced. The boundary of these areas is shown on the Policies Map. 2. Development within or adjacent to the Green Belt / Metropolitan Open Land should not have a significant detrimental impact on the openness of the Green Belt / Metropolitan Open Land and respect the character of its surroundings. 3. The positive use and management of the Green Belt and Metropolitan Open Land will be supported where it is integrated with the wider blue-green infrastructure network and consistent with the strategic purposes of these designations. 		

Explanation

- 6.4.1 This policy seeks to protect and safeguard the extent of the Green Belt and Metropolitan Open Land (as shown on the Policies Map and figure xx) and enhance the beneficial use of this land through positive management.
- 6.4.2 These green assets contribute to the overall suburban and rural setting of the borough, open up access to green and blue spaces (e.g. outdoor sport and recreation) and the wider blue and green infrastructure network and contain diverse uses including agriculture, open space, wildlife sites and historic assets.
- 6.4.3 The Green Belt is a permanent area of open countryside that wraps around the north and east of the built-up area of Enfield and contains a mixture of arable farmland, green space and woodland. Metropolitan Open Land is strategic open land within the built-up-area that contributes to the physical structure of London and includes a number of public parks (e.g. Trent Park, Grovelands Park and Broomfield Park) and parts of the Lee Valley Country Park. Metropolitan Open Land is afforded the same status and level of protection as the Green Belt in line with the London Plan.

6.5 Strategic Policy SP BG5: Green belt and edges of the countryside/urban area

DRAFT STRATEGIC POLICY SP	BG5	Green Belt and edges of the countryside/urban areas
<ol style="list-style-type: none"> 1. Inappropriate development within the Green Belt (as shown on the Policies Map) will not be permitted. Development that is not inappropriate will only be permitted where: <ol style="list-style-type: none"> a. the siting, scale, height and bulk of the proposed development is sympathetic to and compatible with the primary aim of preserving the openness of the Green Belt; b. it has regard to site contours, displays a high standard of design and landscaping to complement and improve its setting, and takes all measures to ensure that the visual impact on the wider Green Belt is minimised; c. the nature, quality, finish and colour of materials blend with the local landscape (as defined in the Character of Growth Study) to harmonise with surrounding natural features; and d. appropriate parking provision, safe access, egress and landscaping is provided to ensure vehicles are parked safely and that the development does not prejudice the openness of the Green Belt. 2. Limited infilling within existing settlements (villages and hamlets) and the partial or complete redevelopment of previously developed sites within the Green Belt will be permitted where it can be demonstrated that: <ol style="list-style-type: none"> a. the development would not have a greater impact on the openness of the Green Belt; b. the development would not lead to an increase in the developed proportion of the site; and c. the development would not lead to any significant increase in motorised traffic generation, as evidenced through a suitable traffic modelling tool. 3. Agricultural, horticultural and forestry workers accommodation will only be permitted within the Green Belt where it can be demonstrated that: <ol style="list-style-type: none"> a. the associated agricultural unit is economically viable and has sound long-term prospects; b. the dwelling is essential to sustain the viability of the farming enterprise; c. there is no suitable alternative accommodation in the vicinity of the proposed site; d. no existing dwelling serving or closely associated with the holding has been sold, leased or otherwise disposed within the past three years; and e. it is of a scale, design and layout appropriate to its surroundings. 4. Wherever possible, worker accommodation within the Green Belt should be sited as close as possible to existing buildings or dwellings. 5. Temporary buildings in the Green Belt will be granted permission up to a maximum of three years, over which period a planning application can be submitted to erect a permanent building on the site, subject to an agricultural worker occupancy condition. 		

Explanation

- 6.5.1 Development that is not inappropriate in the Green Belt is defined in the National Planning Policy Framework. This includes some forms of development on previously developed sites, limited infilling within existing settlements and essential agriculture and forestry worker housing. However, there are some situations that may allow certain developments to take place in the Green Belt that under any other circumstances would not be allowed. These are known as 'very special circumstances'. When attempting to prove very special circumstances the onus is on the applicant to prove that the exceptional nature of the proposal outweighs the harm that it would cause to the Green Belt.
- 6.5.2 Applicants should demonstrate through design and access statements how the development has been designed to reduce the visual impact on the Green Belt and how it will improve the attractiveness and quality of the landscape through positive enhancements (including hedgerows and tree planting of native species).
- 6.5.3 Limited infilling or the partial or complete redevelopment of previously developed sites and temporary accommodation will not be inappropriate subject to meeting the criteria set out in parts 2 and 3 above.

6.6 Policy DM BG6: Protecting open space

DRAFT POLICY DM	BG6	Protecting open space
<p>1. Development involving the loss of designated open space (with the exception of Metropolitan Open Land) will be resisted unless:</p> <ol style="list-style-type: none"> it provides essential ancillary facilities (e.g. changing rooms, play equipment and footpath/cycle links) that will enhance the function, use, accessibility and enjoyment of the existing open space; it is temporary in nature and the open space will be restored back to its original purpose; it provides new outdoor space, the recreational and sporting benefits of which would outweigh the harm resulting from its loss; and replacement open space can be re-provided (as part of the wider development site or within a suitable alternative location within the catchment area) of equivalent or better-quality provision which is accessible to the public. <p>2. Developments on existing designated open space (as shown on the Policies Map) will be expected to:</p> <ol style="list-style-type: none"> promote the multifunctional and shared use of the existing open space, including schools, private sports facilities and playing pitches, subject to satisfactory management arrangements being put in place; and avoid harm to the ecological, heritage or recreational value of the existing open space or the flood risk levels within and beyond the boundaries of the site. <p>3. Development will not be permitted on private or semi-private outdoor amenity space such as residential gardens and communal areas within housing estates and other similar non-designated open spaces (e.g. food growing plots) unless the loss of such space can be compensated and the development has overriding planning benefits. Amenity spaces should be designed to be flexible so it can be easily adapted in response to changing needs, such as growing food.</p>		

Explanation

- 6.6.1 This policy aims to ensure that new development does not unduly harm the integrity and open character of existing open space (as designated on the Policies Map) and contributes to its enhancement and/ or expansion, responding to the plan's vision of creating a deeply green place. Some types of development (e.g. changing rooms, play equipment and seating) will be acceptable in principle within areas of open space. However, it must relate to the scale and function of the existing open space and be ancillary to its main function.
- 6.6.2 In some cases, existing open space could be replaced or re-provided (as part of a comprehensive redevelopment and/or estate regeneration scheme) where it would enhance the quality of provision within or close proximity to the development site (e.g. reconnect previously inaccessible or fragmented areas of open space or provide a larger and more useable area of consolidated open space). The loss of outdoor sport and recreational facilities will be protected against unjustified loss in line with the requirements set out in the National Planning Policy Framework.

6.7 Policy DM BG7: Watercourses

DRAFT POLICY DM	BG7	Watercourses
<p>1. Development within or adjacent the borough's watercourses will be expected to:</p> <ol style="list-style-type: none"> avoid the net loss or covering of watercourses (unless it is a water-dependant or water-related use in appropriate locations and of appropriate scale); incorporate suitable setbacks to protect the water's edge and contribute towards its restoration as well as active frontages along the waterfront, where appropriate; conserve and enhance views across the water and its open character; and provide ecological and biodiversity enhancements to water spaces, having regard to the principles of the Biodiversity Action Plan and the design/landscaping of the public realm. <p>2. Development within or adjacent to the borough's waterspaces should promote opportunities that facilitate:</p> <ol style="list-style-type: none"> continuous public access along towpaths, especially where there is fragmentation; the provision of water-related uses and sport and recreation activities, notably at Meridian Water, Banbury Reservoir and Ponders Lock; water-borne freight and passenger transport along the River Lea Navigation, where possible; and de-culverting urban rivers to create naturalised edges, improve links to green spaces and increase the visibility of the riverside, where possible. <p>3. Permanent residential and commercial moorings (e.g. marinas and boatyards) alongside associated ancillary facilities and access requirements will be supported where they are located away from the main course of the River Lee and the Lee Navigation Canal and do not have adverse impacts on navigation, biodiversity, micro-climate, amenity of surrounding residents and the public enjoyment of the water space.</p>		

Explanation

- 6.7.1 This policy seeks to protect, maintain and enhance the quality, quantity, accessibility and usage of the borough's existing network of watercourses (as shown on figure 6.7). In the context of this policy, watercourses relate to any area of water (permanently or intermittently) that exists in the borough, as described in table 6.2. below.

Table 6.2: Categories of watercourses

Category	Description	Examples
Watercourses	Main rivers and other smaller streams, whether they are open or culverted	<ul style="list-style-type: none"> River Lee, Turkey Brook, Salmons Brook and Pymmes Brook (among other smaller ones)
Inland waterways	Navigable stretches of water	<ul style="list-style-type: none"> River Lee Navigation

Category	Description	Examples
Artificial watercourses	Man-made structures originally constructed to convey drinking water to London	<ul style="list-style-type: none"> • New River – main section runs north-south through the borough • New River Loop – an abandoned section which routes through part of Enfield Town and surrounds.
Reservoirs	Man-man structures which supply drinking water to London	<ul style="list-style-type: none"> • Lee Valley Reservoir Chain (William Girling and King George V) • Lakes (Trent Park Lower Lake & Grovelands Park) • Nearby assets (e.g. Banbury Reservoir and Lockwood Reservoir)

- 6.7.2 Collectively, these assets have played a critical role in the development of the borough and London as a whole, acting as important trade routes, water supply hubs and sources of energy and heat. The River Lee, Enfield Lock, Lee Navigation and New River also have significant industrial heritage and nature conservation value. However, much of this network remains inaccessible or hidden from public view, due to the presence of underground culverts (for instance, along the Salmon Brook, New River Loop/Saddlers Mill Stream), high embankments (e.g. William Girling Reservoir) and the lack of crossing points.
- 6.7.3 Proposals seeking to improve public access to the Chingford reservoirs will need to consult with Thames Water to ensure its operational function and ongoing structural integrity can be maintained and mitigate any potential risks to public safety and health.
- 6.7.4 Contributions will be sought from developments along or close to the waterfront to deliver improvements to open spaces, natural habitats, flood alleviation and public access, particularly within areas of open space and nature deficiency (see figure xx) and fragmentation. Where development is sited near to a watercourse, it will be expected to contribute towards the restoration and naturalisation of the river/stream and maximise opportunities to enhance the floodplain using natural flood management techniques.
- 6.7.5 There is a strong presumption against development which adversely affects the character and effective operation of the water network (for example, where it involves the loss or covering of watercourse, such as culverting and development platforms). New development will be expected to maximise the benefits of its proximity to the waterside and its natural setting.
- 6.7.6 Proposals which generate freight water-borne movements will be encouraged along the Lee Navigation, especially where industrial premises (e.g. Edmonton Ecopark) are located. Applicants will need to demonstrate using robust evidence that operations will not cause excessive disturbance to habitats.

6.8 Policy DM BG8: Urban greening and biophilic principles

DRAFT POLICY DM	BG8	Urban greening and biophilic principles
<ol style="list-style-type: none"> 1. New development will need to demonstrate how it will exceed the urban greening factor targets set out in the London Plan and how the green features (e.g. brown roofs and living walls) will be maintained throughout the life of the development in line with the principles of biophilic design. 2. New development will be expected to promote opportunities to restore, create and enhance Enfield's tree and woodland resource and improve links to existing assets, including the Lee Valley Regional Park, Enfield Chase, Trent Park and Salmons Brook, with priority given to: <ol style="list-style-type: none"> a. densely built-up urban areas (e.g. Edmonton, Ponders End, Southbury, Brimsdown and Southgate) which are deficient in terms of access to nature, open space and woodland and experience high levels of deprivation; b. areas of poor air quality along busy radial and orbital routes (e.g. A10, A110 and A406); c. the arc of publicly-owned land between Enfield Chase, Crews Hill and Lee Valley Regional Park; and d. areas of flood risk (including river corridors) to mitigate the impact of new development on the wider catchment. 3. In particular, new development will be required to: <ol style="list-style-type: none"> a. retain and protect trees and hedgerows of landscape and biodiversity value on and adjacent to the site, especially those which are healthy and offer a clear public amenity benefit; b. use available roof space and vertical surfaces to install green or brown roofs, living walls and low zero carbon technologies (subject to viability and other planning considerations); c. maximise the provision of soft landscape treatment, amenity space (e.g. garden terraces) and new tree planting (including the use of large, shade-producing trees, pollinator friendly, non-native species and indigenous species, where possible); and d. provide adequate separation between the built form and the trees (including having regard to shading arising from existing trees and buildings and proximity to wildlife sites). 4. Development that will involve the loss or deterioration of ancient woodland, veteran trees, ancient hedgerows, trees covered under preservation orders and other trees of significant amenity or biodiversity value, either directly or indirectly, will be resisted. Where exceptional circumstances can be demonstrated to justify the removal of such trees, adequate compensation measures must be put in place (subject to consultation with Natural England and the Woodland Trust) through a long-term management plan. 5. All new streets (including new cycle lanes and roads) should be tree-lined. Proposals to remove trees on existing streets will be resisted. Any improvements to the public realm must include a high proportion of greenery (including trees, landscaping and other types of planting) and active spaces. 		

Explanation

- 6.8.1 This policy seeks to maximise the opportunities to encourage the greening of the borough's urban and rural environment through landscaping, the planting of new woodland and street trees, provision of garden roofs and spaces, soft landscaping treatment, other planting and restoration of channelised or culverted watercourses, as appropriate. Implementing such measures will not only improve the aesthetic value of the borough but also provide multiple environmental benefits, such as biodiversity enhancements, surface water run-off attenuation, urban cooling, noise attenuation, energy savings, improve insulation and water purification to remove pollutants.
- 6.8.2 The target is based on the urban greening thresholds and scoring matrix set out in the London Plan. Applicants will need to meet the target or provide evidence to justify why this target cannot be achieved. Particular priority will be given to biodiversity enhancements and climate change mitigation and adaptation measures in the application of the urban greening assessment. The assessment should also outline how the urban greening measures will be maintained over the lifetime of the development. We will take a flexible approach where delivery of the urban greening factor would detract from the heritage significance of a building, monument or conservation area and historic park and garden. Urban greening should also form an integral part of the design and layout of public realm schemes and small-scale developments.
- 6.8.3 Urban greening measures such as green/brown roofs, living walls, trees and landscaping should be integrated into the design and layout of new development to maximise the environment benefits from habitat creation, building insulation, sustainable drainage and cooling. The type and extent of green roof/living wall provision sought will depend on the structure and form of the proposed development (including building orientation and function of the roofspace) and the character and context of the site (including proximity to sensitive receptors, such as noise-intensive activities and heritage constraints). Extensive green roofs are required to have a substrate depth of 75-150mm, unless it can be demonstrated that this is not feasible. The substrate depth should be varied within this range to maximise biodiversity benefits. Where recreational or amenity space is sought, intensive green roofs should be installed with deep substrates to attenuate surface water runoff and harvest rainwater on site. Further guidance on the installation and maintenance of living roofs or walls can be found in the Green Roof Organisation Code.
- 6.8.4 Applicants are advised to seek qualified expertise from a suitably qualified arboriculturist prior to the initial design phase to ensure that any works to trees are carried out in line with relevant British standards and other guidance. Where development necessitates the removal of trees and hedgerows, adequate replacement provision of an equivalent value will need to follow the requirements set out in CAVAT, i-Tree Eco, or another similar valuation system. Where appropriate, planning conditions or legal agreements will be used to secure the retention of existing trees and landscape features within the site (especially those which are significant in terms of amenity and nature conservation).
- 6.8.5 Works to protected trees (e.g. TPOs) or trees situated within a conservation area) must ensure the long-term health of each tree and retain and enhance amenity value of the surrounding area. Where appropriate, new TPOs will be introduced within and adjacent to new development to protect the amenity of important trees. Enfield has

vast tracks of ancient woodland, much of which forms part of the former royal hunting ground (known as Enfield Chase) and remains vulnerable to land use change.

- 6.8.6 Green/brown roofs or low/zero carbon technologies present design solutions to the energy efficiency targets set out in policies (see chapter 4) at a cost commensurate with carbon abatement schemes. Where it is claimed that such installations are not technically feasible or economically viable (due to site constraints, design and orientation etc), this must be clearly evidenced within the sustainable design and construction statement.
- 6.8.7 Tree-lined streets within new development should incorporate a mix of native species (semi-mature) and other green features, such as sustainable urban drainage. Where possible, new trees should be evenly placed on either side of the street. These streets should also be well-connected and offer a choice of direct routes to key designations (e.g. town centres), with particular attention given to ensuring accessibility and safety to the elderly or disabled.

6.9 Policy DM BG9: Allotments and community food production

DRAFT POLICY DM	BG9	Allotments and community food production
<ol style="list-style-type: none"> 1. Proposals will be expected to include measures that increase or promote food production (from productive landscaping through to food growing spaces, such as roof gardens, allotments and community orchards) and access to healthy and affordable food. Existing allotment sites are shown on the Policies Map. 2. Existing allotments will be protected from development. Proposals should not result in a net loss of allotment provision. 3. Provision of allotments and community food growing sites will be supported as part of new development (including within site allocations) to meet identified needs, especially within areas of deficiency and parts of the urban fringe. Food growing provision will be sought within areas of incidental open space within housing estates and business parks, areas of good quality agricultural land (e.g. farm enterprises), road verges and vacant or underused sites (as a meanwhile use). 4. New food growing spaces should be accessible to everyone and integrated with other uses (e.g. sport and play facilities) and supporting services (e.g. water supply and irrigation), where possible. 		

Explanation

- 6.9.1 Benefitting from good access to agricultural farmland and water resources, Enfield is a leading centre in the development of sustainable food production and horticulture. Food growing space ranges from allotments, nurseries and garden orchards (e.g. Forty Hall) to community supported agriculture (e.g. farm shops) and commercial production enterprises (including London's only commercial-scale vineyard at Capel Manor). We want to encourage people to grow their own food in Enfield and maximise the benefits of food growing spaces, such as providing social interaction, reducing stress and anxiety, encouraging exercise and providing places to relax and unwind. By law, we have a duty to provide a sufficient number of allotment plots to meet current and future demand. However, many of the borough's allotments are near to or at capacity, especially in urban areas. Some plots also remain overgrown. Allotment waiting lists are also increasing in response to rising demand from residents, with notable deficiencies in the Lee Valley, Palmers Green, Bush Hill Park and Winchmore Hill.
- 6.9.2 Food growing provision within new development could take the form of dedicated food growing areas as well as within communal planting schemes, such as fruiting trees, shrubs and bushes. Particularly where sites are constrained or tightly defined, developments should utilise rooftops, walls or balconies as growing spaces and innovative solutions, where possible. Community or private food growing facilities should be affordable, functional and accessible to all those who wish to take part. Participants should also be able to access supporting services, such as water (water butts or mains water supply) and tool storage. Where a health impact assessment is required as part of a planning application, this should include consideration of how the development will support access to green space, exercise and healthy food.

6.10 **Policy DM BG10: Burial and crematorium spaces**

DRAFT POLICY DM	BG10	Burial and crematorium spaces
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1. Proposals to reuse, expand and extend burial and crematorium spaces (as defined on the Policies Map) will be supported where they meet identified needs.
2. Additional land will be set aside (as shown on the Key Diagram and Policies Map) to meet the current and future burial needs of Enfield. New burial, memorial and associated facilities will be required to fit sensitively into the London National Park City designation.
3. Development involving the provision of reuse, expansion, extension, new burial and/or cremation spaces or related facilities must demonstrate how it will:
 - a. adequately meet the requirements of the various faith groups within the borough, including groups where burial is the only option;
 - b. be appropriately located and within close proximity to the community it is tended to serve; and
 - c. appropriately respond to potential flood risk (as shown on the Policies Map) and air and water pollution issues through the incorporation of mitigation measures.
4. New cemeteries or burial grounds in the Metropolitan Green Belt or Metropolitan Open Land will only be permitted where it can be demonstrated that there are no suitable sites outside of Metropolitan Green Belt or Metropolitan Open Land. These sites do not have to be within the borough boundary of Enfield.
5. Sites set out in Table 6.3 are allocated for burial and cremation uses and defined on the Policies Map. Further information on site allocations is presented on the site proformas in Appendix B. The proformas indicate key requirements and considerations that need to be taken into account as sites come forward for development.

Table 6.3: Sites allocated for burial and/or cremation uses

Site ID	Site address
SA59	Alma Road Open Space
SA60	Firs Farm Recreation Ground (part)
SA61	Sloeman's Farm
SA62	Church Street recreation ground for crematorium

Explanation

- 6.10.1 Enfield is, like many other London boroughs, facing serious shortage of burial space - a situation which will exacerbate as the population increases and the lack of funeral space drives up costs. Enfield has among the highest burial requirements in London. Space is running out due to land shortages and rising burial demand. Enfield Crematorium, for instance, will be completely full before the end of this decade.
- 6.10.2 Faith groups in the borough have specific burial requirements. Muslim burials mainly take place at the Tottenham Cemetery in Edmonton and there are four Jewish cemeteries in the borough: Western Synagogue Cemetery, Federation of Synagogues Cemetery, Western Synagogue Cemetery and Adath Yisroel Cemetery and Bulls Cross. The council will continue to work with religious groups and other partners (e.g. cross-boundary authorities) to meet future burial need requirements as well as tackle burial space shortages during the plan period.
- 6.10.3 In order to meet the Borough's need the preferred approach is set out in the policy to securing sufficient burial space in the right locations to meet the needs of the borough's diverse communities over the plan period. This includes: the reuse and intensification of existing sites (e.g. churchyards and cemeteries) in the urban area; the provision of new burial spaces (including new allocations in the Green Belt) and extensions to existing designated sites and adjoining virgin land.
- 6.10.4 New burial plots should be located away from areas of flood risk (as shown on the Policies Map), air quality hot spots and sources of ground water pollution. Proposals will be refused where they are at risk of flooding or would cause flooding to other burial plots (irrespective of whether there are no other suitable sites within the borough).
- 6.10.5 As part of the ELP, the Council has identified five policy options and their associated benefits and dis-benefits, set out below. We are inviting stakeholder's thoughts on these alternatives and suggestions of other alternatives through consultation questions. For the next draft of the Local Plan the key issues section will be removed from the policy and the policy options removed from this section of the Plan to make the document more streamlined, but at this stage it was felt helpful to include in this draft for consultation to inform stakeholders of the issues being contended with.

Policy options for DM BG10: Burial and cremation space

Policy options for BG10	Pros and cons of each option	Preferred option
<p>A. Do nothing</p>	<p>Cons</p> <ul style="list-style-type: none"> ➤ Means that local authority provision would be rapidly exhausted ➤ Increased reliance placed on independent denominational provision ➤ Increased reliance on neighbouring authorities (at a higher cost to residents) 	<p>No</p>
<p>B. Meet our objectively assessed needs ourselves in the urban area and extension of existing sites</p>	<p>Pros</p> <ul style="list-style-type: none"> ✓ The borough has already taken a proactive approach to identify capacity within existing cemeteries and to use them whilst retaining the quality of the provision required. ✓ There is the opportunity to identify existing burial sites where extensions could be possible (i.e. adjacent to open, undeveloped land). Other forms of provision which could easily intensify – like local churchyards. ✓ The borough could provide a small or large number of additional plots depending on the size of extension. ✓ Opportunity to identify additional capacity if adjoining land is owned by the Council, within the local green infrastructure network. <p>Cons</p> <ul style="list-style-type: none"> ➤ Extension and further intensification is not likely to be feasible to meet the identified need. ➤ The feasibility of extending sites must be considered on a site by site basis as it will depend on a wide range of factors, specifically whether it is physically possible, and potential environmental impacts caused by extensions, and the current uses and roles fulfilled by such land. ➤ Timescales for extensions unknown. 	<p>No</p>

Policy options for BG10	Pros and cons of each option	Preferred option
<p>C. Meet our needs through the re-use of graves</p>	<p>Pros</p> <ul style="list-style-type: none"> ✓ This approach is already occurring in the borough at Lavender Hill cemetery and is considered a sustainable way of ensuring enough burial space is available in the borough. ✓ Reuse of graves could be intensified further helping to ease land pressure. <p>Cons</p> <ul style="list-style-type: none"> ➤ This option has potential sensitivity and controversial implications and is not suitable in some places e.g. consecrated land. ➤ There is no scope to reuse graves at Edmonton Cemetery as this has been exhausted from 2011 to 2019. 	<p>No</p>
<p>D. Set a reduced target</p>	<p>Pros</p> <ul style="list-style-type: none"> ✓ The borough has already taken a proactive a proactive approach to identify capacity within existing cemeteries and to use them whilst retaining the quality of the provision. ✓ Other forms of provision have been explored including the intensification of local churchyards. <p>Cons</p> <ul style="list-style-type: none"> ➤ The borough could set itself a reduced target, but this would mean that local authority provision would be rapidly exhausted. ➤ There is increased reliance placed on independent denominational provision and an increased reliance on neighbouring authorities (at a higher cost to residents). 	<p>No</p>
<p>E. Meet our objectively assessed need with assistance from duty to cooperate partners</p>	<p>Cons</p> <ul style="list-style-type: none"> ➤ From consultation feedback on the Burial Needs Assessment 2020, it was clear that people generally preferred to be buried within their local area, so the meeting unmet need in other authorities is likely to be less popular with residents 	<p>No</p>

Policy options for BG10	Pros and cons of each option	Preferred option
	<ul style="list-style-type: none"> ➤ In addition, as part of the assessment, DTC engagement was undertaken and it is not understood whether adjacent authorities have sufficient understanding of their own provision and future requirements to support a co-operative dialogue and approach at this stage. 	
<p>F. Meet our objectively assessed need in the urban area first and new sites in the Green Belt</p>	<p>Pros</p> <ul style="list-style-type: none"> ✓ Meets the borough's needs in full ✓ New sites could facilitate a broader offering of cemetery spaces ✓ 2x potential sites to meet needs <ul style="list-style-type: none"> ○ Sloeman's farm for cemetery and ○ Church Street Recreation Ground for crematorium ○ 	<p>Yes</p>
<p>Questions</p>		
<ol style="list-style-type: none"> 1. Is Policy BG10 the right approach to meet our needs? 2. Do you think it is acceptable to plan for a shortfall of space within the borough boundary and promote cross border expansion instead? 3. If you think we should meet local needs, where should it be? <ul style="list-style-type: none"> • More burial space in the urban area – where? • Intensification of suburban areas? • Build on some public open space? • Release of Green Belt land on the edge of the borough? • If other, please specify 		

6.11 Policy DM BG11: Blue and green infrastructure plans

DRAFT POLICY DM	BG11	Blue and green infrastructure plans
<p>1. A blue-green infrastructure plan must be submitted alongside major planning applications to demonstrate how the development will:</p> <ol style="list-style-type: none"> a. prevent net loss, damage or deterioration to blue-green assets (including areas of amenity and ecological value); b. contribute towards delivering identified opportunities and priorities set out in the Blue and Green Strategy, particularly in areas where there is poor or unequal access to open space and nature (see figure xx); c. establish a clear hierarchy of open spaces and public rights of way through the site and integrate them into the wider blue-green network; d. incorporate appropriate landscape and green elements (including new native planting, setbacks/ buffer zones and water features) to reinforce and enhance the open character of open spaces and routes along the corridors and strategic nodes shown on figure xx and mitigate the impacts of pollution; e. help people and wildlife adapt to the impacts of climate change, including naturalised forms of flood storage and additional tree planting; f. take account of tranquillity and offer generous biodiversity rich open spaces; g. maximise public access and use of blue-green infrastructure, with clear demarcation between public and private spaces and routes; and h. maintain and manage blue-green features throughout the life of the development (including safety and security arrangements, staffing and upkeep of facilities). 		

Explanation

- 6.11.1 This policy requires the preparation of blue and infrastructure plans to accompany planning application submissions to guide the design and layout of major developments. Masterplans will be required to embed and integrate the overarching principles and proposed interventions of the blue-green infrastructure network set out in the Blue and Green Strategy and policy BG1.
- 6.11.2 Developers should undertake an evaluation of the green and blue assets and facilities in the vicinity of the proposed development, in terms of their quantity, accessibility, quality and value to local communities. Each plan should set out a clear vision of how blue and green infrastructure will transform and outline the priorities / planned interventions across the site and wider area

Have your say...

Policies SP BG1 to BG5 and DM B6 to 9

General questions

- How best do we protect and enhance our environment in the face of increasing growth and development pressures?
- Do you think we should work with other stakeholders, funding bodies and developers to identify opportunities to promote and enhance the natural environment, and incorporate net gains for biodiversity?

Policy DM BG9: Allotments and food growing

Is this the right approach to encourage food production?

Should we protect allotments from development?

7 Design and character

Introduction

- 7.1 One of the core planning principles of the NPPF is to secure high quality development and a good standard of amenity for all existing and future occupants of land and buildings. Design is not just about how a development looks, but is also about how well it works and meets the needs of users. It plays an essential role in the functioning of places. Well-designed buildings, places and spaces help to create attractive environments that set a positive context for the development of successful places and sustainable healthy communities.
- 7.2 The Council is committed to achieving high quality design that responds to the distinctive character of the borough. Delivering good design is a key element of the ELP. There are many different principles that go into delivering good design including visual factors, functionality, sustainability and local distinctiveness.
- 7.3 Individual places within the borough have their own distinctive characters which have evolved over time. They are valued by local communities as part of the heritage of the area. The council has carried out a detailed review of the character of its rural and urban areas in the form of a Characterisation Study that considers local character attributes. This document (and any updating successors) will be one of the factors taken into account when the council is assessing the design quality of development proposals. The council will produce a Borough Wide Design Guide Supplementary Planning Document to illustrate in detail what it considers to be high quality design for the borough as a whole.

7.1 Strategic Policy SP DE1: Delivering a well-designed, high quality and resilient environment

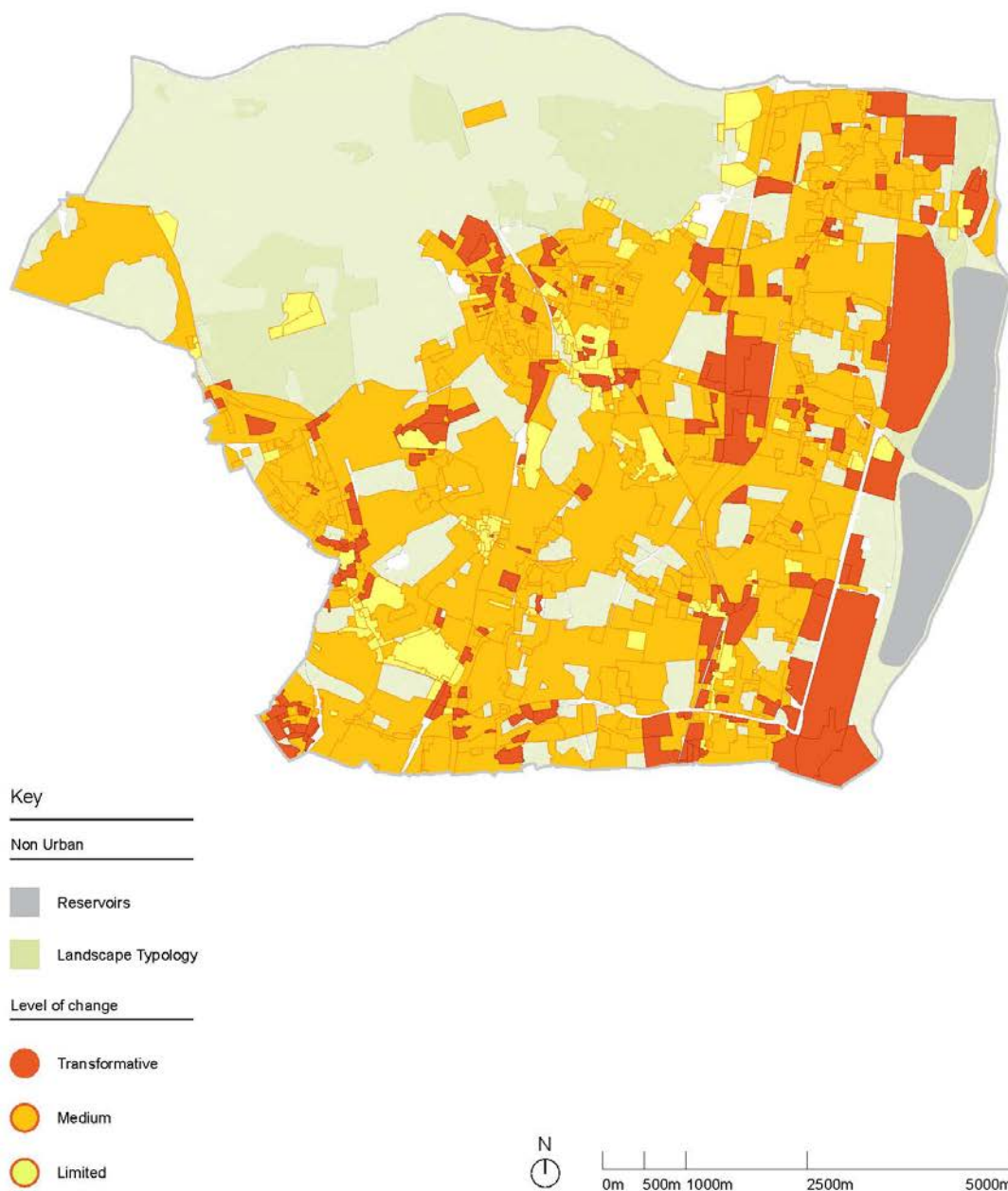
DRAFT STRATEGIC POLICY SP	DE1	Delivering a well-designed, high quality and resilient environment
<ol style="list-style-type: none"> 1. All developments and interventions in the public realm must be high quality and design-led. Applications for development that are not suitable for their intended function, that are inappropriate to their context, or which fail to have appropriate regard to their surroundings, will be refused. 2. Development must take the opportunities available to improve an area in accordance with following characteristics of well-designed places: <ol style="list-style-type: none"> a. context – development that enhances the surroundings, maximising the value that the context can bring, including complementing and referencing heritage and natural assets. The design of development must begin with an understanding of, and response to, its context; b. identity – development that is attractive and distinctive. Locally distinctive or historic patterns of development, landscape and culture that make a positive contribution to quality of life and a place’s identity should be reinforced; c. built form – development must provide a coherent pattern of development where public and private spaces, including buildings, are clearly distinguished, safe and secure; d. movement – development must be accessible, inclusive, and easy for all to get to and move through around. It must connect well with other places, put people before private vehicles and integrate land uses with sustainable modes of transport. Development should be easy to understand with recognisable and intuitive routes, intersections and landmarks; e. nature – developments should embrace biophilic design principles, enhance nature and draw it into the urban environment, providing opportunities for all to access it. Development must connect to functional ecological corridors and habitats. Important ecological links must form a structuring principle of any new development. f. public spaces – all spaces, including streets, should be safe, social and inclusive. They must be attractive, uncluttered and suitable to their intended function. g. uses – Development should contribute to places that provide variety and choice through the provision of a mix of compatible uses that work together to create viable places that respond to local needs. h. homes and buildings – The interior spaces of all buildings and individual homes must be functional, healthy and sustainable, reflecting the most up to date best practice guidance. i. resources – Developments must be efficient and resilient in their use of resources both in construction and operation. j. lifespan – Developments must be durable and flexible enough to, as far as possible, respond to economic, social, environmental and technological change. Their design and materials should ensure long term resilience and minimise ongoing maintenance. 3. All development should create safe and secure places and comply with the principles of Secured by Design. 		

Explanation

- 7.1.1 The Local Plan contains a number of specific policies on design intended to address specific issues identified through the plan's evidence base and engagement. However, all new developments must meet high standards of design and therefore, even where use-specific policies are not included in the Local Plan, the Council will assess all applications in line with the above policy. The identified characteristics set out above are set out in the National Design Guide.
- 7.1.2 The Council endorses many best practice publications and will use these and their successors to help determine whether developments are meeting the policy's requirements. These include, but not limited to the Urban Design Compendium (Housing Corporation and English Partnerships, 2007), Manual for Streets (Department for Transport, 2007) as well as guidance produced on behalf of the Greater London Authority.
- 7.1.3 In all cases, development should respect and complement the distinguishing positive characteristics of an area, paying particular attention to the immediate context. This does not necessarily mean creating replica development. Contemporary and innovative design can often enhance local identity, while reinforcing the positive aspects of an area's built form. Likewise, proposals will be required to address cumulative design-related issues identified in the evidence base, such as the loss of street greenery, architectural detailing, boundary treatments and the visual impact of car parking. The Council has undertaken a Character of Growth study to inform the development of the local plan and ensure that new development responds to the unique qualities of the borough and its communities. The study builds on the work completed in the Enfield Characterisation Study (2011) and describes the existing character of the borough by:
- updating the categorisation of the borough to account for recent developments;
 - assessing the quality of existing areas using assessment against the characteristics listed in the National Design Guide and other material, such as more detailed conservation area character appraisals;
 - assessing the presence of local 'drivers of change', for example the presence of existing low-density development in relation to high levels of access to public transport or proximity to town centres;
 - making recommendations for the level of change (transformative, medium, limited) to the character that would be supported through development proposals; and
 - proposing the form of development ("types" or "typologies") that will be supported in each area based on the existing context and level of change proposed, including the consideration of how tall buildings should be defined in different areas, where tall buildings might be appropriate and what heights should be considered.
- 7.1.4 The high-level outputs from this draft assessment can be seen in Figure 7.1 and in the accompanying Character of Growth interim report. Interactive maps of the outputs of the study are also available to view in more detail at <https://new.enfield.gov.uk/services/planning/evidence-base/> . The Council will consult the Metropolitan Police on all applications involving major development. In areas with high crime rates, achieving secured by design certification may be required as a condition of planning consent. Where a conflict exists between secured by design principles and other urban design objectives, applicants must explain their reasoning behind the compromises made in their design and access statement.

Figure 7.2: Scale of change recommendation

Scale of change Recommendation



7.2 Policy DM DE 2: Design process and Design Review Panel

DRAFT POLICY DM	DE2	Design process and Design Review Panel
<p>1. Design and access statements</p> <p>a. Applications accompanied by design and access statements that do not clearly document the design evolution and rationale behind the proposal will not be accepted. They must include an analysis of the site constraints, opportunities and an assessment of how the context has influenced the design.</p> <p>2. Pre-application</p> <p>a. All applications should seek pre-application advice. Applications for significant major development should be informed by a thorough and genuine pre-application process. This will involve:</p> <ul style="list-style-type: none"> i. engagement in a planning performance agreement (PPA) that sets a target committee date, expectations and programme of meetings; and ii. engagement with the borough's Design Review Panel, unless advised otherwise. Smaller major schemes are referable after first pre application meeting and may be reviewed by the Design Review Panel at a 'minor majors' workshop session. Large schemes (and GLA referable schemes) will need to attend multiple panels at early, intermediate and pre-submission stages. <p>b. All major applications must demonstrate a meaningful engagement with local communities that give them real power to shape development. When appropriate, applications should be presented to a planning panel.</p> <p>c. Applicants may be required to provide 3D digital massing models suitable for collation by the planning team to assess cumulative impact of development. This could be in a form that accommodates software, such as VU.City.</p> <p>3. Planning applications and post-planning:</p> <p>a. Design quality must be maintained through to building completion by:</p> <ul style="list-style-type: none"> i. ensuring maximum detail appropriate for the design stage is provided to avoid the need for later design amendments that negatively impact quality (to include smoke vents, rainwater goods, grills, signage and other items to be affixed to or interrupt the elevations): <ul style="list-style-type: none"> a. For major or contentious schemes (such as those within a conservation area or a tall building) a higher level of detail must be submitted. b. Important design features will be identified and agreed with officers, with input from Design Review Panel members or other independent technical experts. ii. ensuring the wording of the planning permission, associated conditions and legal agreements provide clarity regarding the quality of design; and iii. avoiding deferring the assessment of the design quality of large elements of a development to the consideration of a planning condition or reserved matter (for example through the requirement for the submission of a design code); and iv. requiring that, for important schemes such as those affecting heritage assets, the architect appointed as design lead for the project up to and including planning approval must be retained for the duration of the design and construction of the project. Shall the architect not be retained then a payment 		

under the section 106 agreement is due to directly employ the architect or another to provide “design guardian” services. This is to ensure that the original design intent is retained up to completion of the project.

Explanation

- 7.2.1 All new proposals in the borough must meet the design process requirements set out in the National Planning Policy Framework and London Plan. The more detailed processes and actions set out in the policy will help ensure development delivers good design.
- 7.2.2 The Enfield Design Review panel will play a key role in assessing the quality of proposals and providing expert, independent scrutiny of proposals. This will follow the guidance laid out in the London Quality Review Charter. It is important that design quality is maintained throughout the development process from the granting of planning permission to completion of a development. Changes to designs after the initial planning permission has been granted are often allowable as minor amendments, or in the case of outline applications, in the form of additional necessary detail. However, even minor changes can have a substantial effect on design quality, environmental quality and visual impact. The cumulative effect of amendments can often be significant and should be reviewed holistically. Sufficient design detail needs to be provided in approved drawings and other visual material, as well as in the wording of planning permissions to ensure clarity over what design has been approved, and to avoid future amendments and value engineering resulting in changes that would be detrimental to the design quality.
- 7.2.3 The Council will require key details that are submitted with the planning application to be highlighted as such so that the case officer will know to escalate and involve the design officer in the assessment and discharge of conditions. The scope of the Design Guardian is to be limited to the review of external elevations or items impacting the aesthetic look and feel of the building. This may include, for example, internal items that can be seen externally and any mechanical and electrical packages identified as requiring ‘architect’s review’ that have an impact on the elevations. The scope of Design Guardian can be increased to include the review of key internal spaces including communal areas, principle lobby areas and amenity spaces. The contractor and their design team remain fully responsible for all technical, contractual, and statutory compliance matters.
- 7.2.4 Citizen participation should be part of the design process to an extent where people have meaningful say and engagement over the process and development. This should come at an early stage and fully inform the participants of the pros and cons and not be a “tick box” exercise limited to minor aesthetic preferences. In this way, local people are empowered to shape and therefore support development, both helping to improve the design outcome but also ease the proposal through planning.

7.3 Policy DM D3: Inclusive design

DRAFT POLICY DM	DE3	Inclusive design
<p>1. All development will be expected to contribute to creating more accessible, welcoming and inclusive spaces and places and to demonstrate how this has been achieved:</p> <ol style="list-style-type: none"> a. All development proposals will need an Inclusive Access Statement as part of the Design and Access Statement and as appropriate to the scale of development¹⁵. Applications without this will be refused. b. All development proposals will need to: <ol style="list-style-type: none"> i. reflect the borough's diverse population; ii. demonstrate responsive engagement with affected user groups with relevant protected characteristics as appropriate to the scale and type of development; iii. support ease of access and independent, dignified approach to, access around and exit from all types of development as part of building inclusive neighbourhoods; iv. provide flexible spaces that can support adaptation to accommodate changing requirements; v. facilitate independent access to new development that minimises separation vi. support dignified emergency evacuation provision; vii. provide Changing Places facilities as consistent with the amended Building Regulations Approved Document Part M as a minimum; and viii. identify access enhancements for heritage assets affected while maintaining the significance of the asset and its setting. 		

Explanation

- 7.3.1 Inclusive design approaches will benefit all of the borough's communities in seeking to reduce barriers to participation and encouraging ease of access and flexible forms of development. Inclusive design will encompass consideration of the journey to and through places, arrival, access through a site and departure.
- 7.3.2 Enfield has a diverse population with many groups with protected characteristics. Early and responsive engagement with affected communities and relevant groups with protected characteristics will be encouraged and responsive engagement for larger schemes must be demonstrated through an Inclusive Design Statement within the Design and Access Statement as appropriate.
- 7.3.3 Creating inclusive neighbourhoods relies upon consideration of how space is accessed and social networks built. Development proposals must show through the Inclusive Design Statement how access has been considered for more than the immediate site including connections into and out of the area. Access audits should be used as a first stage in the process of understanding barriers to access for building refurbishment or repurposing and almost always where a heritage asset is affected.
- 7.3.4 Development should be sufficiently flexible to accommodate the needs of current and future users without requiring significant restructure. Occupants will continue to feel welcome, safe and supported in their local environment at different stages of life.

¹⁵ Inclusive Access Statement should follow the criteria set out in paragraph 3.53 of the London Plan 2021

- 7.3.5 Separation reinforces barriers to inclusion and can result in social isolation. New development should always demonstrate through the Inclusive Design Statement how separation has been avoided through the design process. Where existing property is refurbished then mitigatory measures should be identified.
- 7.3.6 Emergency escape provision for disabled people should be dignified, legible and well-maintained. Manual handling for escape purposes does not preserve individual dignity and should only be used as a last resort. Evacuation lifts allow for significantly greater independent use. The Inclusive Design Statement should show Emergency escape has been addressed. All measures should be fit for purpose.
- 7.3.7 Changing Places facilities are an essential provision for supporting disabled people and their carers to leave home with confidence. The provision of Changing Places Facilities is now covered by the amended Building Regulations Approved Document Part M for places of assembly, recreation and entertainment and collections of smaller buildings if they are newly built or undergoing major refurbishment. These locations should be the minimum provided and proposals should seek to identify other locations through early engagement.
- 7.3.8 Historic buildings and landscapes are often perceived as barriers to participation. Almost all heritage assets are capable of some access enhancements without harm to the significance of the asset. Applicants should undertake access audits of heritage assets at the earliest opportunity to identify enhancements that are consistent with the significance of the asset and with guidance available from Historic England.

7.4 Strategic Policy SP DE4: Putting heritage at the centre of place making

DRAFT STRATEGIC POLICY SP	DE4	Putting heritage at the centre of place making
<p>1. The council will continue to review and update local heritage designations including conservation area designations, appraisals and management proposals, the local heritage list and archaeological designations, on the advice of the Greater London Archaeological Advisory Service (GLAAS). Designations will be according to published criteria.</p> <p>2. New development within the borough should:</p> <ol style="list-style-type: none"> align with the aims and objective of the Heritage Strategy; respond to the cultural, built and landscape heritage of existing communities and take opportunities to integrate it into the sustainable growth agenda; better reveal heritage which is not formally recognised, valued or understood; seek to remove heritage assets from the Heritage at Risk Register in collaboration with Historic England and other relevant stakeholders; improve access to cultural, built and landscape heritage. Proposals should demonstrate how inclusive design to heritage assets has been assessed and integrated; and contextual development affecting heritage assets or their setting should be of sufficient design quality to become future heritage. <p>3. Development proposals should demonstrate a clear understanding of the heritage significance of the site and its surrounding context and how proposals will conserve and enhance that significance, using available published and archival resources including the GLHER. Heritage statements must demonstrate:</p> <ol style="list-style-type: none"> the significance of heritage assets affected by proposals; the contribution made by their setting; the extent of the impact of the proposal on the significance of any heritage assets affected; and any supporting information required to assess the impact of proposals. <p>The level of detail should be proportionate to both the significance of the heritage asset(s) affected and the scale of development.</p> <p>4. Non-designated heritage assets identified as part of the planning process should be assessed in line with the local heritage list criteria.</p> <p>5. Where a development has the potential to impact archaeological remains, developers should submit with their application an Archaeological Desk Based Assessment and potentially an evaluation report in order to assess the significance of the archaeological resource.</p> <p>6. Archaeological remains of national significance should be preserved in situ. Where a proposal affects archaeological remains of regional or local significance, developers should mitigate harm as appropriate in relation to the significance of the remains and record evidence to be deposited with the Greater London Historic Environment Record and the local archive.</p>		

7. A full understanding of the impacts of the proposals on the setting of the heritage asset at a scale appropriate to the significance of the asset and scale of proposed development. Appropriate techniques for assessment may include annotated photos; 3D wirelines or wireframe; photomontage; verified views; 3D modelling software. Applicants are encouraged to take advantage of new technology to demonstrate accurately the impact of a development upon a heritage asset or its setting. The level of detail required will depend upon the scale of development / change. Through pre-application advice services we will work with applicants to clarify and define what information will be required to assess development proposals.
8. Where development is of a sufficient scale to affect area character as identified in the Enfield characterisation studies and conservation area character appraisals a characterisation study will be required. This will demonstrate impact on historic character typologies as identified in the Enfield Characterisation Study (2011) and conservation area character appraisals or subsequent emerging and adopted documents.

Explanation

- 7.4.1 Our long-term aspirations for management of the borough's heritage are contained in Making Places: Enfield Heritage Strategy Supplementary Planning Document¹⁶. Applications for development will be expected to demonstrate how proposals maximise the benefits of heritage for place making and community wellbeing.
- 7.4.2 This policy responds to the plan's objectives of creating a distinct and leading place by ensuring that heritage in Enfield is about more than standing structures and designed landscapes. It may be reflected in patterns of land use or community and cultural practices as much as key historic structures. Communities across the borough are engaged with its heritage in different ways. Local conservation study groups and The Enfield Society worked with the Council on the Local Heritage Review; many other groups and organisations are engaged with different expressions of heritage in less formal ways. The role of memory and storytelling in place making and heritage is expressed through oral history and reminiscence projects, faith practices, trails, festivals and events. This work is supported by the Council's Museum and Local Studies Library and Archives services. The Council will continue to explore how diverse communities engage with local heritage and create a sense of place as the borough grows.
- 7.4.3 In some cases, the importance of a local heritage asset, whether designated or not, can be linked with a certain use or purpose or with cultural practices connected to it. This could for example be a public house or a local place of worship which, in addition to its central function also has a purpose and significance at the centre of a local community, as a meeting place and as a venue for local gatherings and activities. These uses and the associated interaction of the public with the building may combine to be as significant as the building itself in representing and demonstrating local character and therefore a change of use may constitute a significant loss to local heritage and culture, even if the building is retained.
- 7.4.4 Sufficient information is necessary to make an assessment of harm for applications affecting heritage assets. Applications will not be validated where they are submitted without heritage statements, as appropriate to the asset's significance. Details of

¹⁶ <https://new.enfield.gov.uk/services/planning/heritage-strategy/>

what should be included in a heritage statement will be included in an appendix in the next plan and should be prepared by qualified heritage experts. References should include but are not limited to the Heritage Strategy, characterisation studies, Conservation Management Plans for both buildings and landscapes, Conservation Area Character Appraisals and Management Proposals and the Local Heritage Register.

- 7.4.5 Gaps in the evidence base for the historic environment have been identified. These include recognition of the relative significance of waterways which are to the historic development of the borough, particularly in the east. Enfield has an unusual number of very significant historic waterways including the River Lee, the C18th Lea Navigation and the C17th New River all central to the development of London and Enfield. A network of cycle and footpaths and heritage walks recognises and makes positive use of these assets.
- 7.4.6 Designed landscapes of historic significance will include, but not be limited to: formal parks and gardens; burial grounds and cemeteries; semi-rural spaces; waterways; landscape associated with planned estates; formal greens; front and back gardens and street trees. Conservation Area character appraisals and management proposals set out a positive strategy for the conservation and enhancement of all of the borough's conservation areas. Development in conservation areas should demonstrate how the proposals are consistent with identified priorities and their distinctive place character. Inclusions on the Local Heritage Register have been assessed against the criteria in Historic England's Conservation Principles. They have special local interest for their evidential, historical, aesthetic or communal value. Their significance as heritage assets will be a material consideration in applications. Inclusions and new proposals for the list will continue to be reviewed as new information is forthcoming.
- 1.4.1 Inclusions on Historic England's register of heritage at risk will be the focus of conservation and potential opportunities for enhancement. Heritage assets can be at risk from lack of maintenance, unauthorised development or deliberate neglect. Appropriate enforcement action will be taken where there are assets of both designated and non-designated heritage significance. Where there is evidence of deliberate neglect of, or damage to, a heritage asset, the deteriorated state of the heritage asset will not be taken into account. This will apply to both designated and non-designated heritage assets. Demolition of heritage assets will only be accepted where there is evidence that all options for retention, repair and re-use have been fully explored including those options which may not realise the highest economic viability of the asset.
- 1.4.2 Where appropriate, opportunities to enhance heritage including townscapes will be identified at early stage in area-based policy proposals including but not limited to masterplans, area action plans, town centre studies, conservation area appraisals and management plans. Public realm strategies and the use of design codes can secure a consistency of materials that will be of particular use for highways and area-based proposals in conservation areas or affecting the setting of heritage assets.
- 1.4.3 Early engagement on major schemes affecting heritage assets will be encouraged to ensure that heritage is central to place making and conserved and enhanced as appropriate to its significance. Planning Performance Agreements and the Design Review Panel offer opportunities for the review of major development proposals and the pre-application service for smaller schemes.

7.5 Policy DM DE5: Strategic and local views

DRAFT POLICY DM	DE5	Strategic and local views
<ol style="list-style-type: none"> 1. Development is required to positively contribute to the setting and integrity of important long-distance views (as set out in table 7.1 and figure 7.2) and shorter-distance local views (as identified in conservation area character appraisals and supplementary planning documents). 2. Where developments are likely to be visible within designated important views, the council will require the production of accurate visual representations of the development from the surrounding area and from different points within the viewing corridor. Dynamic models, such as VuCity, will often be sufficient. For schemes with a greater impact, fully rendered and verified visual representations may be required in line with the guidance contained within the London View Management Framework Supplementary Planning Guidance¹⁷. Development will only be supported where the applicant can demonstrate that it does not harm or obstruct the views identified. 3. Where appropriate, opportunities to create new attractive views and vistas as well as local landmarks should be explored. 		

Table 7.1: Long distance views

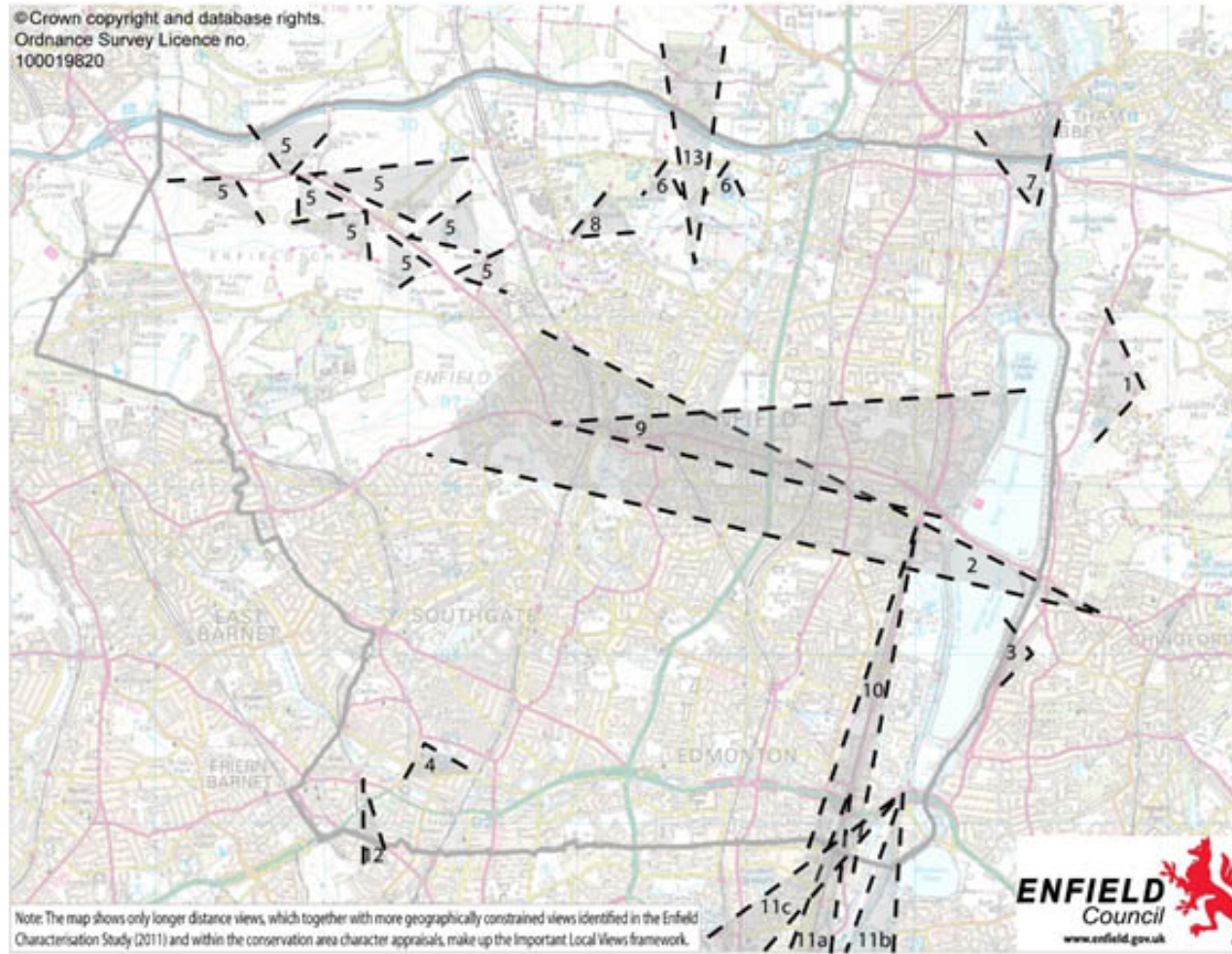
Longer distance important views		Summary of location of main viewing point
1.	Barn Hill	Epping Forest District Council off Daws Hill near Sewardsbury Essex E4
2.	King's Head Hill	London Borough Waltham Forest – Kings Head Hill junction with The Ridgeway Chingford E4 7EA
3.	Mansfield Park	London Borough Waltham Forest – entrance junction of Mansfield Hill / The Ridgeway / Old Church Road Chingford E4
4.	Broomfield Park	Range of views from north west corner of the park (Cannon Hill / Aldermans Hill entrance) looking south into Haringey
5.	The Ridgeway (A1005)	Spectacular and extensive range of long distance views from The Ridgeway down to Chase Court Gardens junction
6.	Whitewebbs Lane	No set viewpoint but a range of panoramic views mainly looking south across Forty Hall are obtained moving along Whitewebbs Lane and form public footpaths leading off Whitewebbs.
7.	Rammey Marsh	Long distance views across the marshes to the open Essex countryside beyond the M25.
8.	Clay Hill	Views from junction with Theobalds Park Road, Flash Lane and Strayfield Road.

¹⁷ <https://www.london.gov.uk/what-we-do/planning/implementing-london-plan/london-plan-guidance-and-spgs/london-view-management>

Longer distance important views		Summary of location of main viewing point
9.	Approach to Enfield Town	From the top part of Windmill Hill near the junction with The Ridgeway down to Chase Court Gardens junction
10.	Ponders End	From the bridges over the railway line Nag's Head Road (A110) and Meridian Way (A1055)
11.	Meridian Water	Raised road infrastructure offer views across the valley of both natural and urban features. The tall buildings in the City of London (view 11a) and Canary Wharf (11b) are visible to the south and Alexandra Palace (11c) to the south west, can be seen from a number of locations within the Meridian Water Masterplan area
12.	New Southgate	View from Station Road looking south towards Alexandra Palace
13.	Forty Hall	Views from / to Forty Hall across the historic parkland

Figure 7.3: Important local views

Important Local Views: Longer Distance Views



Explanation

- 7.5.1 Enfield has a number of attractive views of skyline ridges and landmarks that make a significant positive contribution to the borough's townscape and landscape. These views provide corridors that help to make a significant contribution to a person's ability to understand the geography of the borough and its position within the wider north London context. They make an essential contribution to the character and identity of Enfield in line with the National Design Guide. Adopting a positive approach to managing these views and landmarks over the long term is important, particularly given the increasing pressure to accommodate growth and new development within the borough.
- 7.5.2 The London Plan identifies and protects Strategic Views which include significant buildings, urban landscapes and riverscapes that help to define London at a strategic level. Whilst there are no strategic views traversing Enfield, there are a number of important local views that warrant protection and positive management. In addition, a number of local landmarks have been identified because they add to the distinctive quality of the townscape and provide points of visual interest. These Local Views and Landmarks are listed in Table 7.1 and shown on Figure 7.3.
- 7.5.3 Development should seek to enhance public access to viewing locations through public realm improvements. Opportunities should also be taken to create new local views and vistas. Proposals for major development, including where multiple sites are to be brought forward comprehensively, present particular opportunities to enhance views. Consideration should be given to the layout, orientation and height of buildings and spaces to enhance existing viewing corridors, or introduce new ones, to help reveal townscapes and landmarks. Proposals should also maximise the visual amenity provided by watercourses in the borough.

7.6 Policy DM DE6: Tall buildings

DRAFT POLICY DM	DE6	Tall buildings
<p>Location</p> <p>1. The principle of tall buildings will be supported in appropriate locations. Different definitions of “tall building” are used throughout the borough to reflect local context (as explained in figure 7.3). If a proposal is defined as tall, it will be assessed against the following criteria:</p> <ul style="list-style-type: none"> a. Figure 7.3 identifies areas where tall buildings could be acceptable (subject to the criteria contained in this policy) along with indicative maximum heights. This map is available as a layer on the Policies Map. Tall buildings should only be developed in locations that are identified as potentially suitable. b. Locations marked as potentially appropriate for tall buildings do not allow for a blanket height across the area. Height will only be supported as part of a coherent strategy. All other policies within the development plan remain relevant in determining the detailed location, form and design of buildings. It should be noted that many of the locations include sensitivities, including those related to heritage assets, and therefore more detailed analysis will be needed to justify proposals. <p>Design quality</p> <p>2. Proposals involving tall buildings must demonstrate how they will:</p> <ul style="list-style-type: none"> a. be of the highest architectural and urban design quality (in terms of materials, silhouette, proportion, finishes and the treatment of the public realm); b. relate well to the character of the immediate context and its surroundings, taking account of building heights, topography and the pattern of adjoining streets (both existing and planned); c. not harm the significance of heritage assets, including their settings and protected views; d. provide high quality private and communal amenity and play space in accordance e. activate the street frontage; f. be carefully sited to avoid creating a wall of tall buildings or isolated and poorly defined buildings and spaces; g. avoid adverse impacts on the microclimate (including wind and overshadowing) and amenity of the site and surrounding area (including appropriate modelling); h. provide a positive contribution to the skyline that considers views in the medium, short and long distance as well as contribution to a cumulative impact across an area. <p>3. Applicants must submit 3D models of their designs in an agreed format to allow a full assessment of the tall building (or cumulative impact of a cluster of tall buildings) across the borough as part of the planning application process.</p> <p>Safety</p> <p>4. Tall buildings must be safely designed to protect residents and users from fire and other emergency situations. Extra scrutiny will be applied at planning stage to ensure</p>		

safety is considered from design inception, including the materials and construction system proposed.

Figure 7.4: Definition of tall buildings

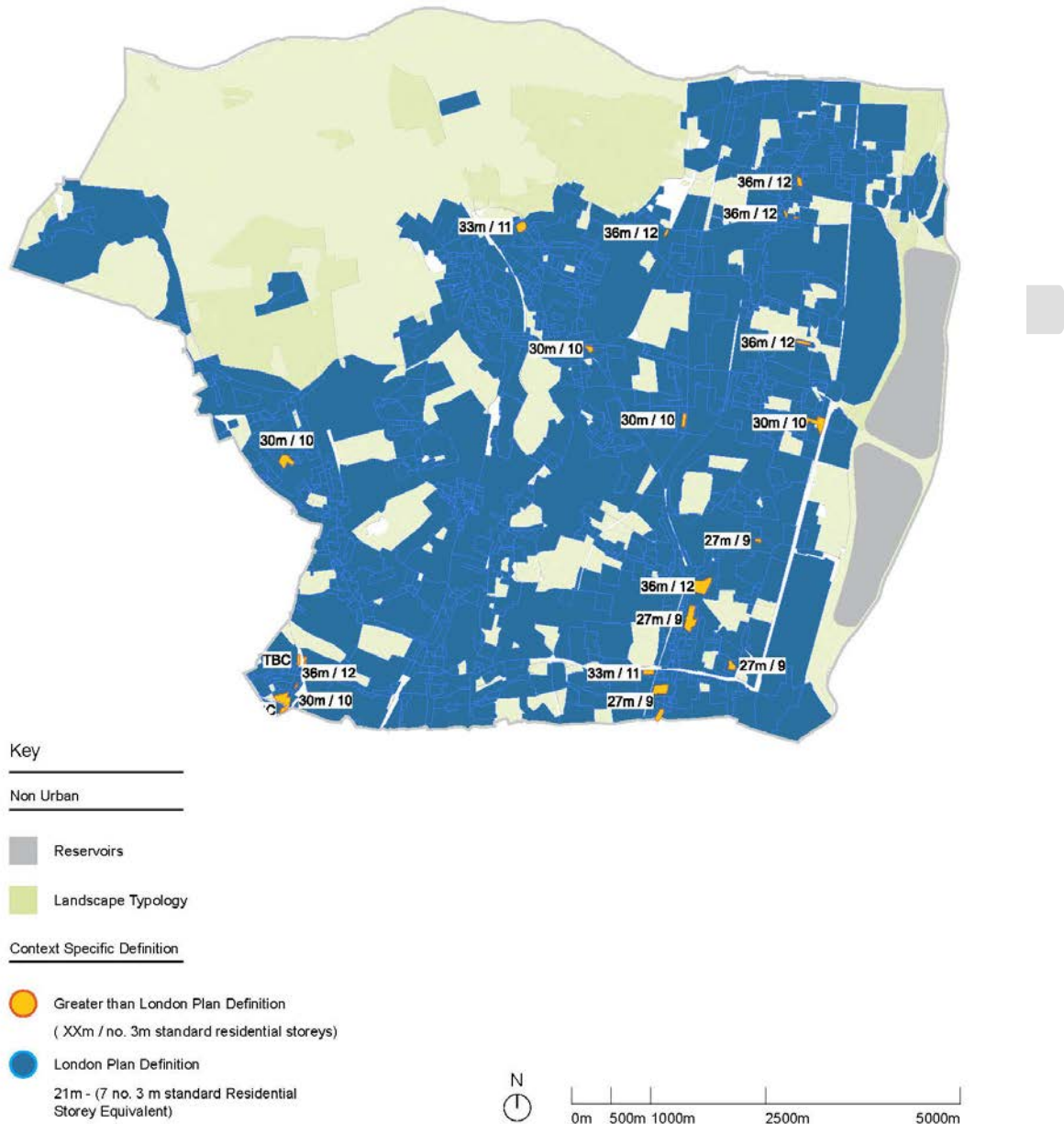
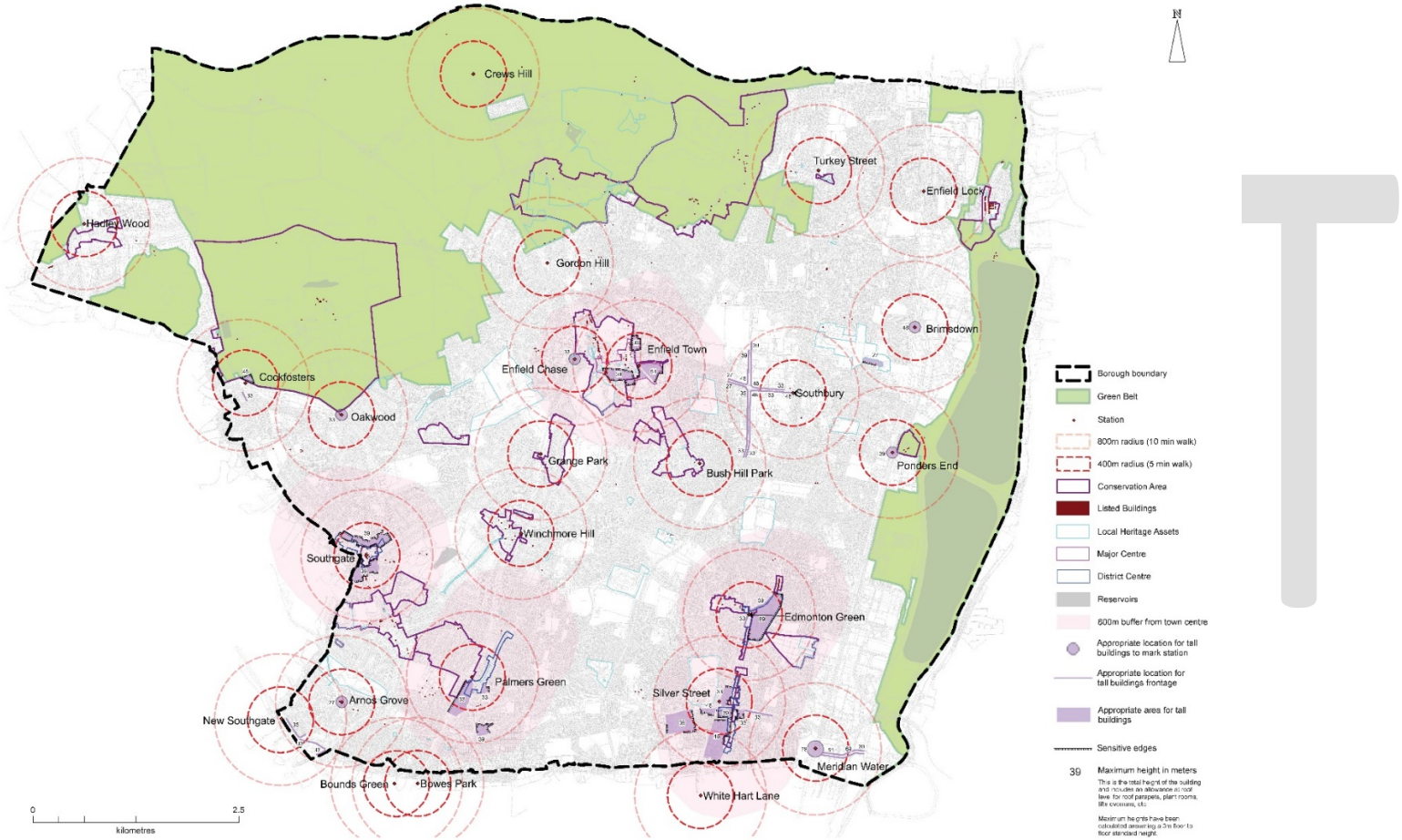


Figure 7.5: Appropriate locations for tall buildings



Explanation

7.6.1 The London Plan defines a tall building as those which are “taller than their surroundings and cause a significant change to the skyline”. Context is important and therefore this policy defines what is considered tall in the context of different areas within the borough Figure 7.4. These definitions are shown in Figure 7.3 and as part of the ELP’s evidence base <https://new.enfield.gov.uk/services/planning/evidence-base/>

7.6.2 There are significant opportunities to optimise the provision of new homes and businesses while providing a form of development at a human scale which is responsive to the surrounding context. Figure xx illustrates the areas where tall buildings may be acceptable. This is based on a rigorous assessment of townscape, character and the sustainability of the location for higher density development. However, these are broad areas of potential change. More detailed siting and appropriate height of tall buildings must always be proportionate to the level of importance of the location (i.e. the level of relevance to the local and wider community and the degree to which the building helps people to identify locations and navigate the borough) and should be determined following the criteria below, in line with the London Plan:

- Location marks a point of visual or civic significance (e.g. educational buildings, hospitals, leisure centres, community centres, administrative buildings). Some height may be appropriate to respond to the scale of existing infrastructure (such as large roads and junctions). However, the height should be consistent with the importance of these locations and should not imply important locations in medium and longer views.
- Location is near or within a town centre. This relates to the centres of Enfield Town, Edmonton, Angel Edmonton, Palmers Green and Southgate. Proportionate height may also be acceptable in larger local centres with good public transport access and amenities. Tall buildings might be considered in close proximity to town centres if within a short walking distance (up to 800m as measured along the actual walking route) and appropriate within the context where this does not adversely impact on the visual hierarchy of the location.
- Location has good (or planned) public transport access (generally “PTAL 4” and above, but more detailed analysis of the level of service and the destinations and travel times is recommended). Stations may also justify some height, although due to the context, a height meeting the definition of “tall” may not always be appropriate.

7.6.3 Carefully sited tall buildings can help optimise the development potential of sites and can make a positive contribution to the skyline, denoting areas of activity and core functions by providing landmarks. They are often visible over a wide area. At an early stage of the design process, applicants will need to consider the impact of tall buildings and high-density development in terms of scale, massing and height (both within and outside of the tall building areas) on heritage assets and their setting and other areas of sensitivity within the borough (including waterside environments, nature conservation sites and countryside/open locations, such as the Green Belt and Metropolitan Open Land). However, it is acknowledged that the juxtaposition between the open countryside and visible elements of the borough (including landmark buildings) can make a positive contribution to the townscape and the

skyline, particularly where there are other strong drivers for height and in the absence of other sensitivities.

- 7.6.4 Tall buildings are not the only solution to delivering high quantities of housing. In Enfield, tall buildings should form part of a comprehensive approach to development, such as an area-wide masterplan or site allocation. Where this is not the case, proposals should explore alternative building forms that achieve similar densities. For instance, mansion blocks, terraces or stacked maisonettes can achieve the same number of homes or floor space without excess height. These buildings can offer advantages in terms of better amenity and less costly maintenance.

DRAFT

7.7 Policy DM DE7: Creating liveable, inclusive and quality public realm

DRAFT POLICY DM	DE7	Creating liveable, inclusive and quality public realm
<ol style="list-style-type: none"> 1. All development will be expected to contribute to improving the quality of the public realm in terms of its connectivity, legibility, permeability, accessibility and visual appearance. 2. Proposals affecting the public realm will be expected to: <ol style="list-style-type: none"> a. be consistent with best practice (such as Manual for Streets or later equivalents) and any locally specific guidance produced, or endorsed by, the council. b. take account of the hierarchy of streets (primary, secondary and quiet neighbourhoods) and spaces as well as focal buildings, landmarks, squares, nodes and gateways; c. retain existing traditional materials, boundary treatments and street furniture in situ unless it can be replaced to at least an equivalent standard or re-used within the wider development; d. adopt a consistent palette of surfacing and street furniture along routes, squares and road verges which can be maintained and replaced/repared with the same or similar durable materials; e. open up links and improved sightlines to civic buildings, transport hubs, high streets and areas of open space, where possible; f. enhance the area's character through planting in new, upgraded or replacement primary and secondary routes by lining with trees or by including appropriate sustainable drainage systems or other biophilic interventions; g. resist the creation of gated communities or privatised areas of pseudo public realm, which do not promote socially inclusive and cohesive neighbourhoods or connectivity between places; h. create safe and accessible routes and spaces to all users (particularly the disabled and mobility impaired people and children in pushchairs) which are well-lit and meet inclusive design; i. incorporate appropriate safety and counter-terrorism measures to mitigate risks (e.g. anti-social behaviour) without compromising the aesthetic and functionality of streets and public spaces, particularly within crowded spaces or important civic spaces; j. clearly differentiate between public and private spaces and locate building entrances in prominent, publicly accessible locations; k. avoid excessive visual clutter and provide good quality signage and lighting to improve wayfinding; l. integrate high quality public art into the public realm, especially at gateway locations or other appropriate landmarks; m. design out concealment points and dead spaces at ground floor level; n. increase activity and natural surveillance at ground floor while meeting the minimum defensible space standards; o. provide accessible entrances and good access to public facilities (e.g. public toilets, water fountains, baby changing facilities, cycle changing and shower facilities and wayfinding opportunities) to help meet the Healthy Street indicators; p. sensitively integrate bin/waste storage and car parking so it does not overly dominate the public realm; and 		

- q. provide shelter at appropriate locations where seating has been installed and no other alternatives are provided and which respond to appropriate sunlight and micro-climate conditions, for example, the sunny side of the street.
3. Proposals affecting the health of the borough's streets will be expected to:
- a. prioritise and support pedestrian and cycle movement;
 - b. promote road safety and safer cycling and pedestrian movement around town centres and transport nodes and traffic-calming measures within residential areas; and
 - c. ensure electric vehicle charging points are located off street or on the carriageway in accessible locations, avoiding creating obstructions on footways and integrate them sensitively to reduce the impact on the visual aesthetics of the public realm and minimise appearance of clutter along the streetscape.
4. Contributions will be sought towards public realm improvements from residential developments comprising 11 or more units in the place making areas (SS1 and PL1-10). Contributions from non-residential uses will be assessed on a site-by-site basis, taking account of the location, nature and scale of the proposed development and the extent of public access to the site and wider public realm.

Explanation

- 7.7.1 The public realm can be defined as any space that is free and open to everyone. The Council will consider producing a Public Realm Design Guide, defining the network and hierarchy of public realm across the borough, design guidelines and a palette of materials.
- 7.7.2 The public realm is the key connecting element running through Enfield, linking to the wider context and should be considered the initial impression of the borough. Enfield's public realm should:
- be liveable - focussing on improving health, wellbeing and reducing impact of noise levels for all users.
 - be inclusive – providing a safe, convenient, legible and accessible environment to all users.
 - achieve quality - demonstrating local distinctiveness/sense of place, walkability, cyclability, stop-ability, sustainability, increasing active frontages, increasing natural surveillance, including defensible space, providing planting and access to nature, detailing/furniture and maintenance arrangements.
- 7.7.3 The design of the public realm should denote the importance of routes and spaces by following a clear street hierarchy (primary, secondary and quiet routes) and clearly demonstrate how each street meets the liveable, inclusive and quality principles above. The relationship between the public realm and other public spaces and activities should be carefully considered to provide a continuous journey between them and incorporating other functions, such as outdoor seating and play as appropriate.
- 7.7.4 Public realm enhancements will be focussed around town centres, conservation areas, commercial areas, civic spaces (including schools, recreation and leisure uses), transport hubs, cycle routes, footpaths, towpaths and river walks (as set out in the area-based policies).

- 7.7.5 Developing local distinctiveness and a sense of place throughout the public realm is a fundamental aspect of the transition of the borough's opportunity areas into high-density and balanced neighbourhoods comprising a broad mix of uses.

7.8 Policy DM DE8: Design of business premises

DRAFT POLICY DM	DE8	Design of business premises
<p>1. All new business premises must make efficient use of land and maximise their contribution to the urban environment. Having regard to viability and the operational requirements of the proposed use, a proposal for business premises will only be permitted where it:</p> <ol style="list-style-type: none"> a. facilitates movement through the provision of suitably located, safe, naturally lit and publicly accessible routes; b. positively addresses the public realm: publicly accessible and more active areas should front the public realm and be located close to the site entrance. Ground floor uses adjacent to the public realm should have high levels of visual permeability. Building entrances should be prominently located and clearly indicated through the architecture and/or massing of the building. The amount and location of fenestration, landscaping, means of enclosure, architectural detailing and lighting should all help to create a pleasant and safe environment for pedestrians, cyclists and vehicles at all times of the day; c. clearly differentiates between public and private areas and respects any appropriate, existing building lines. In the absence of such a feature, the development should establish one; d. provides inclusive access arrangements and encourages commuting via cycle and on foot, and where possible provides supporting facilities such as showers and lockers; e. wherever possible, locates servicing, parking and refuse to the rear, sensitively locating and screening these where visible from the public realm; f. is flexibly designed so as to be suitable for a number of different businesses and to facilitate conversion to alternative uses, subdivision and/or amalgamation of units; g. through layout, landscaping and other site features, helps to mitigate the potential for negative impacts on surrounding uses, including consideration of access arrangements for different uses within the site and wider area; h. ensures that the massing and facades of buildings are made visually interesting through architectural detailing, height variation and fenestration. Consideration will need to be given to how the development will appear when viewed from the surroundings and in long views; i. respects the grain and character of the surrounding area, for example by wrapping larger buildings in smaller units to maintain activity, character and visual interest; j. uses materials that are high quality and considers how, through the use of local materials and those used in surrounding buildings, a distinct character and area identity can be created, enhanced or preserved; k. maximises opportunities for the inclusion of urban greening measures and integration with existing blue and green infrastructure; l. creates a good quality of internal environment including provision of natural daylighting and ventilation; and 		

- m. does not conflict with historic land / building use where this use contributes to the character, appearance and significance of a heritage asset or historic area.
2. Proposals involving co-location with residential uses will be supported where it:
- a. minimises overlooking between residential and industrial units and ensures good quality amenity space for each dwelling. This can be achieved, for example, by using top lighting for the industrial spaces and therefore reducing the need for windows overlooking the residential units.
 - b. incorporates measures to ensure acoustic and other environmental mitigation (such as odours, dust and vibration). This can be achieved, for example, with the introduction of winter gardens, triple glazing or mechanical ventilation into the residential buildings on effected facades.
 - c. addresses movement, access and servicing by separating routes for different uses.
3. Larger proposals must consider improving connectivity to walking and cycling infrastructure; access to sustainable public transport; access to green spaces / pocket parks; places to eat and drink; creche and nursery facilities for employees.

Explanation

- 7.8.1 There is no reason why the quality of environment of places that accommodate employment uses should be of poor quality. These are places in which many people spend a large portion of their daily lives and as such they should be attractive and comfortable environments that provide amenities and facilities that contribute to a good quality of life. This policy will help to secure improvements to the urban environment, create flexible, sustainable buildings, facilitate access to and through employment areas and encourage new businesses to locate to Enfield. The policy is supported by best practice urban design publications including: Industrial intensification and co-location study (Mayor of London, 2020) and Practice Note on Industrial Intensification (Mayor of London, 2018), Evidence supporting the need for a higher quality environment is contained in the Enfield Characterisation Study (2011). The criteria within the above policy will be applied to all industrial and commercial development proposals.
- 7.8.2 The highest standards of design will be sought in areas where a higher quality environment is necessary, including within regeneration areas and commercial centres, adjacent to open spaces or waterways; in the transition zone with other uses; or along public routes connecting people and facilities.

7.9 Policy DM DE9: Shopfronts and advertisement

DRAFT POLICY DM	DE9	Shopfronts and advertisement
<p>1. Development involving the creation of new, or alterations to existing ground floor frontages and shop fronts within town centres and other non-industrial locations will only be supported where:</p> <ol style="list-style-type: none"> a. the frontage maintains visual interest and does not have a detrimental impact on the streetscene; b. the frontage respects the rhythm, style, materiality and proportions of the building/group of buildings of which they form part of (including the upper floors), avoiding damage to existing pilasters, capitals and other significant features, and where possible reinstating lost features important to the character of the street or building; c. separate access to the upper floors of the building is maintained. d. any security shutters proposed are internally mounted, located behind the fascia and visually permeable; e. it does not create deep fascia zones (except where it would respect the character of adjoining premises); f. the street number is displayed within the frontage; and g. no more than 10% of the glazed area is obscured at any time, and a window display is included and maintained at all times. Window displays should be lit at night using dedicated energy efficient fittings. h. new and redeveloped shopfronts established on corner sites will be expected to utilise both elevations to help activate and contribute to natural surveillance. <p>2. Advertisements must be of an appropriate size and type in relation to the premises and to the street scene:</p> <ol style="list-style-type: none"> a. Adverts should not become visually dominant, nor lead to visual clutter. b. Advertisements should not normally extend above the ground floor. c. Fascia boards must be of a height and depth consistent with the traditional proportions of the building. d. Advertisements should not normally project forward of the building line unless this is part of an established and positive character. e. Internally illuminated signs, box fascias or projecting box signs will not be supported in conservation areas or where they negatively impact designated or non-designated heritage assets. They will be refused elsewhere unless the proposal is: of limited height; recessed into the fascia area (not projecting forward from the façade); contained between flanking pilasters; or where the proposed advertisement type is a positive feature of the building upon which it is proposed. Internal illumination of the entire sign will rarely be acceptable. Externally illuminated fascias and bracketed sign boards may offer an acceptable alternative. <p>3. Within conservation areas and for other designated and non-designated heritage assets, the size, siting and illumination of new advertisements must conserve or enhance the heritage asset and protect the special characteristics and overall visual amenity of the heritage asset and its setting. Opportunities should be taken to replace</p>		

existing advertising signage where it is of a design, location or materials that cause harm to the heritage asset or its setting.

Explanation

- 7.9.1 To ensure shopfronts are attractive, secure and of a high-quality design, this policy requires that new shopfronts and related alterations respect the scale, character, materials and features of the buildings of which they form part and the surrounding context.
- 7.9.2 “Ground floor frontages” refers to all non-residential development outside designated industrial areas. The majority of these developments are those offering services to the public that are traditionally integrated within the street and located in town or local centres. However, the policies also apply to business premises located away from such centres. Frontages are defined as any ground floor element of the building that abuts the public realm.
- 7.9.3 The attractiveness of individual shops and other business premises concentrated within the borough’s town centres is of prime importance to the vitality of existing shopping streets and the perception of the borough. Applicants should look to surrounding buildings, similar buildings elsewhere, historic records (e.g. photos) and remaining architectural features to develop an appropriate shopfront and advertisement designs¹⁸.
- 7.9.4 Larger businesses sometimes occupy adjacent buildings, which may be of a similar age and character or may have been built at different periods. In either case it is seldom appropriate to attempt to unite separate shop units under one entablature. Separate vertical sub-divisions should be maintained. Where they have been removed in the past, they should be reinstated as part and parcel of proposals for new shop fronts. Similarly, in cases where adjoining buildings have different floor heights, ceiling heights or building lines, it is almost never appropriate to impose uniform alignments of fascias, either in elevation or in plan.
- 7.9.5 In the right context advertisements can enhance the appearance and vitality of an area. However, where they are poorly designed or located and where too many signs have been installed, they can cause considerable damage to visual amenity by cluttering the built environment and detracting from the quality of the area.
- 7.9.6 Internally illuminated projecting box-signs are not appropriate within conservation areas or for other designate or non-designated heritage assets and will only rarely be considered suitable elsewhere, since they are usually unduly obtrusive in the street scene, appearing clumsy during the day and distracting at night. Bracketed signboards, externally illuminated as appropriate, will often be an acceptable alternative. However, as with any sign, particular care should be taken to ensure that architectural features are not damaged when any sign is installed.
- 7.9.7 The recent tendency to install disproportionately deep fascias will be resisted, notwithstanding the existence of any deep fascias on adjoining premises. Every effort will be made to secure the reinstatement of fascias according to the traditional proportions of the buildings to which they are fitted.

¹⁸ Including archive images held in the borough’s Local Studies Library and Archive

- 7.9.8 The requirement to light window displays at night and include visually permeable, internally mounted shutters reflects the need to maintain safety and reduce the fear of crime within centres outside of business hours. It is necessary to limit the degree to which glazed areas are obscured (i.e. items fixed directly to the glazing which prevent visual permeability) to maintain both visual amenity and safety through protecting active frontages. This requirement will normally be implemented through a planning condition as part of a planning consent.
- 7.9.9 Shop fronts should use a consistent palette of materials and consider the relationship with the neighbouring shop fronts to create a cohesive aesthetic along the shopping street/place and its impact on the public realm. Access to the upper floors of the buildings should always be maintained. In cases where separate access to upper floors does not exist, we will attempt to secure its provision through negotiation when examining new shop front proposals and encourage access to these via main routes and street frontages to encourage continual activity.
- 7.9.10 Fascias, like shop fronts, should be divided in accordance with the architectural pattern and traditional divisions of the buildings on which they are fixed. Burglar alarms should always be fitted in the least obtrusive position possible (preferably immediately above the fascia) and any associated wiring should be run within the building or otherwise concealed.

DRAFT

7.10 Policy DM DE10: Conserving and enhancing heritage assets

DRAFT POLICY DM	DE9	Conserving and enhancing heritage assets
<ol style="list-style-type: none"> 1. Development proposals will be required to: <ol style="list-style-type: none"> a. conserves and enhances the significance of heritage assets, and puts them to viable uses consistent with their conservation; b. utilises the borough's heritage resource to realise wider social, cultural, economic and environmental benefits for affected communities; c. makes a positive contribution to local character and distinctiveness; d. draws on the contribution made by the historic environment to the character and identity of a place; and e. demonstrates the value of embodied carbon within existing heritage assets as part of a 'whole house' approach. 2. Enfield will expect development proposals to make a positive contribution to the borough's regeneration and unique character as described in the Local Plan evidence base including, but not limited to the Enfield Characterisation Study and Character of Growth study, Heritage Strategy SPD, masterplans, conservation area character appraisals and management proposals. 3. Great weight will be given to the asset's conservation and consideration of harm will be weighed against all other material considerations. 4. The Council will support proposals which respond to the setting of heritage assets and conserve and enhance those elements of the setting that make a positive or neutral contribution to the heritage asset. 5. When considering the impact of proposals, there should be regard to the cumulative effect of minor changes on heritage assets and consideration of past harm. 6. Proposals affecting heritage assets should: <ol style="list-style-type: none"> a. take opportunities to conserve, enhance or better reveal heritage significance through directed S106 contributions to secure heritage benefits (public benefits) where harm cannot be minimised or otherwise mitigated; b. improve thermal and energy efficiency where there is evidence of a 'whole house approach' which has balanced the significance of the heritage asset and identified alterations which are suitable, well integrated, and sustainable; and c. conserve and enhance heritage at risk to secure a long term and sustainable use appropriate to its significance. 		

Explanation

- 7.10.1 Enfield's heritage is dynamic and constantly added to as the borough evolves and interactions between local people and assets change. Heritage is therefore about positive management of change making creative use of heritage assets and their settings for regeneration and placemaking engaging communities and promoting design quality.
- 7.10.2 Heritage assets are an irreplaceable part of the borough's unique character and identity. Heritage significance will be assessed according to interest as defined in the National Planning Policy Framework (NPPF). Development affecting the significance of an asset may include, but is not limited to: the introduction of new structures/objects; alterations; complete or partial demolition; removal of buildings/features or parts thereof; development in the curtilage of an asset or demolition of assets within the curtilage of a structure, the introduction of signage or advertisements; changes of use (including the use of open spaces); subdivision or fragmentation; changes to landscaping; the removal of built or landscape features or parts thereof; or any other form of development which fails to conserve and enhance the asset or its setting.
- 7.10.3 Enhancement of a heritage asset can take many forms, including, but not limited to: restoration, repair, removal of inappropriate development, increasing access, increasing visibility, increasing the educational value, conversion to a more appropriate use or enhancement of the asset's setting. Only rarely will there be no opportunity for enhancement.
- 7.10.4 The Council has published a Character Appraisal and Management Plan for each conservation area in the Borough. Development in conservation areas should demonstrate how the proposals are consistent with identified priorities and their distinctive place character. Article 4 directions exist for a number of the borough's conservation areas and are an important tool in the management of development and to protect their significance. In conservation areas particular regard will be had to shopfronts and advertisements.
- 7.10.5 Lack of visibility from the public realm does not equate to a lack of harm. The built environment is experienced in the round and consideration must be given to the impact upon views of heritage assets from private land as well as from within the public realm. Conservation is an evolving practice and not all previous development may be consistent with current best practice or national / local policies. We will support the development which seeks to address previous interventions which have had a negative impact upon the character, appearance or significance of a heritage asset or its setting.
- 7.10.6 The cumulative impact of incremental small-scale changes may have as great an effect on the significance of a heritage asset as a larger scale change. Where the significance of a heritage asset has been compromised in the past by development unsympathetic to the asset or its setting, consideration still needs to be given to whether additional change will further detract from, or can enhance, the significance of the asset. We will resist development which has the potential to cause cumulative harm through repeating previous harmful interventions or setting a precedent for further development of a similar nature. Exceptional design quality will define good growth in historic areas. In some instances, replication and reference to the design characteristics of a heritage asset or area will be appropriate. In other cases, a contemporary and contextual design response may be more appropriate to conserving an asset's significance.

- 7.10.7 The conservation and enhancement of heritage will anchor successful place making as part of growth. This can include but is not limited to the contribution to area-wide placemaking from distinctive landmarks, scale and grain, architectural design, texture and mix of material and architectural detail, distinctive patterns of development, characteristic patterns of use, public realm and landscape and waterway design and features.
- 7.10.8 In 2019 Enfield Council declared a climate emergency. We will support holistic approaches to improving the energy efficiency of traditional buildings which demonstrate a clear understanding of construction, location, environment, historic significance, services and occupant behaviour. Assessments should take into account the existing embodied carbon within the fabric of traditional buildings; the carbon required to implement the proposed intervention; the carbon payback period; and, alternative options for realising a similar carbon reduction.
- 7.10.9 Where development proposals include the demolition in whole or part of a heritage asset, it is important to recognise the carbon embodied within the existing structure and include this in a whole life assessment of the buildings carbon emission.

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7.11 Policy DM DE11: Landscape design

DRAFT POLICY DM	DE10	Landscape design
<p>1. Proposals will be expected to take account of the quality, distinctiveness and the sensitivity of the borough's areas of landscape character (including the river valleys of Salmon, Turkey and Pymmes brooks, Enfield Chase/Trent Park, Forty Hall, Lee Valley reservoirs, registered parks and gardens and Theobolds Estate) and restore, conserve and enhance:</p> <ol style="list-style-type: none"> a. the landscape character and distinctiveness of the area, including its biodiversity and cultural value and tranquillity; b. the distinctive setting and identity of settlements (beyond the urban area) and buildings and the wider landscape, including strategic and local views; c. the visual quality of the rural-urban fringe, marking a clear distinction between the urban edge and wider countryside; d. the pattern of woodland, forests, trees, field boundaries, vegetation and other distinctive landscape features; e. the special qualities of the historic landscapes, rivers, waterways, wetlands, lakes and ponds, and their surroundings; and f. the topography of the area, including sensitive skylines, ridgelines and geological features. <p>2. Where impacts are likely to be significant, an assessment of the potential impact of the proposed development on the borough's landscape (as defined in the Characterisation Study) will be required, taking account of its time-depth, scale, massing, design, height, form, layout and orientation and the measures to mitigate or minimise any adverse impacts (e.g. cumulative).</p> <p>3. All developments will be expected to provide a high quality, comprehensive hard and soft landscape scheme that:</p> <ol style="list-style-type: none"> a. includes links to the wider blue-green infrastructure network; b. retain existing landscape features (e.g. trees, shrubs, hedges) which contribute positively to the setting and character and historic significance of the area; c. provides sustainable drainage systems and designs that facilitate floodplain compensation and preservation of flood flow routes, where appropriate; d. generous tree, shrub and hedgerow planting consisting of appropriate species and nursery stock in the context of location, role and prominence of the landscape feature, and to provide year-round interest; e. incorporate suitable wildlife habitats, including micro-habitats f. create new areas of landscape planting which are visually attractive, safe and easily accessible, using local styles and materials, where possible or recreate areas of lost or eroded historic landscape character; g. contextually appropriate, robust and low maintenance surfacing materials within public areas, including more attractive finishes (including block paving) in key focal spaces and lightly trafficked carriageways; and h. a long-term management strategy with clear responsibilities and regimes to maintain the upkeep of all external areas. 		

Explanation

- 7.11.1 Enfield's landscape and topography ranges from the farmland and woodland ridges (e.g. Enfield Chase) and areas of open parkland in the west (e.g. Trent Park) and landscaped gardens (e.g. Forty Hall), river valleys (e.g. Lea) and floodplains to the east, reflecting its important position between urban London and rural Hertfordshire. Information of the characteristic traits of the borough's landscape can be found in the Enfield Characterisation Study, Heritage Strategy and conservation area management plans. New development proposals will need to respect the character and appearance of the borough's landscape and its valued features, including areas of woodland and farmland, public parks and historic landscape.
- 7.11.2 Landscaping should be considered as an integral part of any development scheme at an early stage in the planning process and landscaping schemes should be approved (including details on the layout of hard and soft landscaping, structural planting, materials, lighting and long-term maintenance/management) before work on site commences. New planting will be particularly important on development sites that abut the countryside to soften the urban edge.

7.12 Policy DM DE12: Civic and public developments

DRAFT POLICY DM	DE12	Civic and public developments
<p>1. Development involving the construction of civic buildings, institutions and other buildings providing services to the public will be supported where it:</p> <ol style="list-style-type: none"> faces onto the street (including all main entrances) and includes an active frontage that interacts with its surroundings and encourages community use; is designed to provide a landmark appropriate to the importance and setting of the function, aiding legibility of the wider area; builds flexibility into its design and layout to allow adaptable spaces that can be used to meet current and future unanticipated needs over its lifetime (e.g. shared learning spaces); is designed to be naturally ventilated to maximise daylight, shade (e.g. use of high ceilings in communal spaces) and social interaction; communicates the importance and function of the building through architectural cues and appropriate and attractive signage, paving and street furniture which is integrated into the built fabric; positively addresses the public realm through means of enclosure, landscaping and the location and design of parking and servicing (car parking should be located at the rear of the building, where possible); puts inclusive access arrangements in place so that all users can move freely throughout the site and opportunities to facilitate ancillary/alternative uses are maximised; and maximises opportunities for the inclusion of urban greening measures, biophilic design principles and integrates with existing blue and green infrastructure. <p>2. Large-scale civic developments (especially those occupying more than one building) must consider whether public access through the site is necessary to facilitate</p>		

movement within the area. In this instance, way-finding infrastructure may also be required.

Explanation

- 7.12.1 Civic/public buildings and institutions are defined as any building that provides a public service, or to which the public has a high degree of access. These can include but are not limited to: police and fire stations; educational facilities, health care facilities, leisure and cultural facilities; community halls and gathering spaces; administrative centres and government buildings. By their very nature, these buildings tend to stand out from surrounding uses and act as landmarks.
- 7.12.2 This policy seeks to ensure that new public buildings of civic importance or extensions to existing civic buildings and spaces achieve the very best standards of design and fit well into the surrounding public realm, creating a renewed sense of identity and civic pride, championing urban greening and the principles of sustainable design.
- 7.12.3 Larger institutions, however, have the potential to create a barrier to movement, especially when security measures are introduced to limit access to the site. Measures set out in part B above such as the creation of internal streets can maintain security while preserving/creating public routes along desire lines. This includes consideration of parking, drop off provision and other points of access and egress.

7.13 Policy DM DE13: Housing standards and design

DRAFT POLICY DM	DE13	Housing standards and design
<p>1. New residential development will only be supported if it:</p> <ol style="list-style-type: none"> a. is appropriately located, taking into account the nature of the surrounding area and land uses, access to local amenities, and any proposed mitigation measures; b. is of an appropriate scale, bulk and massing; c. preserves the amenity of existing and new occupiers in terms of daylight, sunlight, outlook, privacy, overlooking, noise and disturbance, having regard to best practice, including BRE guidance on daylight and sunlight; d. meets or exceeds the minimum internal space standards set out in the London Plan (and any updating successors); e. provides a well-designed, flexible and functional layout, with adequately sized rooms in accordance with the Mayor of London's Housing Supplementary Planning Guidance, Building Regulations, BREEAM Home Quality Mark and other best practice guidance documents; f. meets standards in local and the Mayor of London's guidance relating to accessible housing. Ten per cent of all units (of different sized homes) should be wheelchair accessible or easily adapted for wheelchair users to meet national standards for accessibility and adaptability (Category M4(2) of Building Regulations. The building as a whole should be designed to be accessible for 		

- wheelchair users. All buildings with wheelchair or adaptable housing at above ground floor must include two lifts providing access to those units;
- g. provides adequate access, parking, cycle parking and refuse storage which do not, by reason of design or location, adversely affect the quality of the street scene;
 - h. ensures that hardstandings do not dominate the appearance of the street frontages or cause harm to the character or appearance of the property or street, and are permeable wherever possible;
 - i. ensures that boundary treatments do not dominate or cause harm to the character or appearance of the property or street and maintain visibility splays. In the case of front boundary treatments, the height should not normally exceed one metre; and
 - j. is attractive and well designed and there should be no discernible difference between tenures within a local area.
 - k. Habitable rooms should have at least one window where the distance to unobscured windows and/or unscreened external amenity space of neighbouring residential occupiers is at least 18m, unless it can be demonstrated that this would not result in housing with inadequate daylight/sunlight or privacy for the proposed or existing development.
2. Even where it meets BRE guidance on daylight and sunlight, no part of a proposed development should have elements above ground floor that are within 11 metres (horizontally) of an existing residential window serving a habitable room (drawing a 45 degree line from the edges of the existing window).
 3. New residential development above ground floor must be set back from the edge of existing amenity space by a minimum of 1.5 metres for every total storey of new development proposed, irrespective of daylight and sunlight implications. i.e. beginning with 3 metres for 2-storey development.
 4. Side and rear facing windows overlooking adjacent sites will not be permitted above ground floor unless:
 - a. they are necessary to achieve positive surveillance (such as the overlooking of side alleys, streets); or
 - b. they do not result in an adverse degree overlooking and loss of privacy to existing occupiers; and
 - c. it can be demonstrated that their including will not preclude development of a similar form on the adjacent site.
 5. Consideration may be given to the use of high-level windows or obscured glazing, obscure view/angled windows, use of level changes, staggered windows that achieve the above requirements.

Explanation

- 7.13.1 This policy will ensure that development is high quality, sustainable, has regard for and enhances local character, can meet the existing and future needs of residents, and protects the residential amenity of neighbouring properties.
- 7.13.2 Distancing between developments serves a number of purposes: it helps to maintain a sense of privacy; it avoids new development being perceived as oppressive and/or overbearing; and it ensures adequate amounts of daylight and sunlight are available for all occupiers. Residential extensions are set out in Policy DM DE15 and should accord with the above standards.

7.14 Policy DM DE14: External amenity standards

DRAFT POLICY DM	DE14	External amenity standards																
<p>1. New development must provide good quality private amenity space that is not significantly overlooked by existing development and meets or exceeds the following minimum standards:</p>																		
<p>Table 7.2: Minimum external amenity space</p>																		
<table border="1"> <thead> <tr> <th data-bbox="204 636 703 672">Maximum intended occupiers</th> <th data-bbox="703 636 1390 672">Minimum external amenity space</th> </tr> </thead> <tbody> <tr> <td data-bbox="204 672 703 734">1</td> <td data-bbox="703 672 1390 734">5sqm</td> </tr> <tr> <td data-bbox="204 734 703 797">2</td> <td data-bbox="703 734 1390 797">5sqm</td> </tr> <tr> <td data-bbox="204 797 703 860">3</td> <td data-bbox="703 797 1390 860">6sqm</td> </tr> <tr> <td data-bbox="204 860 703 922">4</td> <td data-bbox="703 860 1390 922">7sqm</td> </tr> <tr> <td data-bbox="204 922 703 965">5</td> <td data-bbox="703 922 1390 965">8sqm</td> </tr> <tr> <td data-bbox="204 965 703 1008">6</td> <td data-bbox="703 965 1390 1008">9sqm</td> </tr> <tr> <td data-bbox="204 1008 703 1088">6+</td> <td data-bbox="703 1008 1390 1088">9sqm+1sqm for each potential additional occupier</td> </tr> </tbody> </table>			Maximum intended occupiers	Minimum external amenity space	1	5sqm	2	5sqm	3	6sqm	4	7sqm	5	8sqm	6	9sqm	6+	9sqm+1sqm for each potential additional occupier
Maximum intended occupiers	Minimum external amenity space																	
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4	7sqm																	
5	8sqm																	
6	9sqm																	
6+	9sqm+1sqm for each potential additional occupier																	
<p>2. All amenity space contributing to the minimum standard must:</p>																		
<p>a. be a minimum of 1.5 metres wide and be provided in one contiguous area. Additional amenity space does not have to meet this requirement; and</p> <p>b. have level access from the dwelling it serves.</p>																		
<p>3. All private ground floor amenity space, which is the sole source of amenity for a home, must be located at the rear or side of the building (the latter being acceptable if this is adequately screened from publicly accessible areas without the need for occupiers to erect personalised screens).</p>																		
<p>4. Private amenity space should achieve good levels of sunlight in line with BRE guidance.</p>																		
<p>5. In addition to the standards for private amenity space set out above, developments containing homes with 2 or more bedrooms must either have larger private amenity spaces or have access to a communal amenity space (either at ground floor or as a podium courtyard/roof terrace) that:</p> <p>a. is not accessible to the public;</p> <p>b. is of a suitable size and containing facilities and landscaping suitable to the number and type of units it serves. As a minimum, this should allow space for external cooking and dining, soft landscaping, areas for relaxation and play;</p> <p>c. is overlooked by windows and/or balconies of the development it serves;</p> <p>d. is directly accessed from communal circulation cores (and each individual dwelling where possible);</p> <p>e. is accessible to wheelchair users and other disabled people; and</p>																		

f. has suitable management arrangements in place.

Explanation

- 7.14.1 Amenity space associated with housing provides opportunities for play, exercise, sport, biodiversity, socialising and to engage in interests such as gardening and food growing. Access to multi-functional amenity space can enhance the 'liveability' and enjoyment of people's homes.
- 7.14.2 Private amenity space is defined as open space which is accessible only to the resident/residents of the dwelling. It does not include space used for purposes such as access roads, driveways, garages/car ports/car parking spaces, outdoor storage areas; or landscaped areas which provide a setting for the development such as front gardens.
- 7.14.3 A minimum standard of provision is necessary to ensure that any amenity space provided is functional. It is acknowledged that providing private amenity space as part of flatted development may present different challenges than housing schemes due to the higher numbers of units which are accommodated and distributed across different storeys on the site. However, both types of development still need to offer access to good quality amenity space as a mixture of private and communal provision.
- 7.14.4 The overall quality and design of amenity space is also important to how successfully it functions, screening to facilitate privacy, accessibility, sunlight to allow for prolonged usage and management arrangements can help to create a space which is attractive and inviting therefore promotes the use of the space for leisure and relaxation.
- 7.14.5 In areas exposed to excessive noise or air pollution, winter gardens will be considered as an alternative to external amenity instead of balconies, subject to acceptable design and access to light.
- 7.14.6 The standards for private amenity space do not take into account the potential for loss of amenity space resulting from permitted development extensions. In these circumstances the council may remove permitted development rights to ensure that the minimum standard of amenity space is retained.
- 7.14.7 The minimum requirement will not represent an acceptable standard of provision on all sites, there will be cases where new development will be required to provide more amenity space, such as when the development is within an area with identified open space or play deficiencies, or where amenity space makes a greater contribution towards setting and the character of areas, having regard to Conservation Area Appraisals and Management Plans and other parts of the evidence base.
- 7.14.8 Development should demonstrate in the design and access statement how the design of the amenity space accords with best practice.

7.15 Policy DM DE15: Residential extensions

DRAFT POLICY DM	DE15	Residential extensions
<p>1. Rear extensions</p> <p>a. Proposed extensions will only be permitted where:</p> <ol style="list-style-type: none"> i. there is no impact on the amenities of the original building and its neighbouring properties; ii. adequate amenity space and the maintenance of satisfactory access to existing garages or garage/parking space is retained; and iii. there is no adverse visual impact. <p>b. Single storey extensions must:</p> <ol style="list-style-type: none"> i. not exceed 3 metres in depth beyond the original rear wall in the case of terraced and semidetached properties, or 4 metres for detached dwellings. ii. in the case of a flat roof, the single storey extension should not exceed a height of 3 metres from ground level when measured to the eaves with an allowance of between 3.3-3.5 metres to the top of a parapet wall. iii. for pitched roofs the extension should not exceed 4 metres in height when measured from the ridge and 3 metres at the eaves. <p>c. Extensions above ground floor must:</p> <ol style="list-style-type: none"> i. not exceed a line taken at 45-degrees from the edge of the nearest original first floor window to any of the adjacent properties; ii. where appropriate, secure a common alignment of rear extensions; and iii. not be highly visible from the public realm if this adversely impacts on the character of the area. <p>2. Side extensions</p> <p>a. Extensions to the side of existing residential properties will only be permitted where:</p> <ol style="list-style-type: none"> i. they do not result in the creation of a continuous façade of properties or 'terracing effect' which is out of character with the locality. A minimum distance of 1 metre from the boundary with adjoining property should be maintained. A greater distance may be required depending on the size and nature of the residential plots, and to prevent adverse impacts on the streetscene and residential amenity; ii. they maintain an acceptable distance from the back edge of the pavement on the return frontage to the flank wall. This will be assessed having regard to the following: <ol style="list-style-type: none"> a. the need to maintain a direct relationship with the established building line and vista to the properties adjoining at the rear; b. the character of the local area; c. the bulk/dominance of the structure along the street frontage and its subordination in relation to the original dwelling; d. the need for adequate visibility splays; and e. the need to retain an adequate amount of amenity space. <p>3. Roof extensions</p> <p>a. Roof extensions to residential properties will only be permitted where they are:</p>		

- i. of an appropriate size and location within the roof plane and, in the case of roof dormers, being visually subordinate, inset from the eaves, ridge and edges of the roof as well as any existing features such as valley gutters and chimneys (insets should normally be between 500-750mm);
 - ii. in keeping with the character and materiality of the property, and not dominant when viewed from the surrounding area;
 - iii. limiting rooflights to less prominent roofslopes with their placement, size and number being considered so as to relate to the style, proportions and arrangement of the lower elevation and the prevailing roofscape of the locality.
- b. Roof extensions to the side of a property must not disrupt the character or balance of the property or a pair or group of properties of which the dwelling forms a part.
 - c. Roof dormers on front facing roofs will generally only be permitted if they do not materially affect the character of the area and are not dominant or intrusive when viewed from the surrounding area.
 - d. Placement of rainwater goods, soil pipes and other services/vents should not be to the aesthetic detriment of the property or roofscape.
 - e. Proposals for flat roof dormers within a conservation area, or setting of a listed building, will be refused.

4. Outbuildings

- a. Outbuildings to residential properties will only be permitted where:
 - i. the building must be ancillary to the use as a residential dwelling;
 - ii. the design should have regard to topography;
 - iii. it should not normally project forward of the front building line; and
 - iv. it should maintain an adequate distance from the dwelling and be of an appropriate height and bulk so as not to adversely impact on the character of the local area and amenities of neighbouring properties.
- b. The size, scale and siting of the development must not have an unacceptable impact on the adjoining properties in line with other policies in this plan.

Explanation

- 7.15.1 Extensions to residential properties can be an efficient and, in difficult housing markets, more affordable and practical way of adapting to household changes. However, extensions may disrupt the established pattern and form of development and therefore may have impacts on residential amenity. There should be no chamfering of edges to avoid the policy although a well-designed extension with a single stepped wall may be acceptable, although the length of the step should be reasonable and the design should not be dictated by the need to maximise the depth of the extension at the expense of the overall aesthetic.
- 7.15.2 Where there are existing extensions on adjacent properties built either as permitted development or with planning permission, the criteria set out in above will apply as from the original dwelling regardless of the depth of the adjoining extensions, although if an extension of greater depth is justified to secure a common alignment of rear extensions, this may be permitted.
- 7.15.3 Outbuildings can provide space for activities ancillary to the residential dwelling such as space for a study, gym or playroom/summer house. The scale of the development will be expected to be proportional to its ancillary function, and therefore be subordinate within the site.

- 7.15.4 Roof and side extensions, due to their visibility, can have a more discernible impact on the streetscene. Uniformity in architectural treatments, such as roof lines, and the rhythm of building widths are important to maintaining a continuity of character across parts of Enfield. Side facing dormers, in particular, can result in awkward development forms and disrupt the balance of a row of terraced or pair of semi-detached houses, where roof treatments are mirrored.
- 7.15.5 Side extensions can, if developed right up to the side boundaries adjoining neighbouring properties, lead to a 'terracing' effect, as semi-detached or detached properties becomes attached via extensions to those adjoining properties. In many cases, this would be out of keeping with the character of the locality and therefore a clear separation between the built form needs to be maintained.
- 7.15.6 As a minimum, there needs to be a 1 metre separation from the side boundary, however, where this would give rise to a very large extension due to the size and nature of the residential plot, a greater distance may be required. The determining factors for the degree of separation include the impacts on the street scene and residential amenity (privacy, outlook, daylight, sunlight). Developers should also consider appropriate access for ongoing maintenance purposes.
- 7.15.7 Where the property is already at the end of a row of terraces, the circumstances are different and therefore the separation distance from the back edge of the pavement is important. Corner/end of terrace properties occupy prominent places along a street frontage, maintaining a separation from the pavement on a return frontage will help to ensure that side extensions on these properties are not overly dominant.
- 7.15.8 Where the property is within a conservation area, or setting of a listed building, flat roof dormers will rarely be considered appropriate. New dormers should respect the prevailing character and appearance of the roofscape and not cause additional / cumulative harm. Lack of visibility from the public realm does not equate to a lack of harm and consideration will be given to the impact upon all types of views at varying scales. The placement and design of dormers should be visually subordinate to the roofslope and relate to the style, proportions and arrangement of the lower elevation. Where a dormer has the potential to cause harm to a heritage asset, a greater level of detail will be required at application stage to ensure a high-quality intervention.

8 Homes for all

Introduction

- 8.1 The Enfield Local Plan supports the delivery of new housing to meet local needs. Determining the scale, distribution and type of new homes to be delivered is a very important role of the new Local Plan. The borough's starting point is to make the best and most efficient use of previously developed land to minimise the amount of new land required for house building in non-urban areas and the redevelopment of existing sites at higher densities in the suburban areas, changing the use of some employment sites, tall buildings in the placemaking areas and development on other previously developed windfall sites
- 8.2 The Council has determined that to meet the level of need for housing in the borough, there will need to be a limited amount and plan led development and redevelopment on land currently designated as Green Belt. Our preferred strategic locations have been identified in Policies SS1: Spatial growth and strategy and place making policies PL 9 and 10. Further sites have also been identified in spatial policies for housing (H1), employment sites (E1) and burial and cremation needs (BG10).
- 8.3 In order to support housing growth for all, we will monitor the supply of housing land to ensure that a five-year supply of deliverable sites is maintained as required by legislation. The council will also keep under review the monitoring and updating of housing land supply data through the Authority Monitoring Report <https://new.enfield.gov.uk/services/planning/monitoring/>.

8.1 Strategic Policy SP H1: Housing development sites

DRAFT STRATEGIC POLICY SP	H1	Housing development sites
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1. The Enfield Local Plan will provide for at least 24,920 new dwellings in the plan period up to 2039, equating to 1,246 homes per year.
2. The following sites are allocated for housing development and defined on the Policies Map. Further information on site allocations is presented on the site proformas in Appendix B. The proformas carry the status of policy and indicate key requirements and considerations that need to be taken into account as sites come forward for development.

Table 8.1: List of sites to be allocated for housing development

Site Allocation Reference	Site address	Proposed land use	Estimated capacity
Enfield Town (PL1)			
SA1	St Anne's Catholic High School for Girls, Enfield	Housing	236
SA2	Palace Gardens Shopping Centre Enfield	Housing	350
SA3	100 Church Street, Enfield	Housing	56
SA4	Enfield Town Station and the Former Enfield Arms, Genotin Road	Housing	100
SA5	Enfield Civic Centre	Mixed Use	150
SA6	Southbury Road Superstore Area	Mixed use	291
SA7	Oak House, 43 Baker Street,	Housing	55
Southbury (PL2)			
SA8	Sainsburys Crown Road	Mixed use	1,041
SA9	Colosseum Retail Park	Mixed use	1,587
SA10	Morrisons, Southbury Road	Mixed use	892
SA11	Southbury Leisure Park	Mixed use	450
SA12	Tesco store, Ponders End, 288 High Street, Enfield	Mixed use	350
Edmonton Green (PL3)			
SA13	Edmonton Green Town Centre	Mixed use	1,173
SA14	Chiswick Road Estate (Oswald and Newdales)	Housing	272
Angel Edmonton (PL4)			
SA15	Joyce Avenue and Snells Park Estate	Housing	1,217
SA16	Public House 50-56 Fore Street London	Housing	68
SA17	Upton Road and Raynham Road	Housing	198

SA18	South-east corner of the North Middlesex University Hospital Trust of Sterling Way, London	Housing	400
Meridian Water (PL5)			
SA19	IKEA store; Tesco Extra, 1 Glover Drive; Meridian Water Willoughby Lane And Meridian Way	Mixed use	5,000
Southgate (PL6)			
SA20	ASDA Southgate, 130 Chase Side, Southgate	Mixed Use	165
SA21	Southgate Office Village 286 Chase Road London.	Mixed Use	125
SA22	M&S Food	Mixed Use	150
SA23	Minchenden Car Park and Alan Pullinger Centre, 1 John Bradshaw Road, Southgate N14 6BT	Housing	48
New Southgate (PL7)			
SA24	Arnos Grove Station Car Park	Housing	162
SA25	Site between North Circular Road and Station Road	Mixed Use	230
SA26	Station Road, New Southgate	Mixed Use	203
Crews Hill (PL9)			
SA27	Land at Crews Hill	Housing	3,000
Chase Park (PL10)			
SA28	Land at Chase Park	Housing	3,000
SA29	Arnold House (66 Ridgeway)	Housing	106
Other proposed site allocations outside of the place making areas (urban areas)			
SA30	Claverings, Centre Way, London N9 0AH	Mixed use	587
SA31	Cockfosters Station Car Park (Parcel b) Cockfosters Road, Barnet	Housing	316
SA32	Sainsburys Green Lanes	Mixed use	299
SA33	Blackhorse Tower, Holbrook House And Churchwood House and 116 Cockfosters Road	Housing	200
SA34	241 Green Street Enfield	Mixed use	148
SA35	Land at former Wessex Hall Building	Housing	110
SA36	188-200 Bowes Road, London	Housing	86
SA37	Main Avenue Site	Housing	82
SA38	Land at Ritz Parade	Mixed Use	79
SA39	Travis Perkins Palmers Green, Bridge Drive, Broomfield Lane	Mixed Use	76
SA40	Land known as Brimsdown Sports Ground EN3 7LL, EN3 7QZ, EN3 7RN EN3 7RP	Mixed use	50 homes and community uses
SA41	Albany Leisure Centre and Car Park and 55 Albany Road, Enfield	Housing	30

SA42	Fords Grove Car Park	Housing	24
SA43	Lodge Drive Car Park (incl. Depot), Palmers Green	Housing	18
Other proposed site allocations outside of the place making areas (outside urban areas)			
SA44	Land opposite Enfield Crematorium (known as The Dell). Great Cambridge Road	Mixed Use	270
SA45	Land between Camlet Way and Crescent West, Hadley	Housing	160
		Total	23,610

Explanation

Amount and distribution

- 8.1.1 The NPPF requires local authorities to meet the full objectively assessed need for housing unless the impacts of doing so would significantly and demonstrably outweigh the benefits when assessed against the NPPF as a whole, or specific policies indicate that development should be restricted. This is placed against the background of positively seeking opportunities to meet need and the ELP takes a positive approach to providing for the identified level of need across the Borough as noted in the spatial strategy of the plan.
- 8.1.2 The London Plan sets out ten-year housing targets and directs local authorities to include the relevant borough level targets within their local plans. Boroughs are also required to set a positive planning framework to meet and wherever possible, exceed the London Plan housing targets. For Enfield, the ten-year strategic housing target is 12,460 net housing completions (or 1,246 net completions per year).
- 8.1.3 The ELP's preferred approach is set out in the spatial strategy, which proposes the provision of 24,920 new homes within the borough in strategic locations as identified in 'Policy SS1: Spatial growth and strategy' including sites in existing settlements, strategic areas within the Green Belt, and a limited number of sites which will be released from the Green Belt due to the exceptional circumstances identified by this Local Plan. The spatial strategy pursues the more intensive use of urban land, particularly in the place making areas as identified in Chapter 3 of this plan.
- 8.1.4 The result of the step change in the level of housing provision within each of the place making area will result in higher urban density development and the regeneration and renewal of existing sites. Outside of the place making areas, we are also allocating a number of smaller brownfield sites which will make a valuable contribution towards meeting the identified need for housing. There is a number of sites where a mix of uses is proposed including housing, employment, retail and community facilities and details are provided on the individual site proformas.
- 8.1.5 The Council will be supportive of new residential development on the number of small sites that are impractical to identify in advance which unexpectedly become available during the plan period providing that the sites are suitable and appropriate for residential development. This source of land recycling is expected to provide for at least an additional 1,650 new dwellings over the plan period based on recent trends (see Table 8.2 below).

- 8.1.6 National policy and guidance require the objective assessment of the future need for housing over a functional housing market area; an area which reflects the key functional relationships between places where people live and work. The assessment should identify the scale and mix of housing that meets the household and population projections, taking account of migration and demographic change.
- 8.1.7 Enfield forms part of a wider Strategic Housing Market Area and has close links with other Housing Market Areas in neighbouring areas. The Council has worked collaboratively with the other authorities to address our unmet need.
- 8.1.8 The approach to identifying sites seeks to meet the identified need for housing in line with the expectations of national policy and guidance. It is important to note that the ELP's housing requirement does not represent the only source of new dwellings that can be accommodated. Additional accommodation created through the extension of properties and some forms of shared accommodation do not require planning permission but will still make an important contribution to meeting housing needs as will provision arising from changes to permitted development rights.

Housing provision

- 8.1.9 The ELP aims to accommodate a significant increase in housing provision over the plan period in line with the objective of the plan to create a nurturing place. This includes continued work to identify emerging windfall sites and working with other agencies such as the Greater London Authority, to ensure that the optimum use of surplus land and facilities is made to accommodate need, and working with Neighbourhood Plan groups to identify further sites for housing. The borough's total housing supply over the plan period is indicated in Table 8.2 and will comprise homes from a variety of sources in addition to the Local Plan's site allocations.

Table 8.2: Housing supply – sources of supply over the plan period up to 2039 (net number of homes)

Category	Amount
Completions since 1 April 2019	429
Allocations (as defined in Strategic Policy SP H1: Housing development options)	23,610
Other deliverable sites identified in the Housing Land Availability Assessment (HELAA)	2,914
Other developable sites identified in the Housing Land Availability Assessment (HELAA)	810
Unidentified small windfall schemes	1,650
Total	29,413^[2]

^[2] This excludes current permissions/completions associated with allocations.

- 8.1.10 Informed by our spatial development strategy, the anticipated distribution of housing makes provision for approximately 29,000 new dwellings over the plan period up to 2039. A significant contribution of 23,610 new dwellings towards meeting this target will be made by sites allocated for housing in the urban area and a number of Green Belt sites to accommodate new dwellings. This approach recognises the need to support the delivery of larger units and increasing the provision of affordable homes.
- 8.1.11 The Council expects a high proportion of developments in urban areas to be in the form of flatted developments and therefore rely on lower density greenfield developments to deliver more family housing.

Housing delivery and targets

- 8.1.12 National policy requires that we are able to demonstrate a rolling five-year housing land supply from the date of adoption. This must take account of both the deficit accrued until that point and a 20 per cent buffer moved forward from later in the plan period. Without a rolling five-year supply of homes or where the Housing Delivery Test (HDT) indicates that the delivery of housing was substantially below the housing requirement over the previous three years, the policies are the most important for determining a planning application would not be considered up to date.
- 8.1.13 National policies states that where possible the deficit accrued since the start of the plan period should be met within the first five years. Given the step change in housing requirement compared to past delivery rates, the accrued backlog is significant. Whilst the plan includes numerous smaller sites capable of being delivered early in the plan period, there are a number of strategic sites that have longer lead in times.
- 8.1.14 Further details of the sites that are considered to be key to delivering the strategy are provided in the site allocations policy of the Local Plan and shown on the Policies Map. The key infrastructure requirements on which the delivery of the plan depends is set out in the infrastructure delivery schedule or the latest Infrastructure Delivery Plan. Details of all the sites that are expected to be delivered are set out in the Council's latest Housing and Economic Land Availability Assessment (HELAA). The expected phasing of sites is set out in the Housing Trajectory, included in the ELP's Topic Paper on Housing. This will be updated annually in the Council's Monitoring Report.
- 8.1.15 Our analysis of unimplemented planning permissions suggests close to 16% of all permitted housing schemes were not implemented and subsequently lapsed. The number of identified homes in the Local Plan is therefore higher than the Council's proposed housing target. This will allow the Council to acknowledge any shortfall in housing delivery and plan to meet and exceed the identified housing target of 25,000 homes up to 2039.

Options for housing development sites

- 8.1.16 As part of the ELP, we have identified three policy options and their associated benefits and dis-benefits, set out below. We are inviting stakeholder's thoughts on these alternatives and suggestions of other alternatives through consultation questions. For the next draft of the Local Plan the key issues section will be removed from the policy and the policy options removed from this section of the Plan to make

the document more streamlined, but at this stage it was felt helpful to include in this draft for consultation to inform stakeholders of the issues being contended with.

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Policy Options for H1: Housing development sites

Policy options for H1 Housing development sites	Pros and cons of each option	Preferred Option
<p>A. Do nothing</p> <p>This option continues with the approach set out in the Core Strategy seeking to focus development in the urban area in order to maximise the use of brownfield land and promote a sustainable pattern of development. However, continuing with this approach without looking for additional growth options to accommodate the borough's future development needs could lead to adverse impacts for the borough and its residents.</p>	<p>Cons</p> <ul style="list-style-type: none"> ➤ currently we are placed under the presumption in favour of “sustainable development”, which means planning permissions for development could be granted on appeal, leading to uncontrolled and sporadic development in the Green Belt against the wishes of the local community. ➤ this eventuality could also severely undermine the ability of the Council to plan for and deliver transformational change. ➤ the viability of many sites in the urban area for housing is constrained by their small size and high build costs ➤ the limited number of new homes that could be delivered under the current approach would fundamentally undermine economic growth in Enfield, and potentially lead to increased levels of in-commuting and congestion on local roads, or the loss of future investment due to a lack of high quality and affordable housing for the future workforce; ➤ the limited viability of sites in the urban area means that developer contributions for affordable housing and the provision of new community facilities will be difficult to achieve and deliver; ➤ additional housing development in the urban area could increase the strain on existing community facilities (schools and health) where there is already limited physical scope and capacity to meet existing needs. 	<p>For the reasons set out, continuing with the current spatial strategy alone is not considered a realistic or viable option.</p> <p>To do so would lead to production of a local plan which would ultimately be found unsound by an Inspector at Examination.</p> <p>Moreover, it would also constrain the future growth of the Borough and miss the significant opportunities to make Enfield a place of growing opportunity for future generations, the green heart of London where all our communities thrive.</p>
<p>B. Plan for the baseline growth of 17,000 homes over the plan period</p>	<p>Pros</p> <ul style="list-style-type: none"> ✓ maintains existing Green Belt boundaries and reduces the need for development in the Green Belt 	<p>No</p>

Policy options for H1 Housing development sites	Pros and cons of each option	Preferred Option
<p>This option seeks to plan for 1,246 homes a year up to 2029 and around 500 homes from 2029 to 2039.</p> <p>It continues to support and facilitate redevelopment of urban sites and wider regeneration of urban areas, particularly in the town centres, areas around stations and large-scale regeneration and renewal areas.</p>	<ul style="list-style-type: none"> ✓ promotes a sustainable pattern of development which makes use of existing brownfield land ✓ enhances the viability and vitality of existing town centres as a focus for shopping, leisure and community/cultural activity ✓ supports regeneration and re-use of existing land and property in the urban area <p>Cons</p> <ul style="list-style-type: none"> ➤ delivers all the housing by concentrating development within the urban area by significantly increasing densities on all sites in the urban area more akin to those found in the most urbanised parts of the country such as central London. ➤ would require tall buildings not only in the town centres and areas around the stations, but across the borough. ➤ seeks to protect the Green Belt from redevelopment but would have a considerable impact on the character of the borough making it significantly more urbanised and adversely affecting the quality of the environment in which we live in. ➤ involves high density development would deliver smaller units such as studios and 1-2 bedroom flats, creating a significant risk to the deliverability of larger/family homes to meet local needs. ➤ could also affect the development viability of and the delivery of affordable housing due to the increasing costs associated with tall buildings. ➤ places pressure on those areas that have historically taken most development and will not deliver the desired mix of housing. ➤ potential to increase levels of housing delivery in existing town centres constrained by a lack of currently available sites and the time and costs associated with the land assembly process 	

Policy options for H1 Housing development sites	Pros and cons of each option	Preferred Option
<p>C. Plan to deliver 25,000 homes under the medium growth option</p> <p>This option seeks to deliver up to 25,000 homes over the plan period, equating to 1,246 homes per year up to 2039.</p> <p>As far as possible, it meets development needs whilst maintaining development at appropriate densities in the urban area by increasing densities on sites in the urban area where it is considered appropriate and does not impact significantly on character.</p> <p>Amends Green Belt boundaries where the areas are in sustainable locations and the areas are not, or are only partially affected by absolute constraints. Within these areas, new settlement and an urban extension have opportunities for accommodating the borough's housing needs taking into account site constraints, land ownership, the need to support</p>	<p>Pros</p> <ul style="list-style-type: none"> ✓ seeks to balance the needs for housing whilst recognising there are constraints on development within the borough ✓ protects the character of the urban area ✓ protects the majority of the Green Belt ensuring boundaries can endure beyond the plan period ✓ delivers an increase in housing provision over previous Core Strategy ✓ larger sites enable infrastructure to be delivered alongside new development ✓ increases in the delivery of larger/family homes with gardens and delivery of affordable housing, by providing for a wider mix of housing units ✓ reduces reliance on small housing units in tall buildings ✓ supports the regeneration and re-use of urban areas ✓ opportunity to deliver a new settlement at Crews Hill of a significant scale on land around the station; there is a limited number of landowners potentially increasing the deliverability of the project; there is the potential to bid for Government funding to support the delivery of strategic infrastructure; and critical mass of development could help to secure the infrastructure needed to support development. ✓ an urban extension at Chase Park could provide a very wide range of housing needs can be met. This includes the ability to increase the financial viability of delivering much more affordable housing New development will deliver investment in new community infrastructure and services, for example, schools, health facilities, community buildings and recreation space. This can be achieved through a combination of investment within the new development and in existing facilities in the established settlement, especially those that have suffered from a lack of investment or lack capacity to meet existing needs. 	<p>Yes</p>

Policy options for H1 Housing development sites	Pros and cons of each option	Preferred Option
<p>sustainable development, and compliance with other planning policies.</p>	<p>✓ New settlement and extensions, can support the regeneration of existing urban areas. Services and facilities which may be struggling to remain viable, from shops and buses to sports clubs and community groups, benefit from a sizable influx of population.</p> <p>Cons</p> <ul style="list-style-type: none"> ➤ some loss of Green Belt and would be contrary to the London Plan. ➤ development of a new settlement at Crews Hill would require significant public and private sector investment in order to provide the supporting community infrastructure and upgrades; could further exacerbate the recognised capacity issues on the strategic road network; development of scale could have significant environmental implications in terms of impact on the Green Belt and landscape character and flood risk considerations. ➤ large scale urban extension and new settlement are complex to bring forward and take longer to deliver as they may require the provision and forward funding of critical elements of strategic infrastructure ➤ large scale urban extension and new settlement can change the nature/character of the existing settlement and have the most direct impact upon immediately adjoining communities 	
<p>D. Seek to deliver a higher number of new homes within the plan period</p> <p>Based on delivering 52,000 homes up to 2039.</p>	<p>Cons</p> <ul style="list-style-type: none"> ➤ significant outward expansion of urban area to achieve 36,000 homes ➤ significant increase in densities in the urban and Green Belt areas ➤ requires significant upgrades to the strategic transport network ➤ loss of significant areas of Green Belt and Metropolitan Open Land ➤ is unlikely to be achievable as there are significant infrastructure and delivery issues that would need to be overcome to free up all sites for 	<p>No</p>

Policy options for H1 Housing development sites	Pros and cons of each option	Preferred Option
	development within the plan period. Further information is set out in the Growth Topic Paper.	

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8.2 Strategic Policy SP H2: Affordable housing

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<ol style="list-style-type: none"> 1. The Council will seek to maximise the delivery of affordable housing in the borough and aim to secure 50% of all new homes across the plan period as genuinely affordable. 2. Proposals that involve the net loss of affordable homes will be resisted. 3. Affordable housing requirements will be calculated based on proposed gross housing floorspace and sought from new developments on sites comprising ten or more new housing units or a combined proposed gross floorspace of over 1,000 square metres based on the following requirements: <ol style="list-style-type: none"> a. 50% affordable housing on estate regeneration schemes and council-owned sites; b. 50% affordable housing where developments delivering net additional homes on industrial land would result in the net loss of industrial floorspace; c. 50% affordable housing in all in areas of the Green Belt, including the proposed rural place making areas at Crews Hill and Chase Park; and d. minimum 35% affordable housing on all other major housing development. 4. Affordable housing should be provided in line with the guideline mix of 50% social-affordable rented housing and 50% intermediate housing. Flexibility in the tenure mix will be allowed subject to viability where developments propose more than 50% affordable housing. 5. Proposals that involve the loss or demolition of existing affordable housing floorspace (including estate regeneration schemes) will be expected to deliver at least an equivalent amount of affordable housing floorspace and, where possible, achieve an uplift in provision. Estate regeneration schemes will be expected to reflect the existing mix of affordable and family housing and the particular needs of existing and future tenants (including specialist housing). 6. Development involving the provision of affordable housing will be required to: <ol style="list-style-type: none"> a. achieve the same high-quality standards as the private housing element of the scheme in terms of accessibility, internal space requirements, external appearance and design quality and provision of private outdoor space; use grant funding to maximise the delivery of affordable housing where feasible; and b. provide affordable housing on site as part of residential and mixed-use schemes (excluding those under part B iv above). In exceptional circumstances, off-site provision or contributions of broadly equivalent value will be accepted where it: <ol style="list-style-type: none"> i. avoids an over-concentration of one type of housing (both on and off site) to ensure mixed and balanced communities; ii. secures a greater proportion of affordable units overall; and iii. offers the best way of delivering affordable homes, including a higher level of affordable rented family homes. 		

7. When determining the amount of affordable housing acceptable on the site, regard will be given to the economics and financial viability of the development including any particular costs associated with it. The London Plan's threshold approach to affordable housing will be applied and will not require a viability assessment where the proposal includes 50% social/affordable rented homes and 50% intermediate homes
8. Development proposals will be subject to detailed review mechanisms throughout the period up to full completion of the development, including an advanced stage review mechanism.

Explanation

- 8.2.1 There is a significant London-wide and local need for genuinely affordable housing¹⁹. Affordability is a major concern to those on the lowest earnings, who are generally first-time buyers. House prices, on average, are over fourteen times that of the average salary in Enfield. As a result, many lower paid and lower skilled jobs are filled by people who cannot afford to live in the borough and this has led to an increase in commuting. It is also creating a climate where smaller, privately rented properties are often the only feasible option for residents faced with high costs and a shortage of affordable properties. In the private rented sector, average households spend over 45% of their gross income on rent, and a much higher percentage of their net disposable income. As a result, Enfield has one of the highest percentages of adults claiming housing benefit in London, well above the national and the London average.
- 8.2.2 This policy seeks to maximise the delivery of affordable housing from new development across the borough to meet identified needs to ensure that Enfield is a nurturing borough. Like other parts of London, Enfield faces a significant shortage of genuinely affordable housing and there is an urgent need to boost the supply of affordable homes to meet the diverse needs of the growing population. This means a greater variety of affordable housing products and well-designed homes of the right size, tenure and price that local people (especially those on low incomes) can afford.
- 8.2.3 This policy applies primarily to the following types of housing:
- Self-contained houses and flats
 - Housing for older people and vulnerable people
- 8.2.4 The Council is committed to increasing the delivery of affordable housing, including key worker housing and want to encourage more residents to invest in securing their own housing in the borough and thus a broader range of affordable housing products to meet the demand across the whole of the local housing market.
- 8.2.5 In line with the London Plan, the following forms of genuinely affordable homes will be prioritised:

¹⁹ Affordability is a measure of whether housing can be afforded by certain groups of households and is defined by the relationship between local incomes and the local general housing market. Therefore, the ability of a household to satisfy its own housing requirement is fundamentally a factor of the relationship between local house prices and household income.

- Homes based on social rent levels, including London Social Rent and London Affordable Rent
 - London Living Rent
 - London Shared Ownership
- 8.2.6 Other forms of affordable housing will also be supported, such as community led housing (see policy DM H6), if they meet the London Housing Strategy definition of genuinely affordable housing and are considered to be genuinely affordable.
- 8.2.7 Our target is to deliver at least 623 new affordable homes per year in the borough up to 2039, based on a threshold approach (at least 35% on gross residential homes, rising to at least 50% on public sector land, industrial land) to meet identified needs²⁰.
- 8.2.8 Applicants will be strongly encouraged to meet or exceed affordable housing targets (as set out in part 3 above) in line with the London Plan. Schemes which fail to meet these targets will be subject to viability testing in line with the requirements set out in part 6 above.
- 8.2.9 The Council will expect housing developments on Green Belt land, in particular the place making areas of Crews Hill and Chase Park, to deliver 50% affordable housing. This is based on the findings of the Whole Plan Viability which demonstrated that 50% affordable housing on greenfield land in higher value areas was achievable.
- 8.2.10 Where the applicant wishes to demonstrate that the affordable housing thresholds (including the tenure mix) cannot be satisfied on viability grounds, they must provide a detailed financial viability assessment of the scheme prior to submitting a planning application to validate this claim. In this case, the applicant will need to appoint a consultant (chosen from our preferred list) to carry out an independent evaluation of the financial viability assessment at the pre-application stage, at its own expense. Schemes that fail to meet the affordable housing targets set out above (excluding public estate regeneration schemes) will be subject to detailed review mechanisms through the section 106 agreement to take account of changes to costs and values from the granting of planning permission to full completion (including an advanced stage review mechanism). In exceptional circumstances where a reduced affordable housing contribution can be justified on viability grounds, the applicant will be required to enter into a planning agreement to implement the scheme within 12 months of the granting of the planning consent and deliver the agreed affordable housing contribution within a specific timescale. If the development is not implemented or affordable housing is not delivered within the agreed timescale, the applicant will be expected to deliver the full affordable housing requirement or in the case of renegotiated schemes revert to the original agreed position. For multi-phased schemes, we will insert trigger clauses into the section 106 agreement at the beginning of each phase to review the viability of the scheme.
- 8.2.11 Our preferred tenure split is 50% social-affordable rented housing and 50% intermediate housing based on identified need and viability testing. There may be specific instances where it would be more appropriate to deliver an alternative tenure mix (e.g. higher proportions of intermediate housing in areas of predominately social rented housing) where it would be more consistent with local housing need (as set out in the latest Enfield housing market assessment) and the principles of good

²⁰ This is based on: the backlog of households currently in need, as evidenced in the council's waiting list; the formation of new households who are unable to afford to meet their needs in the market, and the available supply of social and other affordable rented housing through lettings each year

growth, including the creation of mixed and balanced communities. Where affordable homes are provided above the 50% threshold, the tenure mix of the additional affordable units on site will be subject to negotiation. We will expect schemes proposing more than 50% affordable housing to demonstrate that they satisfy the tenure split requirements at the 50% level²¹.

- 8.2.12 The affordable housing mix should also reflect the need to provide larger family homes and smaller affordable units. Large groupings of the same tenure type should be avoided, wherever possible. Affordable housing should also be tenure-blind and well-integrated into the design and layout of the proposed development (including market-led housing) and the wider public realm, with access to communal spaces (e.g. open space) and management facilities. The design and quality of materials should also be consistent. Developers will also be expected to demonstrate how the affordable housing will be designed in line with the standards of the Home Quality Mark.
- 8.2.13 Enfield has embarked on an ambitious programme of estate renewal and council housing to significantly improve the quality of life of residents. Estate regeneration schemes and other proposals involving the loss or demolition of existing affordable units will be expected to secure alternative provision of at least an equivalent basis (in terms of unit size, tenure mix and floorspace) as well as significant uplift in the total number of units. This includes the provision of family housing and social rented accommodation. All units to be retained on site should be brought up to decent homes standard, either through major redevelopment works or planned maintenance.
- 8.2.14 On-site provision is the preferred way of delivering affordable housing in Enfield. Alternatives to on-site provision will only be considered in exceptional circumstances where it can be robustly justified (as explained in part 7). The onus will be on the applicant to demonstrate that off-site provision or a cash-in-lieu payment (i.e. commuted sum) would offer the best way to deliver more affordable housing (due to physical constraints, such as small and tightly confined sites, or other factors) and achieve mixed and balanced communities (e.g. rented housing). Cash-in-lieu contributions should only be used where it is not possible to provide affordable housing on or off site. These contributions will be ringfenced and pooled into an enabling fund to support the delivery of affordable housing projects across the borough, such as empty homes and refurbishments, estate regeneration schemes, site acquisition of existing properties and specialist housing provision, such as supported housing. In the case of small sites, we will accept payment in lieu of affordable housing.
- 8.2.15 Affordable housing contributions will be calculated based on the number of habitable rooms per unit and gross floorspace (taking account of the percentage of intermediate and social rented units and the percentage of affordable housing delivered in the proposed scheme). It is expected that there should not be a greater than 5% variation in floorspace between the private and affordable units, excluding units designed to be wheelchair accessible. This prevents an under provision of affordable housing where the developer proposes unusually large market homes.

²¹ For example, if the proposal only includes 40 affordable homes, we will expect to see at least 10 social - affordable rented homes and 10 intermediate housing as part of the scheme.

- 8.2.16 This policy will be implemented through partnership-working and the use of grant funding to meet local need as well as strategic targets.

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8.3 Policy DM H3: Housing mix and type

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<p>1. The provision of new homes (market and affordable) should contribute to meeting the needs of current and projected households having regard to the following:</p> <ol style="list-style-type: none"> provide an appropriate mix of dwelling types and sizes, reflecting the most up to date evidence as set out in the Local Housing Needs Assessment (2020) or successor documents; the character of the development in the context of the site and surrounding area, taking account of accessibility arrangements and amenity considerations (e.g. child density); the location and physical characteristics of the site (including any identified constraints on the preferred housing mix); the viability of the development (taking account of abnormal costs and particular characteristics of particular sectors, such as build-to-let housing); and the extent to which flexibility around the mix of market units could secure the delivery of additional affordable housing. 					
<p>Table 8.1: Dwelling size priorities</p>					
	Studio/bedsit	One-bedroom	Two-bedrooms	Three-bedrooms	Four-bedrooms or more
Social/affordable rented	Low priority	Medium priority	High priority	High priority	Low priority
Intermediate	Low priority	High priority	High priority	Medium priority	Low priority
Market	Low priority	Low priority	Medium priority	High priority	High priority
<p>Self-contained units</p>					
<p>2. All forms of self-contained living accommodation (including conversion of single dwellings to flats) will be required to meet and, where possible, exceed the internal and external space standards set out in the London Plan and the Nationally Described Space Standard.</p>					
<p>Accessible, efficient and inclusive design</p>					
<p>3. At least ten per cent of new dwellings should be built to M4(3) wheelchair accessible dwelling standard in accordance with Building Regulations.</p>					
<p>4. All new residential developments should be designed to be 'tenure-blind'. Tenure should be spread and integrated throughout the development to prevent concentrations or clear distinctions and provide choice to all users.</p>					
<p>5. Development proposals should demonstrate that housing type and mix have been taken into account and demonstrate how dwellings have been designed to be adaptable.</p>					

Explanation

- 8.3.1 Enfield requires an appropriate mix of housing across both market and affordable tenures to meet the changing needs of its growing population. An important part of addressing the need and demand for housing is to ensure that new housing is of an appropriate size and type, and that the existing stock is managed. To this end, the borough has undertaken a housing needs assessment and is monitoring new building and changes to the existing housing stock in the Authority Monitoring Reports.
- 8.3.2 The requirements the council seeks will be based on the best available and up to date objective assessment of need including careful consideration of the specific needs of different groups of occupiers, such as older people, families with children and single people. We will also take account of evidence of specialist housing need submitted with any proposal, as well as any special characteristics of the site and the results of borough-wide and local area monitoring of recently completed development.
- 8.3.3 The priorities set out in the policy is intended as a guide to inform the tenure mix of new housing developments in Enfield. Assessments undertaken for the LHNA suggests that most new households expected to form over the plan period are likely to need larger homes (3 bed and larger). In the social - affordable rent sector most households need 2 or 3 beds and in the market sector most households need 3 or 4 beds. For example, in terms of the size of affordable dwellings required by those currently in acute need on the waiting list, 14.7% need one-bedroom, 35.3% need two-bedroom, 42.3% need three-bedrooms and 7.7% need four or more -bedrooms. Therefore, the dwelling size priorities table for social – affordable rented properties categorises two and three-bedroom social -affordable rented units as high priority, one-bedroom units as medium priority and four or more bedroom units as low priority. In certain cases, an area-based approach to housing tenure may be warranted. Some parts of the borough have specific tenure deficits or surpluses (refer to the evidence in the LHNA²²). However, deviation from the policy will only be justified where the evidence clearly demonstrates that the priorities in the catchment area of the proposed development differ from the list set out above.
- 8.3.4 In certain circumstances it may not be viable to secure dwelling size mix in accordance with the priorities set out in policy H3. Part 2 of this policy expects new housing development to contribute to supporting the creation of stable local neighbourhoods and cohesive communities. Preference will therefore be given to larger homes, because proposals which provide more than a small proportion of studios are unlikely to achieve this objective and therefore will not normally be supported. Although the increasing proportion of single person households is forecast to continue, this does not necessarily result in a proportionate increase in demand for small studios as many people would like a spare bedroom for visitors or to use as a study/office. Therefore, a realistic approach is to allow for a proportion of new developments to contain studios up to a maximum limit. However, proposals

²² <https://new.enfield.gov.uk/services/planning/evidence-base/>

solely for self-contained dwellings comprising predominantly 1-bedroom or studio flats (excluding specialist housing) will be resisted.

Mix of affordable homes

- 8.3.5 In terms of the proposed mix of affordable homes, the LHNA recommends that the focus of affordable ownership provision should be on one and two-bedroom housing units as the majority of households who live in intermediate (shared ownership) housing are households without children. 59% are single households, 33% are couples without children. However, 7.5% of those living in intermediate housing are households with children. This demonstrates that, whilst smaller in scale, there is demand for family sized intermediate housing.
- 8.3.6 While the dwelling mix of market and affordable homes is expected to reflect the preferred dwelling mix set out in this policy, rigid application of these requirements may not be appropriate in all cases. When considering the mix of dwelling sizes appropriate to a development, we will have regard to individual site circumstances including location, the character of the area, site constraints, viability and the achievement of mixed and balanced communities. The council will allow flexibility in estate regeneration schemes, in particular where a dwelling mix has been agreed on the basis of detailed consultation with the residents which has taken on-board their specific needs. Furthermore, flexibility will be applied for developments providing for retirement, sheltered or extra care housing.
- 8.3.7 The policy responds to the objectives of the plan to create a nurturing place by providing a variety of housing options to meet the needs of everyone, regardless of income, age and ability. It also recognises that the needs identified in the LHNA could change over time. Therefore, the policy refers to 'current' evidence in relation to housing need.

Accessible and inclusive housing

- 8.3.8 In line with the London Plan the council will expect that all new development meets the strategic target for provision of wheelchair user dwellings and ensuring accessible and adaptable dwellings, in accordance with Building Regulations M4(3) and M4(2) respectively. Parts 4 and 5 of this policy applies to dwellings that are created via works to which Part M volume 1 of the Building Regulations applies. To comply with the Building Regulation requirements appropriate step-free access into the dwelling will need to be provided. This policy helps to support the ELP's strategic approach to meeting housing needs for older people through adaptable housing, as set out in Policy DM H5.
- 8.3.9 In considering the suitability of a site for wheelchair accessible or user dwellings the council will have regard to individual site circumstances. This is because flexibility may need to be applied to meet policy objectives (for example to enable the requirement to apply to 10% of habitable rooms where a better outcome is provided in terms of provision of larger units). Discretion may also be needed in exceptional circumstances when provision of a lift to dwelling entrances is not technically feasible, such as with some constrained infill sites or flats above shops. The council will seek to secure appropriate provision for individual developments, including through the use of planning conditions.

- 8.3.10 To support the ELP's objectives for providing a variety of housing options to ensure that more people can access good quality homes, all development should be designed to promote social interaction and equality of access to facilities and services. This includes inclusive and welcoming access to buildings, particularly front entrances. Proposals should avoid the unnecessary use of separate main entrances. Where private communal amenity space is provided in new housing development, this must be made accessible to all residents occupying the building. The council will strongly resist proposals that unnecessarily restrict or prevent access to buildings or communal amenity space, including for reasons of housing tenure.

8.4 Policy DM H4: Small sites and small housing development

DRAFT POLICY DM	H4	Small sites and small housing development
<p style="text-align: center; font-size: 48px; opacity: 0.3; font-weight: normal;">DRAFT</p> <ol style="list-style-type: none"> 1. The Council will support well-designed new homes on appropriate small sites (including on vacant infill and backland plots, upward extensions of flats and redevelopment of non-residential buildings) and seek to achieve the London Plan target of 353 new homes per year on sites of less than 0.25 hectares. 2. Housing delivery and intensification on small sites will be particularly supported in the following locations: <ol style="list-style-type: none"> a. sites with good public transport accessibility (PTAL 3-6); b. sites within 800 metres of a tube, rail station or the boundary of a major, district or town centre (as defined on the Policies Map); c. sites with good local infrastructure e.g. local centre, local shopping parade, local schools and community facilities; and d. places with planned infrastructure improvements that will improve PTAL and walking / cycling accessibility over time. 3. New residential development on small sites must be carefully and creatively designed to avoid harm to amenity of surrounding properties and uses, especially in terms of outlook, privacy, daylight and sunlight. Innovative design solutions should be used to optimise housing density and land use, especially in fine-grained areas (for example, through the use of courtyard and mews housing typologies, rooftop and terraced amenity spaces, shared spaces and facilities, provision of basement/undercroft parking and redevelopment of vacant/underused spaces, such as single-storey garages, external service yards and incidental amenity space). 4. To help facilitate the appropriate development of small sites for housing, including through the sensitive intensification of existing buildings and sites, the council will prepare a suite of supplementary planning documents. Proposals will be expected to have regard to this planning guidance, where relevant and demonstrate how it has been used to inform the development through the design-led approach. 		

Explanation

- 8.4.1 This policy presents a new strategic approach to meeting housing need locally. Small sites and small housing development will play an important role in the delivery of new homes and the enhancement of existing neighbourhoods in the borough and this policy is intended to promote well-designed housing developments on small sites of up to 0.25 hectares and can accommodate up to 25 homes. This includes apartment buildings, backland and infill developments and communal forms of living.
- 8.4.2 Development of small sites will be particularly supported in areas with good access to public transport and close to existing local infrastructure and services offered within town centres. There may also be places with good local infrastructure, for instance local centres, which could support intensification of small sites nearby and/or where future planned infrastructure improvements will improve public transport accessibility and walking and cycling networks over time. The council is exploring a range of mechanisms to support intensification of small sites, especially within town centres, including land assembly powers, housing renewal schemes, acquisition of sites through housing companies, direct funding and the designation of housing zones. Developers and landowners will be encouraged to work together to bring forward a cluster of small sites through an area-based design code or masterplanning exercise and maximise potential redevelopment and intensification opportunities along the borough's linear high street corridors and town centres. Applicants should also draw on design guidance on the Mayor of London and relevant supplementary planning documents to inform the design and layout of small-scale housing developments in suburban and urban areas of the borough.
- 8.4.3 The Enfield small sites register sets out up-to-date information on the supply of small sites of up to 0.25 hectares in size in the borough (including sites with extant planning permission, outline planning permissions and sites without planning permission) which have sufficient capacity to accommodate up to 25 new dwellings. This register will be reviewed on an annual basis.

- 8.4.4 This policy aims to encourage high quality housing that is sensitive to the character of the borough and meets a range of different needs. There are a variety of opportunities and types of small sites that can support new housing development. Vacant and underused brownfield sites along with redundant ancillary facilities, such as garages or residential storage units, present relatively straightforward options for redevelopment. However, these types of sites are limited in availability and are often constrained, such as by irregular plot forms, site access issues or land-use designations (including those that protect land for commercial uses i.e. Locally Significant Industrial Sites and Strategic Industrial Locations). It is therefore expected that the majority of small sites development will occur in existing residential areas, where new homes can be sensitively integrated with other compatible uses. Housing development on small sites can take a number of forms including: new build, infill and backland development, conversion (subdivision of houses into flats), demolition and redevelopment or extension of existing buildings (including upward, rear and side extension, and basement development).
- 8.4.5 The borough's approach to housing development on small sites is expected to facilitate the incremental intensification of existing residential areas, particularly where sites are within 800 metres of a station or town centre. It is imperative that future growth and development occurs in a way that respects and enhances the positive evolving local character of Enfield's neighbourhoods, with the distinctive features of Enfield's neighbourhoods at the heart of the design-led approach.
- 8.4.6 The Enfield Character of Growth Study (2021) identifies areas that are positioned to facilitate an uplift in small housing development, recognising that the physical character of some areas may need to evolve gradually over time, for example, to accommodate new housing and investment in infrastructure. The study defines areas on a spectrum of sensitivity to change, based on local character, taking into account factors such as existing urban grain, historic evolution, building typologies, and spatial strategic growth and regeneration priorities across the borough. All proposals for small housing development will be expected to refer this document, as a starting point, to understand the scope for intensification in a given area and to gain an appreciation of the key features of local character.
- 8.4.7 The study must be read in conjunction with other design guidance to ensure that development is appropriate to the site and surrounding area. We will prepare and make available a suite of guidance documents to assist with the implementation of this policy, which includes existing and future Conservation Area Appraisals and Management Plans. The Council will also produce a Borough-wide Design Guide / Design Code that will include guidance on the sensitive intensification of suburban neighbourhoods.
- 8.4.8 Where small housing development is proposed it should not have an unacceptable adverse impact on biodiversity and green infrastructure. Applications will be expected to identify potential impacts in this regard, and clearly set out measures to minimise and mitigate these. Measures may include the return of hard standing to green space, installation of green and brown roofs and green walls, tree planting, the creation of habitats that encourage biodiversity (for instance bird boxes) and sustainable landscaping. In exceptional circumstances, where site constraints demonstrably preclude the implementation of on-site measures, then off-site provision (for example, tree planting) may be acceptable in order to ensure policy

compliance. Off-site provision will be secured on a case-by-case basis through the use legal agreements and/or planning contributions.

- 8.4.9 Small site development forms significant part of the Local Plan housing trajectory. The council will monitor progress towards the small site housing target through the Authority Monitoring Report and consider this policy's effectiveness through the ELR review process. Monitoring will also provide us with information to understand the spatial distribution of new small sites housing development and consider whether interventions are necessary, for example, to ensure those areas where this type of development is concentrated are appropriately supported by community facilities and other strategic infrastructure via the Council's Infrastructure Delivery Plan.

DRAFT

8.5 Policy DM H5: Supported and specialist housing

DRAFT POLICY DM	H5	Supported and specialist housing
<ol style="list-style-type: none"> 1. The Council will support the provision of appropriate housing to meet the specialist and supported needs of vulnerable people in Enfield, including specialist housing for elderly people. We will achieve this by: <ol style="list-style-type: none"> a. supporting development that allows people to live as independently as possible whilst meeting the identified local needs within the borough and being targeted at Enfield residents; b. providing options at a range of costs to suit resident's different financial circumstances in line with evidenced local need, including a proportion of affordable specialist units on site or a contribution towards addressing the identified need for affordable specialist housing elsewhere in the borough; and c. requiring affordable housing from sheltered and extra care accommodation falling within use class C3. 2. Supported and specialist housing development should: <ol style="list-style-type: none"> a. contribute to creating a mixed, balanced, inclusive and sustainable neighbourhood; b. be well integrated with the wider neighbourhood and protect the amenity of neighbouring occupiers in line with the agent of change principle; c. be delivered through partnership arrangements between the developer and an appropriate support service provider; d. be suitable for the intended occupiers in terms of the standards of facilities, design of buildings, density, parking; internal space and amenity space; e. provide the necessary level of supervision, management, care and support; f. have arrangements in place for appropriate long-term management; and g. offer easy access to community facilities, is accessible to public transport, workplaces, shops and services appropriate to the needs of the intended occupiers. 3. Specialist older persons housing will be expected to deliver both: <ol style="list-style-type: none"> a. affordable housing in accordance with policy H2 Affordable housing, and b. accessible housing. 4. The loss of supported and specialist accommodation will be resisted, unless: <ol style="list-style-type: none"> a. adequate replacement accommodation can be provided; or b. it can be demonstrated that there is a surplus of specialist accommodation in the area; or c. it can be demonstrated that the existing care home is incapable of meeting relevant industry standards for suitable accommodation in a cost-effective manner. 5. Where the loss of supported and specialist accommodation is acceptable in line with Part 4 above, proposals will be expected to secure the re-provision of an equivalent amount of floorspace for residential use, including affordable housing, where appropriate. 6. Proposals for care homes accommodation will be supported where they are appropriately located and designed to a high-quality standard, having regard to other 		

policies in the plan. In addition, proposals must ensure that 100% of habitable rooms are wheelchair accessible.

7. Development resulting in the net loss of floorspace for care home accommodation will be assessed having regard to the requirements set out in Part 4.
8. In order to ensure inclusive and mixed neighbourhoods and communities, proposals must not result in a harmful overconcentration of care home accommodation within the locality.

Explanation

- 8.5.1 The ELP seeks to deliver a wide variety of high quality homes that will provide all tenures, types and sizes of housing to meet the needs and demands of different people in the community. This will include housing for older people and people with disabilities (this policy DM H5) the gypsy and travelling community (policy DM H10), students (policy DM H9) and others in the community with specialist housing needs. The provision of new dwellings will take account of local need to allow for a genuine choice of housing options and the creation of sustainable, balanced and mixed communities.

Supported and specialist housing need

- 8.5.2 The PPG identifies a number of groups which may have housing needs which differ from those of the wider population. From the LHNA 2020, we know that in the borough over the plan period up to 2039:
- There is an increasing need for specialist housing for older, disabled or vulnerable people in Enfield.
 - The number of older person households (aged 65 and over) is expected to increase by 50 per cent and households aged 75 and over, who are most likely to move into specialist older persons housing, increasing by 56 per cent²³ over the plan period.
 - The overall need for residential care (C2 use class) between 2020 and 2036 is projected to increase by 755 units and specialist older person by 1,242 units. However, the London Plan sets an annual benchmark of 195 specialist older persons housing, but this is up to 2029.
- 8.5.3 Supported and specialist accommodation need can also come from vulnerable adults and young people including: those with a disability, those with a recent history of violence, domestic abuse, mental health issues or rough sleeping.

²³ Enfield Local Housing Needs Assessment 2020

Types of supported and specialist housing

- 8.5.4 The majority of over 65s and many disabled and vulnerable people will continue to live in mainstream housing and not all will require specialist housing. However, many may require changes to their accommodation at some point in their life, depending on changing levels of need for care, support and safeguarding. Therefore, proposals for supported and specialist residential accommodation will be expected to meet the latest industry standards. We will require applicants to ensure development is informed by the latest good practice guidance. Planning statements should refer this guidance and clearly indicate how this has been taken into consideration.
- 8.5.5 Although a high proportion of people in the borough may have their own resources to meet their accommodation and care needs, some residents may need financial support to enable them to access housing support services or appropriate accommodation. The council will support proposals that enable older, disabled and vulnerable people to live independently in mainstream housing for as long as they want, as well as the delivery of appropriate tailored specialist accommodation, to enable residents to move when they wish to or require greater support to remain safe and independent.

Affordable housing

- 8.5.6 Where market housing is proposed for older people or vulnerable people, the council will apply Policy H2 Affordable housing as far as possible to seek affordable provision for older people or vulnerable people, to meet more general needs. However, it is acknowledged that such forms of housing are likely to have distinctive financial viability characteristics, particularly if an element of care is involved, and the council will take a flexible approach to the scale and nature of provision and whether the affordable provision should be made on site.

Agent of change principle²⁴

- 8.5.7 Providing different types of specialist and supported housing to meet identified local demand, especially in new higher density developments, will require careful planning, design and an appropriate location to ensure residents' needs are accounted for and integrated into the new development. In some cases, the council may require the developer to be responsible for future costs of soundproofing, secured by a legal agreement.

²⁴ London Plan sets out how new developments can mitigate impacts from existing noise and other nuisance generating activities or uses on the proposed new noise-sensitive development. This is referred to as the 'agent of change principle'.

8.6 Policy DM H6: Community led housing

DRAFT POLICY DM	H6	Community led housing
<p>1. Proposals for community-led housing will be supported in appropriate locations where:</p> <ol style="list-style-type: none"> a. a local need for this type of provision is clearly established; b. optimal use is made of the site, contributing to the delivery of the strategic housing target (including in relation to the mix of unit sizes), with a development density that is appropriate to the site, having regard to other policies in the plan; c. provision is made for affordable housing; and d. the scheme is designed to a high standard (including sustainable design principles), integrates adequate amenity space, and makes a positive contribution to the local neighbourhood. 		

Explanation

- 8.6.1 Community led housing is a growing trend in London, both being driven by Community Groups supported by the Mayor of London (Community Led Housing Hub) and locally in Enfield as well (Naked House). Community led housing can take several forms including housing co-operatives, Community Land Trusts (CLTs), cohousing, and self/custom build housing. These approaches are not mutually exclusive, and in many cases a mixture of approaches may be employed in the setup and running of community led homes to suit specific circumstances. This type of development demonstrates our commitment to seek to meet demand within the borough, and we will continue to monitor our register in line with the relevant statutory requirements.
- 8.6.2 Community led housing can provide a more affordable route to home ownership, and has the potential to build more cohesive communities and allow for specific uses to be explored as shown by Older Woman's Housing Cooperatives such as OWCH. There is a demonstrable demand in Enfield to go beyond what the market or the council can deliver in terms of housing affordability and typology.
- 8.6.3 Community led housing Self-build and custom build housing units provide an additional source of supply of conventional housing and a further housing choice, and will therefore be considered as housing for policy implementation.
- 8.6.4 The council has a statutory duty to maintain a register for self-build and custom-build housing and have regard to this register in its planning, housing and related functions. The register forms part of the evidence base informing Local Plan preparation. It provides an indication of demand for serviced plots for self-build and custom-build housing from individuals or groups who meet specific eligibility considerations. The LHNA has also considered demand for this type of provision. This research indicates the council should encourage provision of self and custom build plots through policy and major allocations identified in the ELP. It also recommends the use of suitable council land or other available land controlled by a willing landowner or developer to make provision for serviced plots to meet demand.
- 8.6.5 Community led housing projects can be delivered in a number of ways, including through:

- start-up community led housing organisations responding to housing need or demand, or groups of people seeking to deliver their own homes;
- the extension of existing community-based organisations to provide housing in addition to their existing activities, for and on behalf of the community;
- partnerships with developers, housing associations, and councils supporting a community group to deliver their ambition. Councils and developers can also help initiate a group.

8.6.6 This policy supports proposals for self-build and custom-build housing where they respond positively to the locality and support delivery of the spatial strategy for the borough. All proposals must be designed to a high-quality standard and make provision for an element of affordable housing, where appropriate. Given Enfield's challenging future requirement for conventional housing it is imperative that all development, including self-build and custom build housing, optimises the use of sites including through densities that are appropriate to the site location.

DRAFT

8.7 Policy DM H7: Build to rent

DRAFT POLICY DM	H7	Build to rent
<ol style="list-style-type: none"> 1. Proposals involving standalone build-to-rent (BTR) developments or build-to-rent blocks on large mixed tenure schemes will be supported where they: <ol style="list-style-type: none"> a. provide high quality housing and a mix of dwelling sizes that meet identified local and strategic housing needs; b. offer tenancies over at least a three-year period; c. provide on-site affordable housing in perpetuity in the form of Discounted Market Rent at genuinely affordable rent level; d. provide homes held over at least 15 years under covenant to be secured through a section 106 legal agreement. A claw-back mechanism will apply in accordance with London Plan policy; e. provide a review mechanism in the event that policy compliant levels of affordable housing cannot viably be provided; and f. provide a management plan, committing to high standards of ongoing management of the premises. 2. Where a development proposal involving build to rent has potential to include more than one residential core and/or block, applicants should use this separate core and/or block to provide low cost rented housing to be managed independently by a registered provider of affordable housing. 		

Explanation

- 8.7.1 Households that rent privately often live in some of the worst quality, poorly managed accommodation. Some private renters face arbitrary evictions and unjustified rent increases. However, this is generally not the case for build to rent housing, which forms a relatively new type of delivery model providing high quality, purpose-built homes which are collectively professionally managed and with longer tenancies for those who want them. Additionally, it provides an opportunity to boost the rate of overall housing delivery, as it does not compete directly with traditional housing which are built for sale. When delivered in line with the London Plan build to rent housing can offer a range of benefits, making it a more attractive product than traditional private rented sector housing to developers, tenants, councils and stakeholders, as this sector has grown significantly over recent years while home ownership levels have declined.
- 8.7.2 Build to rent should provide a proportion of low-cost and London Living Rent homes, which are designed to help households on average income levels to save for a deposit to buy their own home. The covenant period for such schemes in Enfield will be at least 15 years to ensure they make a long-term contribution to meeting housing need in the borough across all tenures. A claw-back mechanism will be applied in accordance with the policies of the London Plan and national guidance on build to rent, in order to protect the value of the affordable housing provision that is withdrawn should affordable housing units in build to rent blocks are converted to another tenure after the expiry of the covenant period.

- 8.7.3 Build to rent provides a valuable addition in terms of increasing the capacity of the development sector to deliver new homes. We are keen to encourage its provision as it widens the type of homes available in Enfield, assists in producing additional homes to meet overall targets and is likely to drive up standards for tenants in new and existing market rented homes.

DRAFT

8.8 Policy DM H8: Large scale purpose built shared housing

POLICY DM	H8	Large scale purpose built shared housing
<p>1. Large-scale purpose built shared living development will be supported where:</p> <ol style="list-style-type: none"> a. it is located in an area well-connected to local services and employment by walking, cycling and public transport, and its design does not contribute to car dependency; b. is under single management; c. its units are all for rent with minimum tenancy lengths of no less than three months; d. communal facilities and services are provided that are sufficient to meet the requirements of the intended number of residents and offer at least: e. it provides convenient access to a communal kitchen; f. it provides outside communal amenity space (roof terrace and/or garden); g. it provides internal communal amenity space (dining rooms, lounges); h. it provides laundry and drying facilities; i. the private units provide adequate functional living space and layout, and are not self-contained homes or capable of being used as self-contained homes; j. it complies with any relevant standards for houses in multiple occupation (HMOs); k. a management plan is provided with the application; and l. it delivers a cash in lieu contribution towards conventional C3 affordable housing in the form of upfront cash in lieu payment. <p>2. Developments are expected to provide a contribution in lieu of affordable housing in line with Policy H2.</p> <p>3. All large-scale purpose-built shared living schemes will be subject to the viability tested route set out in the London Plan. However, developments which provide a contribution equal to 35 per cent of the units at a discount of 50 per cent of the market rent will not be subject to a late stage viability review.</p>		

Explanation

- 8.8.1 Large-scale purpose-built shared living developments are generally of at least 50 units. This type of housing is regarded as sui generis use class and may provide an alternative option for single person households who cannot or choose not to live in self-contained homes. Although this type of accommodation does not fall within C3 use class, it nevertheless represents a form of housing like any student accommodation and the number of bedrooms would be counted towards our housing targets. This form of accommodation is required to contribute to affordable housing. As the units within large-scale purpose-built shared living accommodation do not necessarily meet minimum housing space standards it is not considered suitable as a form of affordable housing itself. Therefore, in line with the London Plan, the council will expect purpose built shared living accommodation to make upfront cash in lieu contribution towards affordable housing subject to viability assessment.
- 8.8.2 A management plan must be produced and submitted with the planning application showing how the whole development will be managed and maintained to ensure the continued quality of the accommodation, communal facilities and services, and that it

will positively integrate into the surrounding communities. The agreed management plan should be secured through a Section 106 agreement.

8.9 Policy DM H9: Student accommodation

DRAFT POLICY DM	H9	Student accommodation
<p>1. Proposals involving the development, redevelopment and/or intensification of purpose built student accommodation will be supported where they:</p> <ol style="list-style-type: none"> help to meet an identified strategic need, giving priority to local need; are secured to the occupation of specific education institutions or where this is not the case, providers should, subject to viability, deliver an element of student accommodation that is affordable for students in the context of average student incomes and rents for broadly comparable accommodation provided by London universities²⁵. <p>2. All proposals for student accommodation must be appropriately located:</p> <ol style="list-style-type: none"> at well-connected sites that have good levels of public transport accessibility (normally PTAL 4-6) and are easy to access by walking and cycling; and within or at the edge of town centres, or other locations that benefit from shops, services, leisure and community facilities appropriate to the student population. <p>3. All proposals involving the development, redevelopment and/or intensification of student accommodation must ensure a high standard of amenity for future occupiers of the development and residents in the surrounding area. Proposals must meet all the following criteria:</p> <ol style="list-style-type: none"> provide a high-quality living environment including size of units, daylight and sunlight standards and well-integrated communal areas and facilities that would not have a detrimental impact on the amenity and character of the local area; provide at least 10% of student rooms which are readily adaptable for occupation by wheelchair users from the outset, consistent with relevant guidance and best practice; provide adequate on-site cycle parking facilities; demonstrate that the accommodation will only be occupied by students; protect the amenity of adjoining and neighbouring areas; and provide a site management and maintenance plan, which demonstrates that the accommodation will be managed and maintained over its lifetime so as to ensure an acceptable level of amenity and access to facilities for its occupiers and would not give rise to unacceptable impacts on the amenities of existing residents in the neighbourhood. <p>4. The loss of existing student accommodation will be resisted unless it is demonstrated that the facility no longer caters for current or future needs and the floorspace is</p>		

²⁵ In line with London Plan policy H17: Purpose built student accommodation

replaced by another form of residential accommodation that meets other Local Plan housing requirements

Explanation

- 8.9.1 London's higher education providers make a significant contribution to its economy and labour market. The Planning Practice Guidance (PPG) emphasises that local planning authorities need to plan for a sufficient supply of student accommodation whether it consists of communal halls of residence or self-contained dwellings, and whether or not it is on campus. The LHNA 2020 recognised there is a small size of student population in the borough and therefore did not undertake an assessment of the needs of this group. This policy helps to support delivery of the spatial strategy for the borough by meeting the objective of delivering a nurturing place.
- 8.9.2 The provision of new student accommodation will be supported, which will be steered in appropriate locations that are accessible to higher education institutions and conveniently located within close proximity to existing services and public transport, including those supported by good walking and cycling infrastructure. It is also important that student accommodation is sited so student residents have access to a wide range of services and facilities. During the site selection process applicants should give priority to locations in proximity to the institutions that the development will serve. Student accommodation that is intended to meet need arising from outside of the borough should be sufficiently justified in respect of the site location, both locally and in the individual site context.
- 8.9.3 All student housing should provide a suitable standard of amenity to the occupiers, recognising that they will occupy the accommodation on a non-permanent basis and enjoy the use of recreational and domestic facilities available through the educational institution. The occupation and use of the development should be compatible with the amenity of neighbouring occupiers and character of the area.
- 8.9.4 New student accommodation must be developed and secured for occupation by students of one or more specific higher education institutions. This is to guard against speculative development and ensure proposals genuinely help to address identified need. Applications must provide evidence of an end user affiliated with an educational institution, and demonstrate appropriate management arrangements are in place so that rooms will be rented solely to students over the lifetime of the development.
- 8.9.5 At least 35% of purpose built student accommodation should be secured as "affordable student accommodation" to ensure that students with an income equivalent to that provided to full-time UK students by state funded sources of financial support for living costs can afford to stay in student accommodation. We will apply the definition of affordable student accommodation as set in the London Plan and its supplementary guidance. Affordable rent levels may be subject to periodic review over the life of the Local Plan, taking account of any significant changes that may be made to the government's student maintenance loan regime.
- 8.9.6 New student accommodation must be of a high standard of design and construction, with functional layouts and well-integrated living and communal spaces and facilities. It should meet the latest industry standards. Student unit sizes and layouts should be varied, particularly to cater to the needs of wheelchair users, mature students with families, students who want to live alone and for groups of students using shared

facilities. The specific requirements of educational institutions should be considered and accounted for wherever possible.

- 8.9.7 Whilst many students require accommodation during term time only, some residents will use accommodation as their permanent address and therefore development should allow for year-round occupation. To help ensure the viability of student accommodation, we will provide flexibility to allow the temporary or ancillary use of accommodation during term breaks. Proposals will be considered on a case-by-case basis, and where acceptable in principle, we will use conditions or legal agreements to ensure that any temporary or ancillary uses do not result in a material change of use of the building.
- 8.9.8 Student accommodation can benefit Enfield's neighbourhoods and communities, for example, by attracting a student population that supports the local economy, complements the cultural industries and stimulates inward investment. However, an overconcentration of student accommodation within a local area can adversely impact on the amenity of existing residents and uses, and undermine objectives for delivering mixed and balanced communities. Where the scale or concentration of student housing is likely to harm local amenity, we will resist proposals or seek a range of mitigation measures to ensure development is appropriate.

DRAFT

8.10 Policy DM H10: Gypsy and traveller accommodation

DRAFT POLICY DM	H10	Gypsy and traveller accommodation
<ol style="list-style-type: none"> 1. The Council will address the need for Gypsy and Traveller accommodation through the proposed Gypsy and Traveller Local Plan. 2. Proposals brought forward for transit and permanent pitches over will be required to demonstrate the following: <ol style="list-style-type: none"> a. the site is in an area suitable for residential occupation and suitably connected by sustainable modes of transport with health care, retail and school facilities with capacity; b. the impact of the development would not harm the landscape, heritage assets, biodiversity or visual character and amenity of the area, particularly the green belt; c. the site is suitable where required for the undertaking of occupants' employment and entrepreneurial activities without detriment to adjacent occupiers' amenity; d. the site can be safely accessed by pedestrians, vehicles and caravans; e. be laid out and incorporate boundary treatments that seek to positively integrate with the adjacent townscape/ communities; and f. adequate on-site utilities, including water resources and supply, waste disposal and treatment, are provided for the benefit of residents and in order to avoid adverse impacts on the natural environment. 3. Due to the nature of this housing need, there will be continuing cooperation with neighbouring local planning authorities to ensure that the appropriate demand is identified and provision made. 		

Explanation

- 8.10.1 Gypsies and travellers form part of the diverse community within the borough with particular housing needs. To plan positively and manage development to meet the needs for this group, a separate Local Plan is being developed. This will be informed by the Gypsy and Traveller's Accommodation Assessment (GTAA) 2020, which identifies need of 21 pitches over the plan period.
- 8.10.2 In the meantime, there is a need to provide guidance for consideration of applications that may come about before the Gypsy and Traveller Local Plan is adopted. Best practice set out in the national Planning Policy for Traveller Sites (PPTS) states that locally specific criteria should be used to guide both the allocation of sites in plans, and form the policy used to assess applications which come forward on unallocated sites.

Policy Options for H10: Gypsy and travellers' accommodation

Policy options for H10 Gypsy and travellers' accommodation	Pros and cons of each option	Preferred Option
A. Do nothing	Cons <ul style="list-style-type: none"> ➤ The 'do nothing' option is not considered. Government policy places a requirement on local planning authorities to meet the housing needs of all sections of the community and by through the do nothing approach the ELP will not be in conformity with the London Plan. 	No
B. Meet Enfield's objectively assessed needs as part the Local Plan	Pros <ul style="list-style-type: none"> ✓ This option provides the needs for community and if managed well, reduces the numbers of unauthorised encampments. ✓ Ensures that the ELP is positively prepared and is based on a strategy that seeks to meet the borough's objectively assessed need, where it is reasonable to do so. Con <ul style="list-style-type: none"> ✓ There are no sites in the borough. 	No
C. Meet the needs of the Gypsy and Traveller accommodation through the proposed Gypsy and Traveller Local Plan	Pros <ul style="list-style-type: none"> ✓ Positively plans and manage development to meet the needs for this group of the community. ✓ This will be informed by the Gypsy and Traveller's Accommodation Assessment (GTAA) 2020, which identifies need of 21 pitches over the plan period 	Yes

Policy options for H10 Gypsy and travellers' accommodation	Pros and cons of each option	Preferred Option
<p>D. Address the need with the Mayor of London through the London-wide gypsy and traveller assessment</p>	<p>Pros</p> <ul style="list-style-type: none"> ✓ The Council could wait for the findings from the Mayor of London's assessment to emerge to inform the ELP. <p>Cons</p> <ul style="list-style-type: none"> ✓ The timescales of the Study and next London Plan are unknown, which would cause delays to the ELP timetable. ✓ The London-wide study could give rise to additional needs and traveller pitches and the borough could be set a higher pitches target and may have to take on the gypsy and traveller needs of other London boroughs, who do not have the capacity to provide gypsy and traveller pitches within their own boundaries. 	<p>No</p>
<p>E. Address the need through assistance from duty to cooperate partners</p>	<p>Pro</p> <ul style="list-style-type: none"> ✓ This option would provide for the needs of the community. <p>Cons</p> <ul style="list-style-type: none"> ✓ Engagement with duty to cooperate partners in 2020 was not forthcoming and concluded that the borough should meet its own needs for gypsy and traveller accommodation. 	<p>No</p>

Policy options for H10 Gypsy and travellers' accommodation	Pros and cons of each option	Preferred Option
<p>Questions</p> <ol style="list-style-type: none"> 1. Do you agree with the draft policy approach set out in H10 on accommodating gypsy and travellers accommodation? If not, please give details as to why not or how the policy could be changed 2. Should the council meet its full gypsy and traveller needs of 21 pitches and/or provide a transit site to manage unauthorised encampment activity across the borough? 3. Should the council wait until the Mayor of London has undertaken his London -wide gypsy and traveller and be allocated a gypsy and traveller pitch target? 4. In meeting its gypsy and traveller needs should Enfield engage with its neighbours and provide a joint scheme/ site or should the Council accommodate its own gypsy and traveller needs within the borough boundary? 5. If possible, do you think that the council should allocate all its identified need on a number of new sites? Should this be a large site or range of large and smaller sites? 		

DRAFT

9 Economy

Introduction

- 9.1 The Borough needs to plan for more jobs to meet the needs of our growing population. This plan sets out a strategy to make the most of the potential of urban sites – including through mixed uses and intensification – before exploring the selective development of Green Belt sites. The ELP's evidence suggests strongly that we need to provide for more – not less – employment floorspace.
- 9.2 Ensuring that employment land and premises are appropriately protected and new space is provided to meet business needs is key to maximising Enfield's economic potential. Enfield has a relatively buoyant supply of industrial land and floorspace and high levels of market demand in the face of increasing competition from other land uses, in particular housing. There are significant employment clusters in the Upper Lee Valley corridor and Great Cambridge Road along key transport networks and these sites need to be protected to meet business needs and support the role of Enfield as a strategically important economic hub.
- 9.3 The presence of Strategic Industrial Locations (SIL) in the Lee Valley and Southbury is testament to Enfield's strategically important role in London's business supply chains, accommodating the second largest stock of industrial space in London. Enfield's position in the UK Innovation Corridor means the Borough is well placed to take advantage of growth in a range of sectors extending between London and Cambridge.
- 9.4 Protecting and managing the borough's sites is important because the stock provides a range of local employment opportunities for Enfield residents, close to where they live. As other boroughs have also lost space, local firms are increasingly competing with new firms for the remaining stock of property.
- 9.5 More strategically, the Borough's stock is also vital to the to the efficient operation of London. The Borough's location, with access to the M25, North Circular Road and A10, makes Enfield particularly attractive to businesses seeking to service a large part of London. So, the choices Enfield makes concerning the stock of sites have a greater impact than just the borough.
- 9.6 Enfield's office stock is focused on local markets, through businesses like Metaswitch in Enfield Town have a broader reach. Protecting employment space and providing for an uplift in floorspace is essential to supporting economic opportunity and overcoming spatial disparities. These policies set out an approach to planning for employment that builds on Enfield's key strengths and capitalises on borough's future growth potential. They maximise the scope to cement Enfield's position as the 'workshop of London', as set out in the plan's vision.
- 9.7 Engagement on a vision for the local plan has revealed support for meeting all or some of the Borough's employment need. This means the borough needs, as a minimum, to provide for an uplift of employment floorspace over the plan period. Respondents support building a broad-based economy which focuses new growth sectors as well as traditional strengths and protects small scale workplaces close to where people live.
- 9.8 This plan supports the realisation of the Economic Development Strategy's objective of an expanded business base, encompassing growth sectors such as film and television

and low carbon industries, as well as longstanding strengths of manufacturing and logistics activities.

- 9.9 The policies set out in this chapter seek to provide an uplift in the supply of employment space whilst realising wider spatial objectives. However, the Borough has choices to make on how much employment growth Enfield wants to accommodate and where.

Need for Land and Floorspace in Enfield

Industrial and logistics

- 9.10 London Plan Policy E4 requires the Borough to provide sufficient supply of land and premises to meet current and future demands for industrial and related functions. This considers strategic and local employment land reviews, industrial land audits and the potential for intensification, co-location and substitution.
- 9.11 In line with the London Plan, the Council has assessed the Borough's need for industrial land and floorspace, drawing on the Employment Land Review (2018)²⁶. This has identified a minimum (net additional) need for 251,505 sq m of floorspace for industrial uses. This could require 56 ha of new land.
- 9.12 Reflecting the general principle that the Borough needs to make the best and most efficient use of Enfield's industrial land significant work has been undertaken to understand the scope to intensify existing employment sites.
- 9.13 The evidence demonstrates that there is scope for significant industrial intensification in Enfield, but for some uses viability and deliverability remains an issue. In parts of the Borough fragmented land ownerships hinder intensification because the most intensive formats; including multi deck warehousing, often need a large footprint.
- 9.14 To enable intensification the policies in this plan are fully supportive of appropriate industrial intensification and the Council will work with landowners who are looking to assemble sites for industrial intensification.
- 9.15 Even with this positive policy framework it is unlikely that the ELP can rely on intensification alone to fully meet the Borough's needs in this plan. In this context the ELP's local evidence would not support the release of sites nor the use of potential intensification capacity for other uses.
- 9.16 The preferred option set out in Strategic Policy SP E1 of the ELP would ensure the supply of sufficient sites to meet almost all of our needs for industry and logistics, though this option entails the development of selected Green Belt sites. Restricting development solely to urban sites only meet about half of the borough's needs for industry and logistics.

Offices

- 9.17 Enfield is not a significant office location and Policy E1 of the London Plan does not direct strategic scale office floorspace growth to the borough. The ELP's local

²⁶ <https://new.enfield.gov.uk/services/planning/enfield-employment-land-review-report-aecom-planning.pdf>.

Note: the ELR reported up to 2036. The Council has 'rolled' this forward per annum to cover the Enfield Plan period. The ELR did not identify a need for additional land for waste, transport or utilities.

evidence, as set out in the Employment Land Review (ELR)²⁷, recommends the plan provides for an uplift in the provision of office floorspace of 37,000 sq m. The ELR recommended that this be addressed in the Borough's town centres and via mixed use development.

- 9.18 Since the ELR was published Government has amended the use class order (UCO) and continues to encourage the release of office space to housing. For the assessment of 'need' changes to the UCO do not change this – there remains 'need' for new office space regardless of its use class. However, wider changes to the market and national policy will continue to complicate the Borough's ability to positively plan for office space. This includes a continuation of permitted development rights to lose smaller office units to other uses (mainly housing) coupled with emerging policy that removes local scope to limit these losses via Article 4 directions.
- 9.19 The ELP looks to address the Borough's need for new offices by encouraging new provision, including through mixed-use development, using a sequential approach where we will encourage additional provision our town centres.

Managing Covid

- 9.20 The ELP's economic evidence base concluded just as the Covid emergency commenced in early 2020. It was not considered appropriate to re-cast the economic evidence while the Borough was in period of lockdown. Nor was it practical given limited robust data including baseline statistics and forecasts and without any guidance from government at the time. As the economy recovers the Council recognises there is a need to recast an assessment of economic need. At the time of drafting this plan's emerging evidence would suggest:
- **For industrial uses** demand has significantly strengthened in the emergency. This is partly a short-term trend related to firms strengthening their supply chain capacity for added resilience. But Covid has dramatically sped up the substitution of high street retail with e-commerce and so logistics space. As more data becomes available this is likely to increase the need for additional industrial space.
 - **For office uses** the picture is especially unclear. For industrial uses all evidence suggests post Covid need / demand may be higher than previously estimated. However, for offices two post Covid trends move in opposite directions. Increased homeworking suggests demand for less formal office provision but the need for long term social distancing in offices could increase demand.
- 9.21 The Council will keep this under review and will provide an update to the ELP's Employment Land Review as soon as is practical.

²⁷ The ELR addressed the period up to 2036. The Council has rolled forward this assessment to 2039.

9.1 Strategic Policy SP E1: Employment and growth

DRAFT STRATEGIC POLICY SP	E1	Employment and growth
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1. To meet the borough's identified economic needs this plan looks to provide for a minimum of:
 - a. 251,500 sqm of net additional industrial and logistics floorspace; and
 - b. 37,000 sqm for off net additional office floorspace.
2. To ensure the provision of additional floorspace to support business growth up to 2039, the council will work with landowners to deliver:
 - a. intensified development of industrial, logistics and related functions in existing employment areas;
 - b. the provision of new sites for industry and logistics and related functions (including mixed use developments) in urban areas accessible to the strategic road network alongside new locations for industrial and logistics development in appropriate parts of the Green Belt; and
 - c. an uplift in office floorspace in Enfield's major and district centres and Meridian Water.
3. Sites set out in Table 9.1 are allocated for employment-led development and defined on the Policies Map. Further information on site allocations is presented on the site proformas in Appendix B. The proformas indicate key requirements and considerations that need to be taken into account as sites come forward for development.

Table 9.1 Sites allocated

SA ID	Site address	Estimated capacity (sq.m)
Southbury		
SA8	Sainsburys Baird Road	20,865
SA46	Travis Perkins Crown Road	2,762
SA47	Crown Road Lorry Park	4,530
Meridian Water		
SA48	Ravenside Retail Park	21,645
Crews Hill		
SA49	Land at 135 Theobalds Park Road	3,250
Other sites outside of the place making areas		
SA39	Travis Perkins Palmers Green	3,209
SA50	Land to the south of Millmarsh Lane, Brimsdown Industrial Estate	10,500
SA32	Sainsburys Green Lanes	13,325
SA51	6 Morson Road	2,600
SA52	Montagu Industrial Estate	6,613
SA30	Claverings Industrial Estate	TBC
SA53	Land West of Rammey Marsh	70,200

SA54	Car Park Site, Wharf Road	5,115
SA55	Land East of Junction 24	30,550
SA56	Land to the North West of Innova Park	16,445

Explanation

- 9.1.1 Enfield has an identified net additional need for both industrial/ logistics space and office space over the plan period. This means the Borough needs to provide for more – not less – employment floorspace going forward. This raises the challenge of how best to go about accommodating this anticipated growth.
- 9.1.2 An assessment of potential development sites has demonstrated that the Borough cannot accommodate all our anticipated employment needs solely within the urban area. By confining industrial and logistics development to the urban area Enfield would only meet approximately 48% of the borough's additional need for these types of businesses. Duty to Cooperate (DtC) discussions with local authorities within Enfield's Functional Economic Market Area (FEMA) have revealed, unsurprisingly, that many face the same challenges as Enfield and they are unable to provide industrial capacity on our behalf.
- 9.1.3 By developing selected Green Belt sites in addition to urban sites there is the potential to meet approximately 98% of industrial and logistics needs. Two sites in particular – Land West of Rammey Marsh and Land East of J24 M25 – have most potential to deliver an uplift in floorspace.
- 9.1.4 As part of the ELP, the Council has identified two policy options and their associated benefits and dis-benefits, set out below. We are inviting stakeholder's thoughts on these alternatives and suggestions of other alternatives through consultation questions. For the next draft of the Local Plan the key issues section will be removed from the policy and the policy options removed from this section of the Plan to make the document more streamlined, but at this stage it was felt helpful to include in this draft for consultation to inform stakeholders of the issues being contended with.

Table 9.2 Policy Options for SP E1: Employment and growth

Policy options: SP E1 Employment and growth	Preferred option
<p>A. Meet the Borough's industrial and logistics needs in the urban area</p> <p>Pros</p> <ul style="list-style-type: none"> ✓ This option would provide additional capacity through the use of urban sites and intensification. <p>Cons</p> <ul style="list-style-type: none"> ✓ It would safeguard the Green Belt from development but would only result in approximately half of our needs for industry and logistics being met. ✓ This option would not provide enough space for businesses to expand, limiting economic growth and risk displacing jobs and businesses outside the borough. 	No
<p>B. Meet the Borough's industrial and logistics needs in the urban area and selected Green Belt sites</p> <p>Pro</p> <ul style="list-style-type: none"> ✓ This option would provide additional capacity through the selective development of a small number of Green Belt sites, alongside maximising the potential of urban sites. ✓ This option would involve the loss of small areas of Green Belt land but would allow the borough to meet almost all of our anticipated needs for industry and logistics. ✓ This would allow sufficient capacity to come forward to meet business needs, allowing Enfield to capitalise on jobs and business growth. 	Yes

Questions

1. Is this the right approach for promoting jobs and inclusive business growth?

9.2 Strategic Policy SP E2: Promoting jobs and inclusive business growth

DRAFT STRATEGIC POLICY SP	E2	Promoting jobs and inclusive business growth	
<p>1. The Council will support a growing and diversifying economy, enabling development in our industrial areas alongside Enfield's thriving town centres. Sustainable economic growth is key to addressing the climate emergency and tackling deprivation. Planning policies will be used to realise the opportunities set out in the Economic Development Strategy and enable good growth throughout the Borough.</p> <p>2. Proposals which supports, protects and enhances the role and function of the borough's employment locations (as defined on the Policies Map) and maximises the provision of employment floorspace (through the intensification of existing sites/floorspace) will be supported in line with the principles set out in table 9.3 below:</p>			
Table 9.3: Employment locations			
Employment locations			
Designation	Role and function	Location	
Strategic Industrial Locations (SIL)	Strategically important industrial locations critical to the effective functioning of London's economy. These will be safeguarded in accordance with London Plan policies and intensification will be encouraged.	14 sites as set out on the Policies Map.	
Locally Significant Industrial Sites (LSIS)	Locally important industrial locations, complementing SILs in meeting local business needs. These sites can deliver a broader range of activities than SILs, but the business function of these sites will be safeguarded and intensification will be encouraged.	9 sites as set out on the Policies Map.	
Enfield's town centres: Enfield Town,	The most accessible and sustainable locations for	Defined on the Policies Map	

Southgate, Palmers Green, Edmonton Green and Angel Edmonton	jobs, town centres have the potential to accommodate diverse employment activities. These are areas where will look to encourage new office uses and we will look to make the most efficient re-use of surplus retail space.	
Other employment sites	These are employment sites or units outside of the areas described above. Taken together they provide significant floorspace and accommodate a range of jobs across a variety of sectors. Many of our mixed used site allocations will provide new employment opportunities.	
Co-working and remote working	Ranging from serviced co-working spaces in established employment areas to more local co-working hubs servicing local communities, and infrastructure to support home working.	Throughout the Borough
<p>3. Proposals will be supported which provide opportunities to maximise and deliver investment and job creation in the borough through the following measures:</p> <ul style="list-style-type: none"> a. property development and investment to enable economic development in employment areas, major and district centres and Meridian Water, including developing the UK Innovation Corridor; b. diversification of town centre activities, including making space for knowledge intensive and creative industries; c. intensification of employment generating activities in SILs and LSIS; d. improved skills and training opportunities; and e. encouraging a broad-based economy which serves the needs of residents and businesses, including through supporting growth in health, education and other 'foundational economy' sectors. <p>4. Proposals will be supported which provide opportunities to promote the creation of a growing and diverse economy through ensuring availability of a range of workspaces and unit sizes, start-up space, co-working space and 'grow-on' space and protecting existing floorspace and encouraging the provision of new floorspace.</p>		

Explanation

- 9.2.1 This policy sets out the Borough's approach to enabling a growing and diversifying economy, designating employment locations and putting in place the right conditions for investment and job creation, helping to deliver 135,000²⁸ jobs by 2041 and secure a broader employment base.
- 9.2.2 The Borough's large supply of industrial and logistics sites allows Enfield to meet the needs of a wide range of successful and growing sectors. For many industrial and logistics firms Enfield's location means occupiers will pay a market premium to locate in the borough, though cost efficient space is important for fostering innovation and entrepreneurship in the borough. Overall Enfield's package of sites and property makes Enfield an outstanding business and investment proposition.
- 9.2.3 **Part 1** of the policy supports Enfield's economic diversity, highlighting the role that industrial areas and town centres will play in achieving sustainable economic growth.
- 9.2.4 **Part 2** designates and protects Strategic Industrial Location (SIL) and Locally Significant Industrial Sites (LSIS) to support the long-term growth of industrial businesses and related services in the borough. Town centres are able to offer smaller spaces which meet the needs of a range of businesses.
- 9.2.5 **Part 3** sets out the means by which a diverse and thriving economy will be supported – through key partnerships at the local and strategic level, by diversifying town centres to meet the changing needs of the Borough's growing population, by optimising the performance and magnifying the agglomeration benefits of the Borough's industrial areas through intensification, and planning for and valuing the foundational economy sectors (such as health, social care and education) crucial to the everyday needs of existing and future residents.
- 9.2.6 **Part 4** describes how development should contribute to meeting our long-term objectives to support investment and job creation in the borough, by delivering space to meet the needs of a range of businesses to support existing and future needs, enhancing economic resilience.
- 9.2.7 Employment uses, for the purposes of this plan, are defined office, research and development, light industrial, general industrial and storage and distribution uses (those uses falling within classes E(g), B2 and B8 of the Use Classes Order), as well as related sui generis uses including secondary materials, waste management and aggregates, utilities infrastructure, and wholesale markets, as detailed in Policy E4 part a of the London Plan.

²⁸ GLA Economics '[London Long Term Labour Market Projections](#)'

9.3 Strategic Policy SP E3: Protecting employment locations and managing change

DRAFT STRATEGIC POLICY SP	E3	Protecting employment locations and managing change
<p>1. Strategic Industrial Locations (SIL)</p> <p>a. The Council will safeguard the borough's Strategic Industrial Locations (SIL) as identified in the London Plan and on the Policies Map to meet strategic economic needs and accommodate increases in employment floorspace.</p> <p>b. General and light industrial, storage and distribution, research and development and related sui generis uses (such as wholesale markets, waste management, utilities infrastructure) are encouraged in SIL, alongside ancillary office use and land for sustainable transport functions. Small scale food and drink and leisure uses which meet the day-to-day needs of workers and do not adversely affect the industrial status or operation of the area will be supported. Residential uses are not permitted in SIL.</p> <p>c. Proposals which result in a net loss of light and general industrial, storage and distribution, research and development and related sui generis floorspace in SILs will be refused.</p> <p>d. Proposals within or adjacent to SILs should not compromise the integrity or effectiveness of these locations in accommodating industrial type activities and their ability to operate on a 24-hour basis</p> <p>2. Locally Significant Industrial Locations (LSIS)</p> <p>a. The Council will safeguard Locally Significant Industrial Locations (LSIS) to meet local business needs as shown on the Policies Map.</p> <p>b. General and light industrial, storage and distribution, research and development and related sui generis uses are encouraged in LSIS. Proposals for non-industrial type uses in LSIS must not compromise the business function of the site.</p> <p>c. Proposals which result in a net loss of light and general industrial, storage and distribution, research and development and related sui generis floorspace in LSISs will be refused.</p> <p>3. Redevelopment of SILs and LSIS</p> <p>a. Proposals for the redevelopment of designated employment areas will be supported where they meet the criteria set out above in 1 (in the case of SIL), and 2 (in the case of LSIS).</p> <p>b. Where sites are redeveloped scope for intensified industrial floorspace should be prioritised over other forms of development.</p> <p>4. Non-designated industrial sites</p>		

- a. Within **non-designated industrial sites**, general and light industrial, storage and distribution, research and development and related sui generis uses will be protected. Any proposals involving the net loss of such floorspace should meet the requirements set out in policy E5 part B.

Explanation

- 9.3.1 This policy seeks to protect and increase the capacity of SILs. These sites benefit from good access to the road network and enjoy good links to local and regional supply chains and access to an appropriately skilled workforce. They are of regional importance and accommodate activities essential to the functioning of London's economy. The policy also seeks to safeguard LSISs and non-designated industrial sites in meeting boroughwide and local needs. These help to support local supply chains and provide employment opportunities close to where people live.
- 9.3.2 **Part 1** of the policy promotes and protects SILs for industrial-type activities. Related sui generis uses include waste management facilities, utilities and transport depots, with other supporting facilities including office uses where ancillary in scale and function. However, these must be compatible with the industrial function of SILs and not compromise the ability of businesses to carry out intensive, round-the-clock industrial activities within SILs.
- 9.3.3 **Part 2** promotes and protects Locally Significant Industrial Sites (LSIS) as employment locations suitable for industrial-type activities. A broader range of uses, including non-ancillary office and residential uses, may be acceptable in LSIS, subject to other policies in this Plan. Proposals for non-light and general industrial, research and development and storage and distribution uses in LSISs must ensure that industrial-type activities are not compromised. Mixed use redevelopment schemes in LSIS must ensure that phasing secures the completion and operation of the employment components of the scheme before first occupation of non-employment uses.
- 9.3.4 For the avoidance of doubt, banqueting suites are not permitted in SILs or LSIS, but will be directed to areas where there is good access to public transport, as set out in other policies in the Plan.
- 9.3.5 **Part 3** supports the improvement of the borough's designated employment sites. Where redevelopment of a site releases intensification capacity; for example, by redeveloping single storey formats with multi floor development, this capacity should first be used to meet our economic needs.
- 9.3.6 **Part 4** sets out a protective approach to non-designated industrial sites. Non-designated industrial sites are an important part of the borough's employment offer, often providing small-scale workshops close to where people live.

9.4 Strategic Policy SP E4: Supporting offices

STRATEGIC POLICY SP	E4	Supporting offices
<ol style="list-style-type: none"> 1. Proposals for new office floorspace will be supported in town centre locations, including at Meridian Water. 2. Proposals which result in the net loss of office floorspace will be resisted unless there is no current or future market demand for the site as evidenced through a period of at least 24 months of active marketing for office employment uses at realistic market rates. Applicants should seek to maximise the re-provision of office floorspace as part of any redevelopment scheme. 		

Explanation

- 9.4.1 Evidence suggests we need to plan for around 37,000 sqm of net additional floorspace by 2039.²⁹ This policy seeks to support the delivery of new office floorspace and resist losses. The Employment Land Review (2018) found a very low level of vacant stock supporting the need for more – not less – space. Part 1 of the policy encourages provision of new office floorspace in town centres (including Meridian Water), well connected locations where office growth can be accommodated sustainably, and where office workers can provide the footfall needed to help these places to thrive.
- 9.4.2 The London Plan identifies Enfield Town and Southgate as locations where small office capacity is to be protected. Given the borough's identified need for office floorspace, the council will apply a protectionists stance across the borough. Part 2 of this policy, in line with the London Plan, requires robust marketing to justify releasing office stock. This testing will need to reflect the Boroughs strengths as a more affordable office location and reflect the value that secondary stock has in the borough.
- 9.4.3 At the time of drafting national legislation allows the loss of some office space to housing without seeking planning consent. Where planning powers can be used to resist losses, and proposals meet the requirements set out in Part 2 of the policy, applicants should demonstrate that they have maximised the opportunity to provide replacement office floorspace on site, including through the provision of small units suitable for SMEs.

²⁹ <https://new.enfield.gov.uk/services/planning/enfield-employment-land-review-report-aecom-planning.pdf>

9.5 Policy DM E5: Transforming Strategic Industrial Locations and Locally Significant Industrial Sites

POLICY DM	E5	Transforming Strategic Industrial Locations and Locally Significant Industrial Sites
<ol style="list-style-type: none"> 1. The Council will encourage the intensification of industrial uses within SILs and LSIS through the more efficient use of space, higher plot ratios, the development of multi-storey schemes, and the assembling of sites within designated employment areas to assist with the delivery of more intensive formats will be supported. 2. Proposals involving the intensification of industrial uses within SILs and LSISs will be supported where proposals: <ol style="list-style-type: none"> a. as a minimum result in a net increase in employment floorspace and seek to maximise industrial development potential; b. are phased to secure the completion and operation of the employment components of the scheme before first occupation of any non-employment uses; c. are conceived with proactive engagement with the local planning authority and Greater London Authority; d. are informed by engagement with existing businesses to seek to retain them on site where possible, implement effective transitional arrangements and provide support for any businesses that cannot be incorporated to relocate off site; and e. involve effective mitigation of potential negative impacts on surrounding areas (including increased noise and traffic resulting from intensified development), especially to nearby residential occupiers. Proposals should utilise high quality and innovative design approaches to create a buffer and separation between any heavy or intensive uses (especially B2 or B8) and nearby sensitive uses. 3. Proposals within SILs and LSIS should provide environmental improvements, including walking and cycling links, amenities for workers, and take opportunities to incorporate urban greening and SuDS, and integrate with and enhance blue and green networks. 		

Explanation

- 9.5.1 The borough's stock of SIL and LSIS is one of the Enfield's most important assets. Enfield plays a major role in securing industrial intensification and successfully delivering policy E7 of the London Plan. Maintaining these policy designations should help secure industrial intensification.
- 9.5.2 Development proposals which seek to intensify industrial and logistics uses in SILs and LSISs will be supported in principle. AECOM and Stantec's industrial intensification studies for the council have identified several sites which have the most potential to provide intensified space and reduce our need to rely on new land to meet economic needs.³⁰

³⁰ <https://new.enfield.gov.uk/services/planning/evidence-base/>

- 9.5.3 Figure 8.1 overleaf show areas of SIL which have the potential to deliver a significant uplift in industrial floorspace through intensification. The ELP's intensification evidence base demonstrates that larger sites offer the most scope for accommodating intensive formats and the council encourages developers to work with us to formulate schemes which can deliver substantial increases in floorspace whilst meeting wider spatial planning objectives.
- 9.5.4 All intensification proposals should actively explore scope for vertical extension and maximise the employment development potential of sites. Proposals must align with the London Plan and associated guidance, such as the Mayor of London's *Industrial intensification and co-location through plan-led and masterplan approaches* practice note.³¹ The Mayor of London's *Intensification Primer* can helpfully signpost promoters to the types of intensified formats that the council, in applying London Plan Policy E7, would expect promoters to explore.³²
- 9.5.5 The ELP's evidence can assist anyone looking how best to intensify space – the evidence base sets out what type of intensified formats may be most suitable in the Enfield context and where intensification may be most viable and deliverable. However, this approach should not limit innovation and new formats which meet the needs of firms in the borough are encouraged.
- 9.5.6 Proposals to improve environmental quality and make SILs and LSISs more attractive and competitive to businesses are strongly supported. Proposals should in particular take opportunities to 'green the industrial valley'. More broadly, there is scope for better placemaking and improved walking and cycling links, supporting activities to create thriving business hubs. Proposals should explore improved links to blue and green networks, and use biophilic design principles (such as planting, trees and green roofs) to link employment areas into wider networks. Improved amenities for workers, including places for employees to eat and drink and nursery/creche facilities, should also form part of redevelopment proposals.

Figure 8.1: Areas for SIL intensification

Placeholder for diagram

³¹ https://www.london.gov.uk/sites/default/files/practice_note_-_industrial_intensification.pdf

³² <https://www.london.gov.uk/sites/default/files/industrialintensificationprimer.pdf>

9.6 Policy DM E6: Redevelopment of non-designated industrial sites

DRAFT POLICY DM	E6	Redevelopment of non-designated industrial sites
<ol style="list-style-type: none"> 1. Non- designated sites used for industrial type actives will be protected. 2. Proposals that result in a loss of industrial type floorspace should be accompanied with evidence that demonstrates: <ol style="list-style-type: none"> a. there is no current or future market demand for the site as evidenced through a period of at least 24 months of active marketing for industrial employment uses at realistic market rates; b. there is a strategy in place to deal with the relocation requirements of existing businesses that cannot be incorporated within the redevelopment and all reasonable efforts have been made to secure a suitable alternative site(s), including transitional arrangements; c. redevelopment will not compromise the function, access, servicing or operation of any remaining or neighbouring employment uses; and d. in town centre locations, efforts have been made to accommodate employment floorspace as part of any redevelopment scheme. Applicants should seek to maximise the provision of replacement employment space where it is viable and practical to do so. 		

Explanation

- 9.6.1 The Borough is considering using new land to meet its economic needs in full. Non-designated sites accommodate a network of firms including many, such as garages and motor repair, that residents value in their local communities, close to where they live. However, not all non-designated industrial sites are ideally located and many are in need for renewal. There may be cases where, through a robust development management process, a case can be made to release sites for other uses.
- 9.6.2 Given demand for industrial sites we will continue to protect industrial space as part of the vibrant mix of town centre activities. However, as the Borough also has a need for office floorspace, redevelopment or conversion of industrial space to office uses in town centres will be supported where proposals meet the requirements of Part 2 of the policy.

9.7 Policy DM7: Providing for workspaces

DRAFT POLICY DM	E7	Providing for workspaces
<ol style="list-style-type: none"> 1. Proposals involving new workspace will be supported where they provide: <ol style="list-style-type: none"> a. a range of unit sizes, including co-working, incubator and accelerator space; and b. spaces that are flexible, suitable for subdivision and a range of configurations. 2. The provision of affordable workspace will be supported, having regard to: <ol style="list-style-type: none"> a. the viability of the development (taking account of prevailing market conditions); b. the nature of the occupants; and c. the quality and size of the proposed units. 3. Proposals that result in the net loss of affordable workspaces will be resisted. 4. The provision of co-working spaces will be supported in Enfield's centres. Larger residential schemes should consider the provision of shared workspaces to meet resident's needs. Residential units should be designed to support home working. 		

Explanation

- 9.7.1 Given the importance of microbusinesses to Enfield's economy, Part 1 of the policy supports the provision of a range of workspace types to meet the needs of entrepreneurs and small and growing businesses. Policy E3 of the London Plan encourages the use of affordable workspace policies to secure a supply of space which is maintained below the market rate for that space for a specific social, cultural, or economic development purpose. The ELP's Employment Land Review (ELR) did not directly address Policy E3 of the London Plan and further work is ongoing to understand the scale of need in the Borough and confirm affordable rents for our priority sectors. The ELR also predated recent changes to permitted development rights that means that our small stock of flexible units is vulnerable to uncontrolled loss.
- 9.7.2 Given the importance of securing a supply of cost-efficient space in the borough it is likely the provisions of Part 2 of this policy may be revised to require affordable workspace provision in the circumstances set out in policy E3 – as opposed to simply 'encourage.' Where affordable workspace is proposed, the applicant must submit an affordable workspace statement setting how it will be delivered, including evidence of engagement with affordable workspace providers and address each of the criteria set out in part 2 of this policy.
- 9.7.3 To support future economic resilience, part 4 of the policy supports co-working and remote working. Larger co-working spaces can form part of a mix of uses in town centres, providing footfall and vitality which supports the diversity of centres. There is scope for smaller co-working hubs serving local neighbourhoods and larger residential developments. The potential for home and remote working should be considered as part of the design of homes, including access to digital infrastructure.

9.8 Policy DM E8: Local jobs, skills and local procurement

DRAFT POLICY DM	E8	Local jobs, skills and local procurement
<p>1. Proposals comprising ten or more residential units or on sites of 0.5 hectares in size will be required to secure local employment at both the construction and end-use phases and provide appropriate work-based training/apprenticeships through section 106 obligations where appropriate. In such circumstances, applicants will be required to submit a site-specific employment and skills plan alongside the planning application setting out how they will engage with local contractors/subcontractors, how many trainees will be employed on site and how many weeks training will be provided per trainee.</p> <p>2. Proposals that results in a net loss of employment (land, floorspace, uses or jobs) where there is a justification to approve the scheme will be required to enter into a section 106 agreement. In such cases, developers will be expected to:</p> <ol style="list-style-type: none"> relocate the existing businesses to suitable premises in the locality; or provide the equivalent number of jobs elsewhere within the borough; or make a financial contribution towards industrial land regeneration projects, employment training schemes, job brokerage services or business support initiatives (which will be calculated on the basis of the formula set out in Appendix C). 		

Explanation

- 9.8.1 Enfield has an above average unemployment level within London and a relatively low ratio of jobs to working age residents. While the borough has experienced strong employment and population growth in recent years, many local employers face acute and growing skills shortages with new employment opportunities requiring skills that are not widely available within the workforce especially among first-time job hunters and those returning to work after a period of absence.
- 9.8.2 This policy seeks to ensure that new development in the borough contributes towards employment and training initiatives to help support those sections of the local workforce (in particular young people and long-term unemployed) who are struggling to access jobs due to the lack of skills, qualifications or experience.
- 9.8.3 For the purposes of this policy, employment and training initiatives include:
- work experience placements;
 - apprenticeships;
 - direct employment;
 - employment skills training;
 - job brokerage;
 - local supply chains;
 - business support to small and medium enterprises; and
 - other requirements to mitigate the loss of employment, such as industrial land regeneration.

- 9.8.4 Section 106 agreements and planning conditions will be used to secure contributions from developments as appropriate to support local training and employment initiatives in the Borough. The level and nature of the contribution will be determined at the pre-application stage and prior to the determination of the planning application.
- 9.8.5 The employment and skills plan will need to explain how the developers intends to deliver:
- at least 25% of the workforce should be local labour (in both the construction/demolition phase and for the first two years of end-use occupation of the development);
 - at least one apprentice or trainee should be employed per £1 million of contract value. Where this is not feasible, financial contributions will be required in lieu of provision to support other training and employment initiatives; and
 - at least 10% of the value of goods, services and supplies are procured from local businesses.
- 9.8.6 Other work placement or apprenticeship opportunities could be created during decoration of newly-constructed developments and fitting of appliances etc; and additional work placements and training opportunities could be available through back office functions (e.g. business administration).
- 9.8.7 Developments that meet the threshold criteria in part 1 of this policy will be required to prepare a site-specific employment and skills plan alongside the submission of a planning application. The plan will outline the site-specific measures that will be used to facilitate training and employment opportunities arising from the proposed development (subject to agreement prior to the commencement of construction works).
- 9.8.8 Employment and skills plans will help raise the skill levels of the Borough's workforce and increase their employability in the labour market. It is also important to build on the borough's economic strengths and ensure that local people have the right skills and training to access both existing and emerging growth sectors, particularly advanced manufacturing, sustainable construction and digital businesses.
- 9.8.9 Maximising local labour will also help reduce the need to travel and reduce the risk of unnecessary or unforeseen delays. During the demolition and construction phases of the development, developers will be expected to make best efforts to employ local contractors, subcontractors and local trainees and create apprenticeship placements which are available to local residents as well as employ local businesses in the supply chain or in its end use, including the supply of materials, goods and services.
- 9.8.10 All apprenticeships must be safeguarded against the possibility that the development will finish before the apprenticeship. Where possible, the developer should seek opportunities to accommodate the apprenticeship in house. If this is not possible, the developer should work with a suitable apprenticeship training agency (which has accreditation from the National Apprenticeship Service) to secure an appropriate apprenticeship completion.
- 9.8.11 Enfield has agreements with neighbouring London boroughs to share apprenticeships against section 106 targets where a developer places an apprentice in sites across different boroughs to ensure an apprenticeship or higher

apprenticeship can be completed beyond the lifetime of the construction of a development.

- 9.8.12 Where it is not possible to provide apprenticeships on site, developers will be required to make a financial contribution to support training, employment and local procurement initiatives (based on the activities defined in paragraph xx above) to enhance the prospects of the use of local employment during the construction/demolition and xxx phases of the development. Apprenticeships will be based on a minimum duration of a minimum of 12 months in line with the relevant qualification being obtained. Where this is not possible, a contribution will be sought to help fund our job brokerage service, in-lieu of creating apprenticeships.
- 9.8.13 In the event it is not possible to employ a trainee over a full-year term, upon completion of the development, a fee will be charged for each week for which a trainee place has not been provided on site, equivalent to the current London Living Wage (which will be calculated on the formula set out in Appendix C)
- 9.8.14 Part 2C of this policy sets out a requirement to either relocate business resulting from the loss of employment or jobs resulting from development to suitable premises in the borough, provide the equivalent number of jobs elsewhere within the borough or make a financial contribution based on the number of jobs lost. Loss will be calculated at the point of submission of the planning application (see Appendix C). Where development involves the loss of vacant employment space, employment densities and evidence on vacancy periods and marketing will be used to establish the potential number of jobs lost.
- 9.8.15 This policy applies to major developments, but local employment and training opportunities will also be sought within smaller developments where an opportunity arises.
- 9.8.16 Once construction has started, developers will be required to monitor and report on the progress of the training and employment initiatives set out in the employment and skills plan (in line with the targets set out in the signed Section 106 agreement). Evidence includes details of the relevant workers, the total number of workers and details of the relevant apprentices, apprenticeship placements and apprenticeship courses.

9.9 Policy DM E9: Fostering a successful evening and night-time economy

DRAFT POLICY DM	E9	Fostering a successful evening and night-time economy
<p>1. The Council will support development that contributes to the vitality and viability of Enfield's town centres and Meridian Water, and supports a balanced and socially inclusive evening and night-time economy, subject to the following considerations:</p> <p>a. Cumulative impact – in areas where a concentration of night-time uses may be detrimental to the character or vitality and viability of the centre, there will be a presumption against the expansion of existing facilities and the development of new facilities.</p>		

- b. **Residential amenity** – the proposed use should not create an unacceptable impact on neighbouring uses in terms of noise, traffic and disturbance taking account of the type and characteristics of other uses, such as housing, shops and public houses; as well as any known unresolved amenity, traffic or safety issues arising from existing uses in the area.
 - c. **Balance** – new uses in centres should support both the day-time and evening and night-time economy whilst not undermining the role and function of town centres.
2. Evening and night-time activities will be supported outside town centres (including in smaller centres and parks) subject to the agent of change principle.

Explanation

- 9.9.1 The evening and night-time economy is an important driver of economic development and provide opportunities to improve social interaction and wellbeing and improve safety through increased activity and passive surveillance. Evening and night-time economy activities include arts, cultural and entertainment venues, restaurants and pubs. However, evening and night-time activities have the potential to adversely affect the health and well-being of local communities, the local environment and the amenity of neighbouring properties. All development must include measures to safeguard established neighbouring uses including mitigatory measures and management protocols, such as licensing.
- 9.9.2 Where appropriate, planning conditions will be used to control opening and closing times of premises to carefully manage and mitigate the impact of the amenity of the area, taking account of the type of use, hours of operation, means of access, level of car parking demand on surrounding streets and the cumulative impact of neighbouring uses and other factors. Noise impacts should be controlled through various measures such as acoustic limits on extraction and ventilation, acoustic glazing and acoustic insulation between floors and properties, where appropriate.
- 9.9.3 A mitigatory management plan may be required by condition to secure measures to satisfactorily address community safety, litter collection and wayfinding. Where new residential properties are proposed within mixed-use schemes or nearby established or planned uses with late night licences, the proposed use will need to demonstrate that it is capable of mitigating against the impact of late-night established or planned use so that the amenity of future residents is protected. Proposals should also clearly demonstrate how noise attenuation measures have been included and designed to the highest standards.

9.10 Policy DM E10: Creating a smart and digitally connected borough

DRAFT POLICY DM	E10	Creating a smart and digitally connected borough
<ol style="list-style-type: none"> 1. New development will be expected to provide access to high quality digital connectivity services from a range of providers (especially within areas of deficiency), enable smart tech use, reduce the need to travel and support smart city concepts. 2. Improved connectivity will be encouraged in major and district centres and designated employment locations (Enfield Town, Southgate, Palmers Green, Angel Edmonton, Edmonton Green, Meridian Water, Strategic Industrial Locations and Locally Significant Industrial Locations) to support a thriving and resilient economy. 3. Proposals will be expected to: <ol style="list-style-type: none"> a. address digital connectivity from the start and secure the provision of the most up-to-date communications infrastructure (including the fastest available broadband) in line with latest standards, preferably on site; b. incorporate full-fibre connections, including sufficient open-access ducting capacity to accommodate different digital infrastructure providers; c. not interfere with existing digital, communications and aviation infrastructure, unless adequate mitigation can be provided; d. explore opportunities to co-locate or share facilities and digital innovations, especially on large, masterplanned sites; and e. enable easy access for servicing and maintenance (including future upgrading as technology and standards improve). 4. Development involving the provision of telecommunications infrastructure (excluding permitted development) will be expected to: <ol style="list-style-type: none"> a. demonstrate where new sites are proposed that co-location and/or site sharing on existing structures has been explored; b. not create any unacceptable risks to the health and well-being of residents and users and the amenity of the surrounding area, having regard to the sensitivity of the location and its capacity to accommodate new equipment; c. not result in the International Commission guidelines on non-ionising radiation protection being exceeded; and d. not cause interference with other electrical equipment, air traffic services or instrumentation operated in the national interest. 5. Telecommunications development will not be permitted within the Green Belt and areas designated as Metropolitan Open Land unless it can be demonstrated that there are no other suitable sites available and the proposed use will maintain the openness of the Green Belt or the objectives of Metropolitan Open Land (as set out in the London Plan). 		

Explanation

- 9.10.1 Enfield is committed to becoming a leading smart Borough with world-class digital infrastructure, services and connections, including high-speed broadband and storage facilities. This policy sets out how this network will be safeguarded,

maintained and expanded as a key part of the borough's wider digital strategy to support its long-term prosperity and growth.

- 9.10.2 Digital connectivity depends on the availability of fibre and the speeds delivered. Enfield has some of the fastest broadband connections in the UK, but the overall picture is more mixed: broadband speeds are generally faster in more urban locations, like town centres and suburban residential areas, but lower in more remote locations, including parts of the Lee Valley and Green Belt.
- 9.10.3 This policy aims to secure full-fibre broadband connections within both existing and new development. This includes the installation of appropriate cabling within dwelling or business units as well as a fully enabled connection of the developed areas to the full main telecommunications network. New residential development should ensure good levels of connectivity to support home working.
- 9.10.4 Some forms of telecommunications infrastructure (e.g. small-scale mobile masts) fall under permitted development rights. Where planning permission is required, applicants will need to demonstrate that the new apparatus will not have a detrimental impact on the amenity and public safety of the surrounding area. All planning applications are encouraged to consider how the current and future needs of the occupiers (taking account of increasing demands) will be addressed. Sensitive and innovative design and integration/dual use will be required to reduce impact, minimise street/skyline clutter and the proliferation of infrastructure on top of or attached to buildings or structures. New apparatus (e.g. boxes) that enable the roll out of the latest wireless network should be sited away from listed buildings, scheduled monuments and other important heritage assets, wherever possible.
- 9.10.5 Developers will need to have special regard to the sensitivity of the Green Belt, Metropolitan Open Land and other locations where the quality of the landscape/townscape may be particularly sensitive to the intrusion of communications infrastructure, including conservation areas and listed buildings. Proposals involving new telecommunications equipment need to demonstrate that exceptional circumstances exist to justify inappropriate development in the Green Belt and Metropolitan Open Land. It will also be important to ensure that new buildings do not prevent residents from accessing strong and unbroken television reception.

Have your say... on Chapter 9: Economy**E2: Promoting jobs and inclusive business growth**

Is this the right approach for promoting jobs and inclusive business growth?

E3: Protecting employment locations and managing change

Is this the right way to protect industrial businesses in the Borough?

E4: Supporting offices

Should we encourage the provision of new offices in town centre locations?

Should we use what planning powers we have to resist the loss of offices?

E5: Transforming Strategic Industrial Locations and Locally Significant Industrial Sites

Do you support intensification as a means of making better use of our industrial areas?

Should the plan encourage better placemaking and environmental improvements in our industrial areas?

E6: Redevelopment of non-designated industrial sites

Is this the right approach for non-designated industrial sites?

E7: Providing for workspaces

Is this the right way of supporting the delivery of the range of workspaces that our businesses need?

E8: Local jobs, skills and local procurement

Do you agree with the draft policy? If not, what changes would you suggest?

E9: Fostering a successful evening and night-time economy

Is this the best way to manage the evening and night-time economy?

E10: Creating a smart and digitally connected economy

Do you agree with the draft policy? If not, what changes would you suggest?

10 Town centres and high streets

Introduction

- 10.1 Town centres offer an accessible focal point of commercial premises, shops, community, leisure and recreation facilities for the surrounding communities. Attractive town centres can contribute to the image and character of an area and help to attract business and investment.
- 10.2 Changes in the retail sector combined with the continued growth of online shopping mean that the role of town centres is evolving. It is essential that the attractiveness of town centres is supported by planning policy in order to maintain their vitality and viability.
- 10.3 The retail offer in the borough is dominated by Enfield Town where a range of comparison goods shops, leisure services and services are provided. The four district centres at Angel Edmonton, Edmonton Green, Palmers Green and Southgate and a number of large local centres provide for predominantly convenience based shopping and service needs in other locations across the borough.
- 10.4 It is important that the ELP provides for customer choice and diverse retail offer within town centres, as well as other uses that encourage people to visit town centres and enhance their experience of visiting and staying longer. Securing a town centre as a desirable place to shop and spend time is fundamental to its future success and the improvement of local image and character.
- 10.5 The ELP's strategy is to promote and maintain a range of uses within town centres, promote an evening and night-time economy, and define a hierarchy of centre including a strong, central core of retail and supporting uses, to support their vitality and viability and promote customer choice. The ELP sets out a positive approach towards main town centre uses and defines a hierarchy of centres. It sets out the operation of the sequential test and impact assessment and provides a context within which to assess the appropriateness of development proposals.

10.1 Strategic Policy SP TC1: Promoting town centres

DRAFT STRATEGIC POLICY SP	TC1	Promoting town centres
<p>1. The long-term vitality and viability of Enfield's town centres (as defined on the Policies Map) will be secured by:</p> <ol style="list-style-type: none"> a. focussing future growth and investment within and around town centres; b. promoting a balance of residential and main town centre uses to help town centres function as multifunctional hubs, supporting the provision of facilities, services, jobs and homes; c. maintaining and enhancing their distinctive features and characteristics where these make a positive contribution to the locality, including their built form, historic and cultural character; d. managing streets and spaces to facilitate pedestrian and cycle movement, improve links to surrounding areas and reduce traffic flows along key routes; e. reinforcing the diversity and breath of activity within town centres through: <ol style="list-style-type: none"> i. creating a public welcome through public realm improvements and cultural attractions to activate the street and support a welcoming and safe environment; ii. supporting the delivery of a range of workspaces, helping to provide footfall and support a resilient economy; and iii. encouraging connected communities by improving social, civic and cultural infrastructure. f. supporting evening and night time economy activities in town centres whilst mitigating their potential impacts; g. protecting and promoting commercial activities serving neighbourhood needs in local centres and parades. 		

Explanation

- 10.1.1 Town centres are well connected hubs of daytime, evening and night-time activity, and offer a variety of accessible retail, commercial, cultural, leisure and civic facilities to visitors and residents. The ELP seeks to ensure that town centres continue to have an important role in supporting our local communities, including by directing future growth and investment to town centre locations.
- 10.1.2 There is a need to ensure that town centres remain adaptable in the face of challenges to UK high streets. Whilst retail will be needed in town centres, it is also crucial that we seek to ensure that centres are able to evolve and adapt over time, so that they continue to support the communities in which they are situated. Town centre locations provide opportunities for the re-use of buildings, including for other commercial, cultural, leisure and community activities which help to attract visitors. Furthermore, town centres are now becoming a focal point for higher-density sustainable mixed-use development, including housing.

- 10.1.3 Enfield's town centres have distinctive characteristics that are reflected in their built form, historic fabric, cultural vibrancy and setting. Enfield's Characterisation Study is helpful in articulating this. Where new development is proposed it is important that this contributes positively to the character of the townscape, as articulated in Enfield's Character of Growth study (2021). Furthermore, development will be expected to deliver high quality urban environments that are safe and accessible to all, and which promote the health and well-being of the population.
- 10.1.4 Town centres accommodate workers, traders, visitors and residents, and host a range of civic, cultural and leisure activities. A well-designed and appropriately managed public realm network is therefore essential. It is also imperative that town centres remain lively and active places that can support a variety of uses, and where people have opportunities for leisure and relaxation throughout the daytime and evening, throughout the week and throughout different seasons. Enfield's town centres will be the focus of coordinated public realm improvements, particularly around gateways such as stations and high streets.
- 10.1.5 Local centres and parades provide essential shops, facilities and services close to where people live. They are valuable capillaries serving suburban communities, enabling residents to access everyday essentials within walking distance. Where possible we will use our planning powers to protect ground floor commercial frontages.

DRAFT

10.2. Strategic Policy SP TC2: Encouraging vibrant and resilient town centres

DRAFT STRATEGIC POLICY SP	TC2	Encouraging vibrant and resilient town centres
<ol style="list-style-type: none"> 1. Town centres should develop as vibrant and economically successful hubs which meet the needs of residents, workers and visitors in line with the following principles (see the Hierarchy of Town Centres set out in table 10.1): <ol style="list-style-type: none"> a. Enfield Town and the district centres of Angel Edmonton, Edmonton Green, Palmers Green and Southgate (as shown on the Policies Map) will accommodate a diverse range of town centre and community uses, and new residential and employment development. b. Proposals for commercial, business and service activities are acceptable in Primary Shopping Areas (as shown on the Policies Map) within Enfield Town and the district centres. Proposals must provide active frontages to the public realm. Proposals for residential uses at ground floor level will be refused. c. Local centres and parades (as shown on the Policies Map) will serve neighbourhood retail, food and drink, business and service and community needs. Changes of use at ground floor level must retain a shopfront and provide active frontages to the public realm. Proposals for residential uses at ground floor level will be refused. New local centres will be designated within some strategic mixed-use site allocations to serve the day to day needs of new residents and workers. 2. All development must contribute positively to placemaking in town centres, including through supporting an attractive and accessible public realm, enhancing urban greening and links to blue and green networks, and addressing anti-social behaviour and crime. New development should safeguard the historic environment and protect and enhance heritage assets and their settings. 3. Proposals for town centre uses are appropriate in designated centres. In line with the sequential approach set out in the NPPF, proposals for town centre uses outside of designated centres must be able to demonstrate that sites firstly within, and then on the edge of existing centres are not available. 4. Outside designated centres, retail and leisure developments (including extensions, creation of mezzanine floors and changes of use) exceeding 400 square metres will be subject to an impact assessment. 5. Co-working spaces in town and local centre locations will be supported. 		

Explanation

- 10.2.1 This policy seeks to support the development of diverse and thriving town centres responding to the plan's objective to create the workshop of London. It establishes a hierarchy of town centres and directs development to designated centres, as described in part A above and table xx below. Town centre uses are defined in the NPPF.
- 10.2.2 The Policies Map defines the extent of Enfield Town and the district centres, and the Primary Shopping Area within these centres. It also defines the local centres and parades.

Table 10.1: Hierarchy of town centres

Tier	Name of centre	Role and function
Major Centre	Enfield Town	This centre will continue to be the main focus of town centre uses and other uses which generate a high level of people movements, reflecting its wide catchment area and role as a sub-regional centre.
District Centres	Angel Edmonton Edmonton Green Southgate Palmers Green	Promote as vibrant and accessible hubs containing a wide range of convenience goods, community services and employment uses, serving the needs of the immediate catchment and beyond The Primary Shopping Area is the same as the boundary of the town centre
Large Local Centres	Baker Street Bounces Road Bowes Road Bush Hill Park Chase Side Cockfosters Enfield Highway Enfield Wash Green Lanes Hertford Road Central Lancaster Road Meridian Water Oakwood Ordnance Road, Enfield Lock Ponders End Winchmore Hill, Broadway Winchmore Hill, Green Winchmore Hill, Green Dragon	Safeguard and promote the provision of day-to-day goods, services and community uses to meet the needs of local residents. Each typically accommodate over 40 outlets and over 4,000 sq m of gross floorspace.
Small Local Centres	Aldermans Hill Arnos Grove Bush Hill Parade	As above. Each centre typically accommodates 20 – 40 outlets

Tier	Name of centre	Role and function
	Cambridge Circus Freezywater Hertford Road South Main Avenue New Southgate Silver Street Windmill Hill Enfield Island Village	and less than 4,000 sq m of gross floorspace.
Local Shopping Parades	Barrowell Green Brimsdown Bullsmoor Bury Street West Carterhatch Lane Chaseville Park Durants Road Dysons Road Empire Parade Enfield Lock Enfield Road Linkside Firs Lane Green Street Hadley Wood Hazelbury Road, Edmonton Hertford Road, North High Street, Southgate Hoppers Road Huxley Parade Kempe Road Mottingham Road Nightingale Road Percival Road South Street Ponders End Southbury Road Southbury Road/Kingsway, Ponders End Southgate Green The Grangeway Town Road Victoria Road Westerham Avenue Whittington Road, Bowes Park Winchester Road Bowes Road West Chequers Way Craig Park Road Fillebrook Avenue Highlands Village Lincoln Court Clock Parade	As above. Each centre typically accommodates 6 – 20 outlets (no floorspace defined).

- 10.2.3 This policy seeks to maintain and enhance the role and function of the borough's centres, as defined above. The scale of development should also be appropriate to the size and function of the centre and its catchment area. New development will be expected to contribute positively to the vitality and vibrancy of our town centres through successful placemaking. Biophilic design principles should be incorporated where possible to maximise urban greening and integration with blue and green networks. In line with part 3, proposals for main town centre uses (as defined in the NPPF), will be directed towards existing centres rather than unsustainable out-of-centre locations. Outside the borough's defined centres, retail, leisure and office developments will need to carry out a sequential assessment in line with the NPPF.
- 10.2.4 Where there are no suitable or available sites within the boundary of a centre, retail and leisure developments within edge of centre locations that are accessible by public transport, walking and cycling and well connected to and up to 300 metres from the centre will be permitted. In addition, retail and leisure developments within out-of-centre locations above 400 square metres floorspace (gross) will need to demonstrate that they will have no significant impact on the viability and vitality of these centres. In preparing these assessments, applicants will need to give due regard to:
- the scale of the proposal relative to existing centres;
 - the cumulative impacts of recent developments; and
 - the impact of the proposed development on the vitality and viability of the centre, (including local customer choice and trade in the centre and wider catchment area).
- 10.2.5 Planning conditions will be imposed on developments outside centres to ensure that potential changes of use to town centre uses are restricted.

10.3 Policy DM TC3: Floorspace above commercial premises

DARFT POLICY DM	TC3	Floorspace above commercial premises
<ol style="list-style-type: none"> 1. Proposals to re-use or refurbish the upper floors of shops and/ or commercial premises within Enfield's town centres (as defined on the Policies Map) will be encouraged. 2. Proposals resulting in the net loss of residential or employment floorspace will be refused. 3. All residential development above shops and other commercial premises must meet all of the following criteria: <ol style="list-style-type: none"> a. the proposal must provide separate and adequate access to the upper floor; b. the proposal must not harm the existing commercial servicing and parking arrangements; c. adequate arrangements for refuse storage and collection should be made; and d. the proposal must not adversely affect the functioning or appearance of the units or surrounding residential amenity. 		

Explanation

- 10.3.1 Town centres host commercial and residential functions as part of a vibrant mix of activities. Commercial premises in town centres with vacant units above present an ideal opportunity to increase the numbers of people living within sustainable locations while contributing towards the borough's housing requirements. Encouraging the re-use or refurbishment of units above shops and other commercial premises for appropriate town centre uses has the benefit of enhancing the character and broadening the range of town centre services, increasing natural surveillance, contributing to regeneration and promoting sustainable utilisation of town centres, while reducing the pressure for out of centre development.

10.4 Policy DM TC4: Markets

DRAFT POLICY DM	TC4	Markets
<ol style="list-style-type: none"> 1. Proposals affecting existing markets will only be supported where: <ol style="list-style-type: none"> a. they result in a qualitative improvement to the market and public realm; b. the number of pitches will not be reduced; and c. existing traders have the opportunity to take up pitches at the same or lower rents. 2. Proposals for new markets will be encouraged where they support Enfield's town centre network and hierarchy and improve the cultural vibrancy of the borough. 3. All proposals must make adequate arrangements to avoid or mitigate unreasonable impacts on the amenity of adjoining and neighbouring occupiers, and wider local area. 4. Outdoor trading will be supported where it can be demonstrated that goods will not negatively impact the appearance or functioning of the public realm. 		

Explanation

- 10.4.1 Markets add to the vibrancy of the borough's town centres. To safeguard existing markets, the policy seeks to ensure that market provision is not reduced and that existing occupiers are protected from displacement.
- 10.4.2 New markets are welcomed in centres where they can add to the draw of centres. Proposals for new markets should be accompanied by a design and management strategy to ensure they contribute to a safe, clean and attractive public realm and do not impede pedestrian movement.
- 10.4.3 All proposals must make adequate arrangements to avoid or mitigate unreasonable impacts on the amenity of adjoining and neighbouring occupiers, and wider local area. This includes consideration of congestion on footpaths and the road network, refuse storage and collection, noise and odour. Proposals for street markets must demonstrate that there will be no detrimental effect on the functioning of the road network.

10.5 Policy DM TC5: Meanwhile uses

DRAFT POLICY DM	TC5	Meanwhile uses
<ol style="list-style-type: none"> 1. Meanwhile uses should enhance the character and vitality of the area, maintain active ground floor frontages and retain any existing shopfronts. Meanwhile uses should ideally be precursors to the permanent development that follows, providing positive activation of sites for the economic, social and/or environmental benefit of an area. 2. Meanwhile creative, exhibition and performance spaces that align with the Cultural Strategy will be supported, subject to the agent of change principle. 		

Explanation

- 10.5.1 Meanwhile uses are defined as the temporary use of land or buildings before a permanent use is introduced. They have the potential to support the vibrancy of centres by encouraging new business, community, cultural and environmental initiatives, attracting visitors and footfall. They can help address vacant units and sites, especially in the early phases of major developments. Developers are encouraged to open up vacant land or buildings to meanwhile activities wherever possible.
- 10.5.2 Through occupying land, buildings or units on a temporary basis, meanwhile uses can be low cost and low risk, making them attractive to business start-ups, community groups and the creative and cultural sectors. Meanwhile uses can act as productive testing ground for ideas that can be incorporated into the permanent developments that follow. Developers are required to put in place appropriate mechanisms to support occupiers of meanwhile spaces to secure permanent accommodation, including through signposting to appropriate opportunities including potentially locating within the permanent development.
- 10.5.3 Meanwhile uses outside town centre locations will be supported subject to the agent of change principle. Uses which are not considered suitable meanwhile uses include vehicle parking.

10.6 Policy DM TC6: Managing clustering in town centres

DRAFT POLICY DM	TC6	Managing clustering in town centres
<p>1. All development should contribute to the delivery of inclusive and mixed communities, including the vitality and viability of the borough's centres. Proposals will be resisted where they result in an overconcentration of hot food takeaways, betting shops, pawnbrokers, pay day loan shops, amusement centres and casinos.</p> <p>2. Proposals for hot food takeaways, betting shops, pawnbrokers, pay day loan shops, amusement centres and casinos will only be supported where it can be demonstrated that:</p> <ol style="list-style-type: none"> the site is within a designated centre and will not result in an over-concentration of such uses in any designated centre; and they would not cause harm to amenity and the character of the area. <p>Applicants will be expected to submit a Cumulative Impact Assessment as part of any planning application.</p> <p>3. Proposals for the provision or expansion of banqueting suites will be supported in town centres and resisted in out of town locations, including in former retail parks. Development must:</p> <ol style="list-style-type: none"> have no impact on neighbouring residential properties in terms of noise and disturbance; and have adequate servicing arrangements and does not result in an increase of on-street parking and traffic congestion in the surrounding area. 		

Explanation

- 10.6.1 As the borough continues to grow and develop in the future, it is important that communities can benefit from an appropriate mix and balance of uses. The ELP seeks to carefully manage the location of uses recognising that over concentration of particular uses can have harmful impacts, including on the amenity of residential areas, the vitality of town centres and the well-being of the local population. In line with the London Plan, this policy seeks to manage the concentration and proliferation of hot food takeaways, betting shops, pawnbrokers, pay-day loan shops and amusement centres, and their potentially harmful effects on individuals and communities. However, proposals will be considered on their individual merits.
- 10.6.2 Applications for hot food takeaways, betting shops, pawnbrokers, pay day loan shops, amusement centres and casinos will be assessed having regard to the number and location of units within the major, district or local centre. Applications must be accompanied with sufficient information assess the potential impacts arising from the proposed use, including a Cumulative Impact Assessment.

- 10.6.3 Hot food takeaways can have detrimental impacts on the health and well-being of local communities. This policy helps give effect to the London Plan Policy E9 (Retail, markets and hot food takeaways), which encourages Boroughs manage the concentration of such uses.
- 10.6.4 The London Plan indicates that hot food takeaway uses should not be permitted where these are within 400 metres walking distance from the entrances and exits of an existing or proposed primary or secondary school.
- 10.6.5 Where applications for hot food takeaways are permitted, conditions may be used to ensure compliance with Healthier Catering Commitment standards.
- 10.6.6 Banqueting suites can add to the vitality of town centres where they can be accommodated sustainably, offering ready access by foot, cycle and public transport. They are not appropriate in out-of-centre locations. Banqueting suites should not lead to negative impacts on the surrounding area.

Have your say... on Chapter 10: Town centres and high streets

Policy TC1: Promoting town centre

1. Does this policy set a positive framework to promote our town centres?

Policy TC2: Encouraging vibrant and resilient town centres

2. Is this the best framework for supporting the borough's centres?

TC3: floorspace above commercial premises

3. How else can we make the most of town centre properties?

TC4: Markets

4. Is this the right way of protecting and managing markets?

TC5: Meanwhile uses

5. Is this the right way to encourage meanwhile uses?

TC6: Managing clustering in town centres

6. Does this framework properly manage the impacts associated with hot food takeaways, betting shops, pawnbrokers, pay day loan shops, amusement centres, casinos and banqueting suites?

11 Rural Enfield

- 11.1 The ELP supports the delivery of more homes that meets local needs and supplying a housing mix that adds diversity and affordability to the housing stock. The ELP also supports greater diversity in the rural parts of Enfield recognising that greater sustainability and resilience is achieved through encouraging a broader base of activities than has traditionally been accessible in rural areas.

11.1 Strategic Policy SP RE1: Development in the Green Belt

DRAFT STRATEGIC POLICY SP	RE1	Development in the Green Belt
<p>1. Inappropriate development within the Green Belt (as shown on the Policies Map) will not be permitted. Development that is not inappropriate will only be permitted where:</p> <ol style="list-style-type: none"> a. the siting, scale, height and bulk of the proposed development is sympathetic to and compatible with the primary aim of preserving the openness of the Green Belt; b. it has regard to site contours, displays a high standard of design and landscaping to complement and improve its setting, and takes all measures to ensure that the visual impact on the wider Green Belt is minimised; c. the nature, quality, finish and colour of materials blend with the local landscape (as defined in the Character of Growth Study) to harmonise with surrounding natural features; and d. appropriate parking provision, safe access, egress and landscaping is provided to ensure vehicles are parked safely and that the development does not prejudice the openness of the Green Belt. <p>2. Agricultural, horticultural and forestry workers accommodation will only be permitted within the Green Belt where it can be demonstrated that:</p> <ol style="list-style-type: none"> a. the associated agricultural unit is economically viable and has sound long-term prospects; b. the dwelling is essential to sustain the viability of the farming enterprise; c. there is no suitable alternative accommodation in the vicinity of the proposed site; and d. no existing dwelling serving or closely associated with the holding has been sold, leased or otherwise disposed within the past three years; e. it is of a scale, design and layout appropriate to its surroundings; and f. it is sited as close as possible to existing buildings or dwellings. <p>If the above criteria are met, planning permission will be issued to construct a temporary building up to a maximum of three years. During this period, a planning application can be submitted to erect a permanent building on the site and a further assessment will be carried out against the criteria. Such proposals will be subject to an agricultural worker occupancy condition.</p> <p>3. Complete or partial redevelopment of major developed sites (Picketts Lock, Hotspur Way and Trent Park) will only be permitted where it improves the character and appearance of the site and appearance from the surrounding Green Belt.</p>		

4. Limited infilling within existing settlements (villages and hamlets) in the Green Belt will only be permitted where it:
 - a. provides a continuous frontage;
 - b. does not extend the existing envelope of the settlement;
 - c. respects the character of the immediate locality of the site in terms of scale, height and massing and building lines of neighbouring properties; and
 - d. does not harm the pattern, grain or morphology of the settlement (including any accessible open space that makes an important contribution to the character and openness of the area and wider Green Belt).

5. Partial or complete redevelopment of previously developed sites in the Green Belt will only be permitted where it:
 - a. does not lead to an increase in the developed proportion of the site; and
 - b. does not lead to a significant increase in motorised traffic generation, as evidenced through a suitable traffic modelling tool.

Explanation

- 11.1.1 Development that is not inappropriate in the Green Belt is defined in the National Planning Policy Framework. This includes some forms of development on previously developed sites, essential agriculture and forestry worker housing and limited infilling within existing settlements³³. However, there are some situations that may allow certain developments to take place in the Green Belt that under any other circumstances would not be allowed. These are known as 'very special circumstances'. When attempting to prove very special circumstances the onus is on the applicant to prove that the exceptional nature of the proposal outweighs the harm that it would cause to the Green Belt. However, new development must not have a greater impact on the openness of the Green Belt than the existing development.
- 11.1.2 Applicants should demonstrate through design and access statements how the development has been designed to reduce the visual impact on the Green Belt and how it will improve the attractiveness and quality of the landscape through positive enhancements (including hedgerows and tree planting of native species).
- 11.1.3 Farm and agricultural workers will often live in convenient locations in or nearby urban areas. However, there will be some instances where the specific demands of the enterprise will require employees to live at or near to their workplace in the countryside. Whether this is essential in any particular case will depend on the needs of the enterprise concerned and not on the personal preferences or circumstances of any of the individuals involved. If temporary accommodation is granted, a permanent dwelling should not be subsequently approved unless clear evidence is provided that the proposed enterprise is planned on a sound financial basis. Upon expiry of the 3-year time limit, the temporary building must be removed, while the land must revert back to a landscape of predominantly rural character.

³³ The Green Belt (as shown on the Policies Map) washes over several villages and hamlets (e.g. Botany Bay, Clay Hill, Maiden's Bridge and Bulls Cross) in the open countryside, which are largely linear in nature as built development aligns road frontages.

- 11.1.4 Trent Park, Picketts Lock and Hotspur Way are defined as 'major developed sites' in the Green Belt (as shown on the Policies Map) and contain comprise substantial areas of previously developed land. Where existing uses become redundant, we will work with partners to prepare planning briefs or masterplans to guide appropriate future development on these sites that will preserve or enhance the open character of the Green Belt.

11.2 Policy DM RE2: Character of the Green Belt and open countryside

DRAFT POLICY DM	RE2	Character of the Green Belt and open countryside
<p>1. Development adjoining or within close proximity to the Green Belt (as shown on the Policies Map) will only be permitted where:</p> <ul style="list-style-type: none"> a. it does not have a detrimental impact on the visual amenity of the landscape and Green Belt; b. there is a clear distinction between the Green Belt and the edge of the urban area; and c. views and vistas from the Green Belt into urban areas and vice versa, especially at important access points, are maintained; d. it establishes and/or extend the borough's greenways network and green corridors, retains features of landscape value and provide trees along transport routes, where possible; e. it complements and improves the quality of existing open space uses and landscaping; and f. it enhances the blue and green infrastructure network through better connectivity and the creation of new publicly accessible open spaces, whilst also conserving their natural and historic value. <p>2. Development within or adjoining the Green Belt and open countryside will be expected to:</p> <ul style="list-style-type: none"> a. incorporate measures to improve the character of the Green Belt and landscape through environmental improvements (e.g. tree-planting and earth moulding) and the removal or replacement of visually intrusive elements, such as buildings, structures, hard standings, walls, fences or advertisements, where feasible; b. retain existing features of landscape and townscape value; c. contribute towards the principles of good place-making set out in policy SPSS2; d. respond to the wider development opportunities, movement and environmental enhancements within the London National Park City designation, where feasible; and e. conserve and not detract from the open character of Green Belt and surrounding landscape. 		

Explanation

- 11.2.1 This policy seeks to protect and enhance the character of the landscape within or close proximity to the Green Belt. Enfield has an array of attractive landscapes close to its urban edge, but the quality of the "urban fringe" – the interface between the rural character of the Green Belt and the urban area – is very mixed. This policy will

ensure that a clear distinction between the character of the Green Belt and the urban area is maintained and where possible strengthened.

- 11.2.2 Compensatory measures (including the creation of new woodland areas and active travel routes into existing open spaces) will be sought at the urban-rural fringe to offset the impact of new development on the Green Belt and improve the quality and amenity value of the landscape.

11.3 Policy DM RE3: Improving access to the countryside and green corridors

DRAFT POLICY DM	RE3	Improving access to the countryside and green corridors
<p>1. New development will be expected to protect, maintain and improve the borough's network of walking and cycling routes to meet the needs of all users, with priority given to:</p> <ol style="list-style-type: none"> a. improving public access to key attractions (including the Lee Valley Regional Park, Enfield Chase, Forty Hall, Capel Manor and Chingford Reservoirs) and the connections between them; b. creating interconnected routes with spurs to open spaces along the length of the river corridors, including the Lee Navigation, New River Path and Green Loop; c. providing or enhancing way-finding across the network, including clear signage and gates/stiles to improve legibility of arrival routes and designation points, such as heritage trails and discovery walks; and d. extending links and the right of access into the open countryside (including improved links to important viewing points, such as the London Loop and Lee Valley Walk) to facilitate the creation of a major green corridor from Lee Valley Regional Park to Enfield Chase (London National Park City designation). <p>2. Development within a five-minute walk or 400 metre radius from a strategic green link (as shown on the Policies Map) must integrate with the wider footpath / cycle network.</p> <p>3. Development will only be supported where it protects and, where possible, enhances the strategic link route on behalf of cyclists, equestrians and pedestrians and does not have an adverse impact on the green grid network³⁴.</p>		

Explanation

- 11.3.1 Enfield has an extensive network of walking and cycling routes, ranging from long distance footpaths (e.g. London Loop, New River Path and Lee Navigation towpath) to a number of urban circular routes and local country paths. Future challenges include increasing activity levels such as walking, cycling and horse riding, improving links from deprived areas to open spaces (e.g. Lee Valley) and reducing physical severance. Public rights of way and footpaths are listed on the Definitive Map³⁵.
- 11.3.2 We have a legal duty to protect and assert the rights of the public to use rights of way in the borough, working with landowners and voluntary groups to ensure that

³⁴ New routes will be identified as part of the next stage of the plan.

³⁵ <https://new.enfield.gov.uk/services/roads-and-transport/public-rights-of-way/>

footpaths are clear and properly maintained (for example, through the removal of vegetation, provision of signage and maintenance of gates and stiles) so that everyone can use them.

- 11.3.3 This policy seeks to provide an integrated network of convenient and well-maintained routes that offer good access to the open countryside/visitor attractions and meet the needs of all users, including equestrians, walkers, cyclists, people with visual or mobility impairments and those with pushchairs. It also aims to ensure that new development facilitates access to open space and nature, especially along strategic links.

DRAFT

11.4 Strategic Policy SP RE4: Supporting the rural economy

DRAFT STRATEGIC POLICY SP	RE4	Supporting the rural economy
<p>Support will be given to proposals in suitable locations which seek to improve the balance of jobs within the rural areas and diversify the rural economy. The following provisions apply:</p> <ol style="list-style-type: none"> 1. Appropriate and proportionate expansion of existing employment sites in order to support the retention and growth of local employers will be supported, subject to an assessment that demonstrates no adverse residual impacts on neighbouring uses and the environment. 2. Business start-ups, home working, small scale employment and the development and expansion of small business in residential and rural areas will generally be supported, subject to an assessment that demonstrates no residual adverse impacts on neighbouring uses and the environment. 3. Proposals should explore opportunities to improve internet connectivity for rural communities where appropriate. 4. Support will be given to the reuse of suitable buildings for employment uses. 5. The creation of new, or extensions to existing, garden centres or farm shops in the open countryside will only be permitted if the proposed development is ancillary to, and on the site of, an existing horticultural business or existing farming operation. 6. Development will be supported which meets the essential needs of agriculture or forestry interests. 7. The loss of tourist or leisure development will only be permitted where there is no proven demand for the facility. 8. Camping, caravan, chalet or similar facilities that respond to an identified local need will be supported, provided the proposal is compatible with the existing road network, and has no adverse environmental impact. 9. Development proposals should: <ol style="list-style-type: none"> a. demonstrate safe access to the existing highway network; b. avoid a significant increase in the number of trips requiring the private car and facilitate the use of sustainable transport, including walking and cycling, where appropriate. Sustainable Travel Plans will be required to demonstrate how the traffic impacts of the development have been considered and mitigated; c. demonstrate how a positive relationship with existing buildings has been achieved, including scale, design, massing and orientation; d. avoid incongruous or isolated new buildings. If there are unused existing buildings within the site, applicants are required to demonstrate why these cannot be used for the uses proposed before new buildings will be considered. 		

Explanation

- 11.4.1 To support the economic growth and diversification in the rural parts of the borough, it is important that land is made available for business use. It is recognised that some economic activities do not have a land requirement, for example where small businesses can be established from home, and permitted development rights also enable some home working use. However, to support the rural economy to grow and become more prosperous, land is needed to provide premises for businesses to expand, and to accommodate new businesses. Supporting rural entrepreneurial culture and setting aside land to support start up survival rates will help build resilience in the rural economy.
- 11.4.2 This policy provides some flexibility to enable carefully selected development outside settlements where it can be demonstrated that this could be achieved sustainably, taking into account how the proposal might reduce rural isolation, provide jobs for residents of the immediate area reducing commuting, and foster vitality without significant adverse effects on the local character and environmental quality.
- 11.4.3 The uses of the rural environment have changed over time and some buildings which have become redundant offer opportunities for redevelopment. This policy supports that where it can be demonstrated that it meets the sustainable development criteria set out in other policies of this plan.

DRAFT

11.5 Policy DM RE5: Farm diversification and rural employment

DRAFT POLICY DM	RE5	Farm diversification and rural employment
<p>1. Proposals involving a change of use / diversification of use from agriculture to other business uses or sport and recreation activities will be supported where:</p> <ol style="list-style-type: none"> a. the proposed use would not harm the openness and character of the Green Belt in terms of scale, location and design; b. the proposed use does not unacceptably impact upon surrounding amenities or cause an unacceptable level of noise, light, air or water pollution; c. the proposed use provides adequate landscaping and screening to minimise its visual impact; d. there is no detrimental impact on nature conservation, wildlife habitats and historic features; e. the proposed use does not generate a significant number of additional vehicle trips; and f. contribute to regeneration / strategic objectives / policies in this plan (e.g. re-wilding, culture and tourism etc). <p>2. Farm diversification schemes should be additional to the main agricultural function and agriculture should remain the dominant use within the holding. The proposed use should also not prejudice future opportunities to revert the land back into agriculture use.</p> <p>3. Proposals which promote sustainable agriculture and public participation in food growing, especially those which contribute to education, training and the development of local supply chains, will be supported.</p> <p>4. For equine-related development, adequate arrangements should be made for the management of grazing areas. Hard-surfaced areas should be kept to a minimum.</p>		

Explanation

- 11.5.1 Diversification to non-agricultural uses is vital to the continuing viability of many farm enterprises. We will support well-conceived farm diversification schemes towards business purposes that contribute to sustainable development objectives and help to sustain the agricultural enterprise.
- 11.5.2 Proposed diversification schemes must avoid unnecessary buildings that would be detrimental to the Green Belt setting. Proposals should also have regard to Green Belt policies set out in this plan and the London Plan.
- 11.5.3 The policy seeks to protect land for agricultural purposes and promote sustainable agriculture and wider public benefits (e.g. food production) associated with other relevant policies in the plan.
- 11.5.4 Horse riding is a popular recreational activity and a number of sites in the borough are used for the keeping and breeding of horses. The policy seeks to manage potentially negative impacts, as the paraphernalia associated with horse keeping can be inappropriate if they detract from the openness of the Green Belt.

Have your say... on Chapter 11: Rural Enfield

Policies: RE1, RE2, RE3 and RE4

1. Do you agree with the draft policy approach set out in RE1 to RE4?
2. If not, what changes would you suggest?

DRAFT

12 Culture, leisure and recreation

Introduction

- 12.1 Enfield has a wealth of historic and culturally significant buildings, a thriving artistic community and a diverse range of leisure opportunities, green spaces, parks and watercourse, making it an attractive location for visitors. Creativity has the power to drive positive economic and social change in the borough and is intrinsic to our local identity.
- 12.2 We understand that our shared experiences and varied heritage, our talents, skills and interests are central to making Enfield a vibrant, distinctive and healthy place to live and work in. Arts and cultural experiences, whether rooted in a cultural or community venue, at home or at school, have intrinsic value to our well-being and our sense of belonging. Access to culture across the borough, and the many ways in which culture meets wider strategic objectives that contribute to and enrich our lives, underpins the Local Plan.
- 12.3 Every year, the UK's creative industries contribute £111.7bn gross GVA to the economy and culture contributes £5.2 billion to London. Our creative industries are successful throughout the world, creating 1 in 6 jobs³⁶. Enfield's local cultural offer, in venues, heritage houses and gardens, in parks, open spaces, high streets, cafés and neighbourhood halls, underpins the borough's appeal and ability to build community and attract visitors. Investment in culture is reaped in so many ways that are vital to our social and civic fabric including addressing inequality and growing the economy.

12.1 Strategic Policy CL1: Promoting culture and creativity

DRAFT STRATEGIC POLICY SP	CL1	Promoting culture and creativity
<ol style="list-style-type: none"> 1. Development will be supported which can deliver on the focus areas of the Cultural Strategy, through the provision of cultural infrastructure and creative workspace, especially within the borough's regeneration areas, such as Meridian Water, public housing estates and town centres. 2. Proposals to replace existing arts, cultural and entertainment uses including theatres, pubs, music venues, nightclubs, gallery and museum spaces, cinemas and community halls will not be permitted unless it can be demonstrated that: <ol style="list-style-type: none"> a. the use is identified as surplus to requirements and is no longer economically viable; a. alternative provision has been made in the vicinity to an equal or better standard, in line with the priorities set out in the Cultural Strategy; and b. appropriate marketing has been undertaken over a continuous period of at least 18 months. 3. New arts, culture and entertainment uses will be directed to Enfield Town, the four District Centres and Meridian Water in line with the town centre hierarchy, as well as 		

³⁶ Source GLA & Creative Industries Federation

other locations of excellent accessibility via public transport, walking and cycling. Outdoor arts, culture and performance activities will be supported where it can be demonstrated that residential amenity can be protected. Major cultural and art developments will be expected to set out how they will contribute to the cultural offer in Enfield.

4. Creative industry uses will be supported in Strategic Industrial Locations (SILs) and Locally Significant Industrial Sites (LSISs).
5. Planning contributions will be sought towards the provision and maintenance of public art installations and cultural facilities from developments comprising 50 or more residential units. Contributions from non-residential schemes will be assessed on a site-by-site basis, taking account of the location, nature and scale of the proposed development and extent of public accessibility to the site.

Explanation

- 12.1.1 This policy seeks to expand and promote the borough's cultural offer to help connect our diverse communities and improve the places in which they live, work and enjoy leisure. This will involve:
- protecting existing venues (e.g. theatres)
 - encouraging the refurbishment of existing venues;
 - reusing vacant and underused buildings and spaces; and
 - encouraging new venues in suitable locations (e.g. town centres and areas of good transport connectivity) which support the creation of vibrant and creative places.
- 12.1.2 As part of the UK Cambridge Innovation Corridor within close proximity to the emerging Thames Estuary Production Corridor, Enfield is well placed to generate exciting new creative initiatives and partnerships within and beyond its boundaries, in particular largescale film and TV production facilities, gamer and maker spaces and associated support services (e.g. training)³⁷ These activities can form part of a diversity of uses in the borough's SILs and LSISs set out in Chapter 9 of the ELP.
- 12.1.3 Funds from developments will be ringfenced into a cultural fund to support projects identified through the Infrastructure Delivery Plan. Where possible, residents, artists and other groups should be involved at an early stage of the creative process.

³⁷ In line with the Cultural Strategy

12.2 **Policy DM CL2: Leisure and tourism**

DRAFT POLICY DM	CL2	Leisure and tourism
<p>1. Proposals that will continue to develop a high-quality visitor experience to increase the contribution that tourism, arts and cultural heritage and sport make to our quality of life and social well-being will be supported, in particular:</p> <ul style="list-style-type: none"> a. the provision of new and enhanced visitor attractions, including arts and cultural facilities, in accordance with the sequential test outlined in the NPPF for main town centre uses; b. the provision of new and improved accommodation and conference facilities for tourist and business visitors in accordance with the sequential test; c. sustainable rural tourism and leisure developments that benefit businesses, communities and visitors in the rural areas as long as they respect the size, character and function of their setting and comply with national Green Belt policy. This support extends to the re-use of suitable rural buildings for visitor accommodation and other small scale rural development. d. proposals which promote greater use of rural parts of Enfield and the Lee Valley as a leisure and recreational resource without harming local biodiversity or water quality. <p>2. The loss of existing visitor, leisure and cultural attractions, including arts and entertainment facilities, hotels and sport venues will be strongly resisted unless replacement facilities of an equivalent or better standard and provision are proposed in a location equally accessible to the facility's current catchment area. Robust evidence must be provided that demonstrates that the facility causes significant detriment to the amenity of the locality or that:</p> <ul style="list-style-type: none"> e. there is no longer a need for the existing facility or an alternative leisure or visitor use; or f. the existing use is unviable and its retention has been fully explored, including active and comprehensive marketing (for a period of at least 18 months) the facility for its existing and alternative leisure or visitor use prior to the submission of a planning application. 		

Explanation

- 12.2.1 The Council considers that the leisure and visitor experience in the borough has the potential to contribute significantly to Enfield's economic growth. It can contribute to enhancing quality of life through delivering experiences for visitors and a greater variety of jobs and training opportunities. Importantly, it can help support regeneration, and diversify and develop the rural economy. Policies in relation to sport are covered in CL4 and CL5 of this plan.
- 12.2.2 One of the objectives of the ELP is to actively promote and sustainably develop Enfield's visitor economy. To work with this objective the council will continue to protect existing visitor and leisure facilities whilst promoting to a sustainable expansion of the sector. The provision of arts and cultural facilities in particular can broaden the borough's offer and increase its appeal to visitors. An integrated approach will be taken to ensure that these objectives are reflected in local activities such as town centre management and regeneration, open space strategies, heritage enhancement initiatives, countryside management and environmental stewardship. This policy encourages development which supports the sustainable growth of the tourism industry.
- 12.2.3 Visitor related development by its nature is often located in sensitive areas and its benefits need to be carefully balanced against the need to protect the rural parts of Enfield and heritage assets from overcrowding and degradation. The plan seeks to ensure that the borough's natural landscapes and heritage, which make significant contributions to its appeal as leisure and visitor destinations are preserved. Any new built development must complement the natural attractions of the landscape and reflect the character of the surrounding area. Landscaping, careful siting of development, re-use of buildings and attention to detail can help developments to respect their environments.
- 12.2.4 The Council also recognises that tourism is an important sector of the rural economy and has great potential for further growth. Appropriate development can help sustain rural services and create significant benefits for local communities. The NPPF suggests that we should support sustainable rural tourism and leisure developments, including the provision and expansion of visitor facilities in appropriate locations, where identified needs are not met by existing facilities in rural service centres. Small-scale development proposing additional floor space for leisure/visitor use in rural areas will therefore not be subject to the sequential test.

12.3 Policy DM CL3: Visitor accommodation

DRAFT POLICY DM	CL3	Visitor accommodation
<ol style="list-style-type: none"> 1. Support will be given for proposals which protect and deliver growth for the visitor economy. Hotels and other strategically important visitor accommodation will be directed towards Enfield Town and the District Centres, and other accessible locations which are within walking distances of public transport interchanges and/or stations. 2. Proposals involving new or extended visitor accommodations will be supported where they: <ol style="list-style-type: none"> a. do not result in the net loss of existing housing and design and servicing arrangements can safeguard the amenities of nearby residential occupiers; b. are proportionate to their location in terms of size, scale and function; c. do not result in an overconcentration of similar uses in the locality; d. provide active ground floor frontages and incorporate ancillary uses and facilities that are accessible for public use, particularly in town centre locations; e. provide a level of car parking that is appropriate to the public transport accessibility level of the site, whilst seeking to minimise car parking wherever possible; f. ensure adequate access, drop off / pick up and servicing arrangements appropriate to the size and location of the accommodation; g. maximise opportunities for walking, cycling and use of public transport; h. provide adequate standard of amenity for occupants and provision of accessible accommodation, in line with London Plan requirements; and i. make appropriate arrangements for long-term adaptability and sustainability. 3. Proposals which deliver visitor accommodation on appropriate sites, including small hotels, bed and breakfast and self-catering accommodation will be supported. 4. Proposals for camping facilities and the conversion of existing buildings to accommodate visitors in rural parts of Enfield will be supported especially within Enfield Chase in line with Policy RE4. 5. Development proposals which result in the loss of important facilities for the visitor economy, including visitor accommodation, will not be permitted unless: <ol style="list-style-type: none"> a. There are over-riding sustainability and regeneration benefits from the proposal. b. The existing use is demonstrated to be unviable and with no reasonable prospect of becoming viable. 		

Explanation

- 12.3.1 Hotels and short stay accommodation can form part of a mix of uses that support vibrant town centres, the evening and night-time economy and tourist-based activities. For the purpose of this policy, visitor accommodation includes hotels, bed and breakfasts, traveller / youth hostels, short-term holiday lets and serviced self-catering apartments.
- 12.3.2 Visitor accommodation, like all new development, must positively contribute to the character and setting of its site. The nature and scale of the accommodation should be proportionate to its surroundings, recognising the various typologies of visitor

accommodation within the C1 use class. For instance, a large format hotel may be more appropriate at a prominent town centre location or at a key transport interchange, whereas a smaller scale boutique hotel or serviced apartment may be more sensitively integrated elsewhere in the borough.

- 12.3.3 Major visitor accommodation (e.g. hotels) outside town centres will be subject to the sequential test in line with the NPPF. In urban locations, new visitor accommodation will be expected to maximise opportunities to deliver active ground floor frontages and appropriate ancillary uses. Ancillary uses may include receptions, cafés and restaurants, conference facilities, salons, fitness studios and other space that can be made available to the local community as well as visitors using the accommodation.
- 12.3.4 In recent years, the visitor economy has benefited from the growth in short-term serviced accommodation,³⁸ often offering a more unique and affordable alternative to conventional hotel rooms. Short term serviced accommodation must not compromise the supply of conventional housing or the amenity/balance of uses in the area. Applicants will be required to submit details of a management plan as part of the short term letting agreement, so to ensure rooms will not be occupied for periods of 90 days or more. We expect the use will be secured in the form of a licence and not a lease.
- 12.3.5 Visitor accommodation in rural parts of Enfield can facilitate greater public access to the countryside and the leisure and historic attractions of the north of the borough. Proposals should not run counter to Green Belt purposes and must demonstrate acceptable access and servicing arrangements. Proposals should not harm biodiversity or the character of the area. The offer of many hotels providing such service is often dependent on a scenic rural location and/or spacious settings. To encourage the provision of more hotels and the diversification of the rural economy, proposals involving the re-use of suitable rural buildings (those considered by the Council to be of a permanent and substantial construction) or the comprehensive redevelopment of previously developed land for visitor accommodation in rural areas will generally be supported where their locational requirements are well justified. This approach accords with the NPPG's recognition that the market and locational requirements of some main town centre uses means they may only be accommodated in specific locations.
- 12.3.6 Proposed development for visitor accommodation in rural areas should, where possible and relevant to its function and location and facilitate the use of sustainable transport, including walking and cycling, where appropriate as set out in Policy RE4.

³⁸ https://www.london.gov.uk/sites/default/files/housing_research_note_4- short-term_and_holiday_letting_in_london.pdf

12.4 Strategic Policy SP CL4: Promoting sporting excellence

DRAFT STRATEGIC POLICY SP	CL4	Promoting sporting excellence
<p>1. As a means of improving the health and well-being of the borough, development and investment decisions will be supported which contribute to the objectives of the Enfield Health and Well Being Strategy and in particular:</p> <ul style="list-style-type: none"> a. promote, celebrate the borough's growing reputation as a sporting and recreational hub of national and international importance, especially in aquatic/water sports and mass participation outdoor sports; b. facilitate and contribute towards the development of first-class, publicly accessible strategic sport and leisure facilities to meet the needs of the growing population, based on the following hierarchy of priority locations (as shown on the Policies Map): <ul style="list-style-type: none"> i. Tottenham Hotspur's training centre (SA63); ii. Picketts Lock / Lee Valley Leisure Centre (SA57); iii. Enfield Playing Fields; and iv. Firs Farm; c. seeking opportunities to expand and improve the quality and condition of Enfield's sport and physical health facilities, with better public transport and active travel connections to residential areas and open spaces, in line with the priorities set out in the Playing Pitch Strategy and Blue and Green Strategy; d. facilitate outdoor sports provision (including camping sites, small stables, training academies, golf centres and changing facilities) within locations that offer good access to public transport, cycling and walking in the open countryside, especially within the Enfield Chase special policy area, in line with national Green Belt policies; and e. secure new sport and leisure facilities within public parks (e.g. green gyms) and large-scale mixed-use developments to meet the identified needs. <p>2. The Tottenham Hotspurs Training Centre and surrounding land as shown on the Policies Map (SITE ID) continues to be designated as Green Belt and is identified for the potential development of professional and community sports, recreation and leisure facilities, including ancillary and related uses, in line with Green Belt policies in this plan and the following:</p> <ul style="list-style-type: none"> a. Any development for professional and community sports, recreation, and leisure facilities, including both appropriate and inappropriate Green Belt development, will need to satisfy the following development management considerations: <ul style="list-style-type: none"> i. Strategic and local transport considerations, including potential improvements to the site's connectivity with the surrounding public transport network. ii. Optimise access to, and through, the designated site by pedestrian and cycle. iii. High-quality design standards, including high sustainable construction and operational standards. 		

- iv. The site's heritage context and the impact upon any relevant statutorily or locally listed asset, including but not limited to, the Forty Hall Conservation Area.
- v. No built development will be permitted on the small paddock field to the north of Myddleton House, or at Beggars Hollow.
- vi. Preserve and enhance:
 - those parts of the Registered Parks and Gardens of Myddleton Hall and Lee Valley Regional Park which fall in the designated site, or where there are key aspects of their setting in the designated site.
 - The local heritage assets of Myddelton and Whitewebbs Park.
 - Retain existing watercourses, ponds, trees and other biodiversity features, where necessary for biodiversity reasons.
- vii. Ensure no unacceptable visual and landscaping impacts, whilst protecting important views and gaps, including those from Forty Hall Conservation Area.
- viii. All new landscaping to include appropriate species selection and management to provide biodiversity and climate change resilience.
- ix. Deliver community access, education, and socio-economic improvements available to all sectors of the community.
- x. Accord with other relevant policies of the Local Plan.

Explanation

- 12.4.1 Located within easy reach of the open countryside and central London, Enfield offers unrivalled access to sporting attractions, including:
- golf courses (e.g. Whitewebbs Park)
 - leisure centres (e.g. Picketts Lock is the largest indoor and outdoor athletics centre in South East England);
 - camp and visitor sites;
 - water-based activities (e.g. Banbury reservoir);
 - adventure playgrounds (e.g. Trent Park);
 - training grounds (e.g. Hotspur Way Training Ground); and
 - a well-established community network of football, rugby, hockey and tennis facilities.
- 12.4.2 Sport forms a key part of the borough's leisure and visitor offer and contributes significantly to London's economy and cultural life. Enfield is already home to world class facilities (e.g. Lee Valley Regional Park) but we want to build on this success and support the Mayor of London's ambition to become the most physically active city in the world.
- 12.4.3 Levels of physical activity and active sport participation in the borough are increasing but remain below the London average, especially among lower social economic groups. Latent demand remains high and presents opportunities to improve the quality and range of sport and outdoor leisure facilities. However, the prevalence of obesity

and mental health illness among adults and young children remains too high, with attendant healthcare costs.

12.4.4 This policy seeks to promote and encourage sporting excellence across the borough, including the development of world-class sport villages at Hotspur training ground, Picketts Lock, Enfield Playing Fields and Firs Farm. In turn, this will:

- improve the health and wellbeing of residents, helping residents become more physically active;
- provide new sports, recreation and leisure facilities which are open to the wider community in accessible locations;
- encourage social inclusion and increased community safety and security;
- support economic growth, providing employment opportunities to local residents;
- support sustainable travel choices and links with surrounding public transport nodes;
- improve accessibility to the open countryside, nature and key attractions, including east–west connectivity through the borough;
- improve green and blue networks; and
- sustain and enhancing the significance of heritage assets and open character of the landscape.

12.4.5 Outdoor sport and recreational uses are in principle deemed to be appropriate development within the Green Belt, so long as the uses and the facilities associated with those uses preserve the openness of the Green Belt and do not conflict with any of the five purposes of including the land within it. The proposed policy designation supports the delivery of such uses, where they satisfy the development management criteria.

12.4.6 Those uses or facilities which do not fall within the definition of appropriate development (i.e. by definition they are inappropriate development in the Green Belt) but are deemed acceptable in principle within the policy designation, must satisfy both the Very Special Circumstances test of national Green Belt policy and meet the development management criteria. The policy designation provides a range of development management criteria (see part 2 of Policy) which are to be satisfied by any development which comes forward under the designation, whether that development is deemed appropriate or inappropriate under Green Belt policy.

12.5 Policy DM CL5: Sport and recreation

DRAFT POLICY DM	CL5	Sport and recreation
<p>1. The Council will support opportunities for sport, physical activity and active leisure by:</p> <ul style="list-style-type: none"> a. supporting the creation of new or enhancing existing sports facilities where a need has been identified, including bringing private and education related sports facilities into wider community use. b. resisting development proposals that result in the loss of sports and recreational buildings and land unless: <ul style="list-style-type: none"> i. an assessment has been undertaken which has clearly shown the facilities to be surplus to requirements; or ii. the loss resulting from the proposed development would be replaced by equivalent or better provision in a suitable location; or iii. the development is for alternative sports and recreational provision, the needs for which clearly outweigh the loss. <p>2. Major residential development will be required to improve open space provision, compatible with the needs and demands arising from the development and physical constraints of the site. Open space enhancements will also be sought on smaller developments, where feasible.</p> <p>3. New publicly accessible and consolidated open space should be provided on site, especially within areas of deficiency and priority locations. Where this is not possible for reasons such as site constraints, viability and competing policy objectives, off site contributions will be sought to enhance open space enhancements in the vicinity of the site, based on the priorities set out in the Blue and Green Strategy and policy SP BG1.</p> <p>4. Open space provision within developments should meet the standard of 'good to 'very good' quality (in line with the Green Flag Award) and the principles of the Accessible Natural Greenspace Standard.</p> <p>5. Developments that enhance or provide open space, sport and leisure provision will be expected to:</p> <ul style="list-style-type: none"> a. meet the standards relating to quality, quantity and accessibility set out in table 12.1 below; b. be visible and accessible from the public realm surrounding the site; c. be well-connected and way-marked to other open spaces and routes, especially to public transport connections; d. facilitate pedestrian and cycle movement across the site and wider area; e. be flexible, adaptable and multifunctional in nature, responsive to the needs of different users and changing demands; 		

- f. be co-located with other facilities (e.g. sport and leisure) where possible to promote more active and healthy lifestyles;
 - g. integrate soft landscaping, street furniture and sustainable urban drainage systems into its design and layout which can be maintained over the lifetime of the scheme; and
 - h. enhance the biodiversity of the site, contributing to the objectives identified in the Enfield Biodiversity Action Plan
6. Development should not solely rely upon existing publicly accessible open space to contribute towards on-site communal amenity space and children's play space.

Playspace

7. Within areas of children's play space deficiency or locations over 200 metres from the nearest play space, on-site children's play space must be provided to meet the needs arising from the development, including a mix of ages and backgrounds. Major development should provide a minimum of 10 square metres of playspace per child.

Sport, leisure and recreation

8. Development involving over 100 homes or 10,000 square metres of floorspace will be expected to contribute towards meeting the demand it generates through the provision of on-site sport, leisure and recreation facilities, or a contribution towards new or improved facilities within the vicinity of the site, especially where there are existing deficiencies (as identified in the Playing Pitch Strategy and Blue and Green Strategy). Sport, leisure and recreation facilities must be designed and constructed in line with Sport England and relevant guidance from national sport governing bodies.
9. The Council will ensure that development and growth is matched by an appropriate level of provision for playing pitch facilities. This will be achieved through protecting and improving the stock and capacity of playing pitch facilities, and improving the quality of existing playing pitches and ancillary facilities.
10. New residential development on larger sites will, where practicable, be expected to deliver new playing pitch facilities on site as part of an integrated scheme. On smaller sites or where this is not practicable, a planning obligation will be sought to mitigate for the impact of new residents through new or improved provision in an appropriate location.
11. Wherever possible, new playing pitches on existing or proposed school sites (as shown on the policies map) should include natural grass pitches. Proposals involving artificial pitches must:
- a. not have an adverse impact on the amenity of local residents and neighbouring sites in terms of noise and light pollution;
 - b. avoid light spill from floodlighting within Metropolitan Open Land and the Green Belt (as shown on the Policies Map) unless very special circumstances can be demonstrated in line with policies SP BG4 and BG5; and
 - c. ensure that site is level and has suitable ground conditions.

Explanation

- 12.5.1 For the purposes of this policy, sport and leisure provision covers:
- all indoor sports facilities including swimming pools, health and fitness gyms and sport halls;
 - all sports pitches identified in the Playing Pitch Strategy;
 - golf courses;
 - outdoor waterspace;
 - multi-use games areas and associated facilities;
 - outdoor gyms and athletic tracks;
 - playing fields and sites on education establishments
- 12.5.2 Everyone in Enfield, young and old alike, able-bodied and disabled, should have equal opportunity to engage in the wide variety of sports, leisure and physical activities that are on offer in the borough, in view of the health and wellbeing benefits of leading more active lifestyles, from lower levels of cardiovascular disease through to maintaining a healthier weight and reducing levels of depression. Levels of physical activity and sport participation in Enfield are lower than average and obesity rates are higher than average. However, latent demand remains high (e.g. playing pitches) and presents opportunities to increase participation, especially in deficient areas.
- 12.5.3 Playing pitches are a key part of the sporting offer for borough as they make a significant contribution to the health and wellbeing of communities. The need to protect, enhance and deliver new facilities is based on an up-to date assessment. The Playing Pitch Strategy³⁹ identifies a number of priorities in respect of sport, leisure and recreation pitches, including:
- protecting and improving the quality of existing sport facilities, especially artificial grass hockey pitches, rugby pitches and cricket pitches;
 - increasing public access to sport and leisure facilities (including school playing fields and sport halls) though the use of community use agreements and management contacts;
 - securing more full-sized pitches (including 3G football pitches, junior rugby pitches and artificial cricket wickets/squares) and associated improvements (e.g. new/refurbished changing rooms, floodlights and drainage installations) to meet projected demand.
- 12.5.4 The policy distinguishes between larger and smaller sites (part 10). This reflects the general principle that it is better to provide playing pitches closest to the point of need. However, the application of this principle will need to be determined on a case-by-case basis, having regard not only to the practicality and viability of delivering on-site provision, but also to the context of the development in relation to other sports infrastructure within the locality. For example, it is more appropriate to deliver sports facilities in hubs rather than as isolated facilities. For this reason, the policy does not

³⁹ https://new.enfield.gov.uk/services/leisure-and-culture/sports-facilities/playing_pitch_strategy_sports_180319.pdf

identify a site size threshold to define 'larger sites', and instead leaves this to the planning application process.

- 12.5.5 Sport, leisure and recreation facilities should reflect Sport England and other national sport governing bodies guidance. Applicants will be advised to contact Sport England and other national sport bodies and active sport and leisure organisations in the borough prior to the submission of the planning application. Developments that enhance or provide open space, sport and leisure provision will be expected to meet the standards relating to quality, quantity and accessibility set out in table 12.1 below

Table 12.1: Open space standard

Type	Quantity: the provision (measured in hectares) of each type of open space which should be provided as a minimum	Accessibility: the maximum distance residents should be required to travel to use an open space
Open space	2.15 ha per 1,000 population	Parks and gardens / natural and semi-natural green space: Metropolitan: 3.2km District: 1.2 Local: 400m Small local: 280m Amenity green space: 400m
Allotments or community garden	0.125 ha per 1,000 population	800m
Children's play space: formal equipped play	0.15 ha per 1,000 population (aged 19 and under) 1.5m ² per person (aged 19 or under)	Doorstep (100m) Local (400m) Neighbourhood (800m) Other play (1km)
Playing pitches	0.xx hectares per 1,000 residents	

- 12.5.6 Information regarding the quality and value of the borough's open spaces (based on the Green Flag Award criteria) is provided in the latest audit of existing blue and green infrastructure.
- 12.5.7 The policy also sets out more detailed requirements relating to the design and layout of new or improved open space within new development and its relationship with the wider blue-green network. Open space should form the centrepiece of new developments and the surrounding urban form. Individual spaces should also be integrated into the wider public realm and green grid network.
- 12.5.8 Estate regeneration schemes should maximise the reuse of existing publicly accessible spaces and include areas of new open space (e.g. pocket parks, communal gardens and linear verges) to meet the needs of new occupants.

- 12.5.9 Where sites are under multiple ownership, developers and landowners will be encouraged to work jointly to develop masterplans/design codes covering the entire allocation or developable area to secure consolidated publicly accessible open space, taking account of technical feasibility and other planning considerations.
- 12.5.10 New publicly accessible open space (e.g. parks) should achieve the national standards of green space (Green Flag Award) and natural green space (ANGSt – Accessible Natural Greenspace Standard) in line with best practice. These spaces will be assessed against the quality and accessibility criteria set out in these standards.
- 12.5.11 New children's play space will be assessed against the principles of good design set out in Play England's "Design for Play" guide. GLA's child yield calculator should be used to determine child numbers in a development.

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12.6 Policy DM CL6: Protecting and attracting public houses

DRAFT POLICY DM	CL6	Protecting and attracting public houses
<p>1. Public houses will be protected for their important community, social and economic role in local communities. There will be a presumption in favour of the retention of public houses and bars in Enfield. Proposals involving the loss of a public house that has heritage, social, economic or cultural value to the community, including through the change of use or redevelopment, will be refused, unless there is robust evidence to demonstrate the following:</p> <ol style="list-style-type: none"> a. legitimate efforts have been made to preserve the facility as a public house, including through the evidence of regular maintenance and upkeep of good management and through business diversification; b. the public house is not financially viable and there is no reasonable prospect of the premises remaining in this use, or an alternative community use, in the foreseeable future as evidenced through attempts at different business models and management, and an active marketing exercise of a minimum continuous period of three-years; and c. all feasible options to re-provide the public house have been investigated and sufficient justification is provided where these are not considered; <ol style="list-style-type: none"> i. the proposed redevelopment would provide sufficient community benefit to outweigh the loss of existing facility; and ii. new or replacement facilities can be provided to meet an identified need in locations which are easily accessible to the local community. <p>2. Proposals affecting a public house, including its operational and ancillary amenity space, will be refused, unless there is robust evidence to demonstrate that the viability of the public house and its current and future operation will not be compromised and development will not detract from the appearance and character of the building, including any features of historic or cultural significance.</p> <p>3. Proposals involving the replacement or re-provision of a public house must ensure the replacement facility is of comparable character and quality as the existing public house and has an appropriate amount and configuration of floorspace to enable the continued viability of the public house.</p> <p>4. Where the change of use of a public house is considered acceptable, development proposals will be expected to retain the building and other associated features where these make a positive contribution to local character, including their historic, streetscape and townscape value.</p> <p>5. Proposals involving new public houses will be encouraged within town centre locations and other accessible locations as part of wider strategies to promote the evening and night-time economy and attract a more diverse range of town centre uses, taking account of agent of change principles.</p>		

Explanation

- 12.6.1 Public houses play an important role at the heart of many local communities in Enfield. They act as social hubs offering a welcoming environment for people of all backgrounds to socialise and interact. Many pubs are heritage assets and make a positive contribution to the historical development of the townscape and identity of places. Pubs are more than just a place to drink - they can host cultural events, clubs, and provide informal meeting spaces for local interest groups, and thus contribute to people's sense of place and belonging. They are also particularly vital to the visitor and evening and night-time economy in Enfield.
- 12.6.2 In recent years, like many other London boroughs, Enfield has lost a significant number of public houses and bars. We will therefore seek to protect the loss of these important community and cultural facilities. Particular consideration will be given to the need to protect historic pubs (built in the 20th century or earlier), especially where these are landmark features in the townscape.
- 12.6.3 However, exceptions will be made where the site is vacant and has become surplus to requirements; the existing use is no longer viable; there is no loss of public house provision (e.g. the public house can be relocated as part of a wider redevelopment) and the proposed development does not have any significant cumulative impacts. In the case of changes of use, existing features of architectural and heritage value in the public should be retained as part of any redevelopment.
- 12.6.4 As part of any proposal involving the demolition or loss of an existing public house, including a change of use, the Council will expect to see full details of patronage levels and trading accounts over the past three years, including accounts from previous management where appropriate. In addition, applicants must provide a statement outlining the steps taken by the owner or operator to respond to viability concerns. This might cover considerations given to business diversification (for example, expanding the food and drink offer), promotions or building refurbishment. Finally, proposals will need to provide proof of a marketing exercise covering a minimum continuous period of three years, including details of commercial agents, advertisements and lease terms offered. During this time the pub must be actively marketing at a reasonable local market rent. The Council will consider whether any ties or restrictive covenants have affected interest.
- 12.6.5 Public houses require dedicated operational spaces. They also feature function rooms and/or ancillary amenity space, including outdoor gardens, which are critical to supporting their role as places of gathering and community facilities. Where proposals involve a reduction or reconfiguration of operational and ancillary spaces, it must be demonstrated that this will not have a detrimental impact on the financial viability of the public house. Furthermore, proposals must show that the remaining space will be of a sufficient amount and quality to continue to meet the needs of pub users.
- 12.6.6 Operational and ancillary spaces include, but are not necessarily limited to, beer gardens, function rooms, kitchens, cellars and accommodation integrated into the building (often used by staff as resting space).
- 12.6.7 Where sites are redeveloped, including through comprehensive redevelopment, our priority is to protect pubs particularly where they are of historic, cultural or community interest. However, in certain circumstances it may be acceptable that a facility is replaced or re-provided.

- 12.6.8 Proposals will be required to demonstrate that they have considered all reasonable options for retaining the pub in situ. Where this is not possible, the replacement provision must be designed to a sufficient quality and standard to ensure the continued viability of the pub.
- 12.6.9 The policy ensures that any development proposals that would result in the loss of a public house must be subject to an assessment of both existing use and the need for and value of the facility to the community. Where there is evidence that existing provision is not able to meet needs, we will work with partners to seek and where possible, enable new facilities.

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13 Movement and connectivity

- 13.1 Transport is fundamental to development in Enfield, but at the same time it has profound and personal impact on individual lives. In many cases, transport involves choice – whether to walk, cycle, take public transport or use a private car. However, choice in many situations could be limited by travel conditions, personal choice, inadequate investment or other local circumstances. Transport is a driver and a maker of economic development – as it connects individuals and communities, facilitates access to job opportunities and for businesses to connect to goods and markets, linking to London and the sub-regional marketplace.
- 13.2 Enfield is committed to meeting the Mayor of London's Transport Strategy objectives to deliver a transport network that improves the health and wellbeing of all Londoners and to achieve an 80% mode share for active and sustainable travel by 2041. To achieve this target, a significant shift towards walking, cycling and public transport use is needed over the next 20 years. Development will be expected to contribute to these aims by enhancing local active and public transport networks, and minimising need to travel through good design and location.

13.1 Promoting sustainable transport

DRAFT STRATEGIC POLICY SP	T1	Promoting sustainable transport
<p>1. Travel choice and sustainable transport connectivity will be improved throughout the borough and to other parts of London and beyond, including Hertfordshire and Essex, through a collaborative approach, in line with the objectives of the Mayor's Transport Strategy and Enfield Transport Plan. New development will therefore be expected to:</p> <ol style="list-style-type: none"> a. safeguard existing land and buildings where necessary to accommodate active travel (walking and cycling), public transport or related support functions and future access to future infrastructure projects (including the line of the planned Crossrail 2 route); b. deliver improvements to the transport network where they contribute towards Enfield's sustainable regeneration and development, promote sustainable modes of travel, reduce severance, improve safety and environmental quality and support business. c. be car-free (or offer a low level of parking provision) and support complementary measures, such as car clubs and contribute towards well-designed walking and cycling routes; and d. reduce traffic and promote safety of the transport network. <p>2. New and planned transport investment will be required to support the levels of planned growth within the borough over the plan period, as well as to substantially increase the proportion of journeys via walking, cycling and public transport. These include:</p> <ol style="list-style-type: none"> a. Ensuring that major development contributes to the delivery of four-tracking of the West Anglia mainline (between Tottenham Hale and Broxbourne) to improve frequency of train services to eight trains per hour; upgrades to the Piccadilly Line; more frequent rail services to at least four trains an hour peak and three trains an hour off-peak on the Enfield Town/Cheshunt services to and from Liverpool Street; more frequent rail services to at least four trains an hour at Meridian Water – 		

- including capacity improvements, accessibility, public realm or step-free access to mitigate impact of development or to unlock potential for growth;
- b. Where appropriate contribute to the delivery of new public transport infrastructure and services where it is located in areas of low public transport accessibility.
 - c. Safeguarding space to deliver future improvements to Underground, Overground and National Rail including the future inter-urban rail route through Enfield to serve London and wider south east (Crossrail 2).

Explanation

- 13.1.1 An effective, resilient and safe transport network is necessary to ensure equality of access to opportunities for Enfield's residents and facilitate growth in an efficient and sustainable way. The integration of land use and transport is an important consideration both at the strategic borough-wide and individual site level. The Local Plan aims to support delivery of the London Mayor's Transport Strategy by rebalancing the transport system away from car use and towards more sustainable transport modes. This policy sets out our approach to facilitate this 'modal shift' so that Enfield contributes to the achievement of the London Plan target for 80 per cent of all journeys in London to be made by walking, cycling or public transport by 2041.
- 13.1.2 While the borough has the London Underground Line, Overground, National Rail, bus and active travel networks, there is an uneven distribution of transport provision in the borough, particularly in terms of access to public transport. The borough is working proactively with key stakeholders including the Greater London Authority, Transport for London (TfL) and Network Rail along with landowners and development industry partners to deliver new and improved transport infrastructure to support changing demands of residents, businesses and visitors. To support the Council's plans for regeneration and growth, improvements includes safeguarding of land, sites, buildings, space and associated infrastructure required to facilitate the construction and safe operation of Enfield's future transport network.
- 13.1.3 In addition, the borough is set to benefit from Crossrail 2, which will unlock development potential in the eastern part of the borough. Meanwhile, proposals within the legal safeguarding for Crossrail 2 at New Southgate will be required under the Department for Transport's Safeguarding Direction to consult TfL prior to submitting a planning application. However, safeguarding does not mean that the property or business will be affected from the proposed railway line. Proposals which are contrary to the safeguarding of strategic infrastructure improvement projects will be refused.
- 13.1.4 Part 2 of the policy sets out the new and planned transport schemes in Enfield. However, a wider programme of investments and interventions are also needed to address the distinct accessibility issues in different parts of the borough. This list will be updated at the next stage of plan preparations following further transport modelling and identification of mitigation measures, which will be linked to the Infrastructure Delivery Plan.
- 13.1.5 High quality public realm underpins the integrated approach to land use and transport. By improving the public realm and making places and streets well-connected, greener, safer and more we can increase the number of trips via walking, cycling and public transport, which in turn has the potential to lead to improved health outcomes.

- 13.1.6 The policy also forms part of our response to the climate emergency as a means to significantly reduce greenhouse gas emissions along with tackling the associated issues of poor air quality and noise.

DRAFT

13.2 Making active travel the natural choice

DRAFT POLICY DM	T2	Making active travel the natural choice
<p>1. Development will be expected to support the healthy streets approach. Priorities will be given to measures that encourage a shift to active transport modes and an increase in cycling and walking particularly journeys under 2 kilometres, along with public transport and high-quality public realm. Proposals will be expected to demonstrate:</p> <ol style="list-style-type: none"> a. improve walking access and routes to local services, including schools and retail locations, with new routes, networks and streets designed to meet regional and local guidance and standards, including the healthy streets indicators set out in Transport for London guidance; b. improve access to and, where appropriate, contribute to the delivery of the cycling and walking route network, including green chains and links as set out on the Policies Map; c. provide and ideally exceed minimum standards in respect of high quality short and long stay cycle parking provision on site or contribute to offsite provision where this is not feasible; d. promote road safety and safer cycling and pedestrian movement around town centres and transport nodes and traffic-calming measures within residential areas and the wider pedestrian environment; and e. create or contribute to the creation of quieter neighbourhoods throughout the borough, through the removal of road traffic and prioritising active travel measures over car journeys. Streets should also include new pedestrian crossings and 20 mph speed limits, where appropriate; and where appropriate require contributions towards creating well-connected, high quality, convenient and safe network of cycling and walking routes to local destinations. 		

Explanation

- 13.2.1 The healthy streets approach, set out in the London Plan and Enfield Transport Plan, and aims to achieve a significant step-change away from car use to more sustainable transport modes such as walking, cycling and public transport.
- 13.2.2 Everyone should benefit from safe and convenient access to public transport, local services, community facilities, education, training and employment opportunities. Together these should contribute to making Enfield's neighbourhoods and streets safer, greener and less polluted, more legible and accessible to all.
- 13.2.3 Maintaining the current levels and high proportion of car journeys is not efficient or sustainable. Enfield faces the difficult challenge of shifting from private vehicles to more sustainable forms of transport (e.g. cycling and walking) in view of the deficit position of current networks and more spacious and lower density land use. Many of Enfield's streets are already heavily congested and the road network has limited capacity to absorb further increases in the number of vehicles. In response to this situation, we will seek to deliver a more efficient and effective use of land and road space through the use of walking, cycling and public transport.

- 13.2.4 Using the indicators of the healthy streets approach set out in the Transport for London's healthy streets toolkit, developers should demonstrate how their scheme (including the main access points) will positively interface with the street and help improve the amenity of the area. In particular, proposals should be developed around the needs for pedestrians, cyclists and public transport rather than just vehicles. Financial contributions may be sought, where necessary, to mitigate the impact of development on the surrounding streets. Interventions that prioritise safe movement on foot and by cycle and moderate the adverse impact of vehicles (e.g. reducing speeds) are necessary to realise the Mayor's modal shift and Vision Zero targets.
- 13.2.5 Cycle parking should be secure, well-lit, clearly signed and situated in convenient locations, preferably close to main entrances and public spaces.

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14. Environmental protection

Introduction

- 14.1 Most of the Borough has high environmental quality which needs protecting, and some areas that would benefit from improvements. Therefore, protection of the environment through maintaining or enhancing air quality, minimising or reducing nuisance which affects human senses (such as noise and odour), can protect health and safeguard residential amenity.
- 14.2 Whilst there is legislation to control emissions from polluting activities, the planning system has a complementary role in directing the location of development that may give rise to environmental protection problems. This can manifest itself either directly from the development or indirectly; for example, through the impact of potential traffic it generates
- 14.3 There are two strands to all environmental policy; to ensure new development proposals do not generate issues which unduly impact on the surrounding environment, and to ensure they are not the recipients of existing issues. Similarly, it is important that existing lawful uses do not become compromised by virtue of subsequent new development.
- 14.4 Environmental protection policies are linked with ELP's objectives to minimise impact of development on climate change and the environment, and requiring new development to provide environmental improvements. The borough is committed to protecting existing environmental quality and where possible reducing adverse effects on the local and natural environment as a result of changes in activities or from new development.

Agent of change principle

- 14.5 At the national level, the NPPF articulates how planning policies should contribute to and enhance the natural environment and development which causes adverse impacts should be prevented. Paragraph 181 introduces the "Agent of Change principle" and states both planning policies and decisions should ensure that new development is appropriate for its location taking into account the likely effects (including cumulative effects) of pollution on health, living conditions and the natural environment, as well as the potential sensitivity of the site or the wider area to impacts that could arise from the development. In doing so they should: a) mitigate and reduce to a minimum, potential adverse impacts resulting from noise from new development and avoid noise giving rise to significant adverse impacts on health and the quality of life.
- 14.6 The 'Agent of Change Principle' encapsulates the position that a person or business introducing a new land use is responsible for managing the impact of that change. Developers should consider when proposing residential development there could be a significant adverse effect on future occupiers of that development from any nearby source(s) of noise such as pre-existing entertainment venue(s). Where a potential significant adverse effect is identified, developers will need to factor into their planning applications suitable mitigation measures to avoid any significant adverse impacts on health and the quality of life for future occupiers.
- 14.7 The policy in this section of the plan applies to all forms of pollution including noise, vibration, light, odour, dust, as well as water and air pollution. Pollution can reduce the environmental quality of the borough, amenity, and negatively affect human health and

well-being. This policy aims to ensure that all forms of pollution are considered, controlled and mitigated against as part of all developments.

14.1 Strategic Policy SP ENV1: Local environmental protection

DRAFT STRATEGIC POLICY SP	ENV1	Local Environmental Protection
<p>New developments should contribute to the health and wellbeing of existing and future occupiers by mitigating the adverse negative impacts of noise and other pollution generating nuisances on the environment and on the quality of life of residents by applying the following principles:</p> <ol style="list-style-type: none"> 1. Air Quality <ol style="list-style-type: none"> a. All major developments will need to demonstrate that they are at least “air quality neutral”; b. Air quality assessments will be required of all major developments and developments in the Air Quality Focus Areas, identified in the Enfield Air Quality Action Plan. c. Development proposals should incorporate on-site measures to improve air quality. In cases where it can be demonstrated that on-site provision is impractical or inappropriate, off-site measures to improve local air quality may be acceptable, providing equivalent air quality benefits can be demonstrated. 2. Noise and vibration <ol style="list-style-type: none"> a. Proposals for new noise generating developments must demonstrate that measures will be implemented to mitigate the impacts on surrounding occupiers; and b. A noise assessment will be required to be submitted if the proposed development is a noise sensitive development and or an activity with the potential to generate noise. 3. Light pollution <ol style="list-style-type: none"> a. Proposals that include flood lighting or external lighting must mitigate the potential impacts from such lighting, and where appropriate, will need to submit details demonstrating external lighting is appropriate for its purpose; and b. Proposals must be designed to minimise the impact of light pollution on adjacent occupiers and natural habitats, biodiversity and on the ecology of watercourses. 4. Water Pollution <ol style="list-style-type: none"> a. New development that adversely affects water quality, including waterways, identified Source Protection Zones (SPZ) or Aquifers which pose an unacceptable risk to the quality of the water catchment, groundwater or surface water will not be permitted; and b. Proposals should reduce the runoff of particulates and other forms of biological and chemical pollution to waterways through sustainable drainage and pollution prevention methods such as incorporation of oil interceptors. 		

5. Land contamination

All development on land which is or may be affected by contamination and/or instability must be accompanied by detailed assessment to ensure that any risks are identified; including harm to human health and the environment, can be adequately addressed in order to make the development safe.

6. Waste and Hazardous Installations

Risk assessments will be required to ensure that appropriate safeguards are incorporated as part of the development of hazardous installations, and proposals for waste facilities, to adequately mitigate their impact on amenity, air quality, noise and other relevant environmental considerations by fully enclosing the facility.

Explanation**Air quality**

- 14.1.1 This policy applies to all forms of pollution including noise, vibration, light, odour, dust, as well as water and air pollution. Pollution can reduce the environmental quality of the borough, amenity, and negatively affect human health and well-being. There is also the potential for adverse impacts on flora and fauna. This policy aims to ensure that all forms of pollution are considered, controlled and mitigated against as part of all developments.

Air quality

- 14.1.2 Part IV of the Environment Act 1995 and Part II of the Environment (Northern Ireland) Order 2002, require local authorities in the UK to review air quality in their area and designate air quality management areas (AQMA's) if improvements are necessary. The NPPF sets out in further detail how planning policy should interplay with local authority requirements, making particular references to Air Quality Management Areas (AQMA's) and Clean Air Zones (paragraph 181). Specifically planning policies should sustain and contribute towards compliance with relevant limit values or national objectives, whilst being consistent with the Local Air Quality Action Plan.
- 14.1.3 Air pollution levels in large parts of Enfield exceed current EU and World Health Organisation (WHO) standards. Enfield air quality objectives have been externally verified and accepted by DEFRA and the GLA. Existing concentrations of nitrogen dioxide and particulates (PM10) are of considerable concern and pose a significant threat to human health. Air quality is a top environmental concern for Enfield and the Council seeks to tackle poor air quality in an integrated way.
- 14.1.4 Development that aims to meet air quality neutral standards will be strongly supported and larger scale developments in particular will be expected to be air quality positive in line with the London Plan. Innovative design solutions, urban greening and other mitigation strategies will also be encouraged to improve air quality in all developments. In accordance with the London Plan, air quality assessments will be required for major developments, developments associated with sensitive uses/receptors and where considerable demolition will occur.
- 14.1.5 Air quality assessments will also be required where there will be a significant increase in vehicular traffic and the use of more polluting technologies including the use of non-road mobile machinery (NRMM) in construction. This will help to identify any major sources of pollution, constraints placed on sites by poor air quality,

suitable land uses for sites, and design strategies that could improve air quality. Direct exposure to air pollution will be minimised through intelligent design of new development, and the plan will support on/off-site measures where they clearly demonstrate the delivery of air quality improvements in line with the London Plan.

Air Quality Management Areas (AQMAs)

- 14.1.6 To ensure effectiveness, the policy takes an evidence-based approach to determining geographic focus. Planning decision will be made in view of Enfield's Air Quality Management Area (AQMA) designated by the London Plan, these are areas which not only exceed air quality limits but are also locations with high human exposure. This approach directly correlates to Enfield's Air Quality Action Plan.

Noise and Vibration

- 14.1.7 Noise is an inherent part of everyday life. It contributes to the character of different places (its absence marks places of tranquility and its presence in areas of mixed activities contributes to vibrancy). However, high levels of noise can have adverse effects on human health, productivity and quality of life. Given the existing mix of land uses and activities and the need to make the most sustainable use of land, there is the potential for conflict between noise sensitive and noise generating developments.
- 14.1.8 In line with the London Plan Sustainable Design and Construction SPG, developments should minimise the adverse impacts of noise. Noise sensitive developments / land uses should not be located close to major sources of noise, such as road, rail, and certain industrial developments unless mitigation measures are used effectively to reduce noise levels.
- 14.1.9 Where a proposed development has the potential to negatively impact on a noise sensitive development or new noise sensitive development is proposed near major sources of noise, the Council will require a noise assessment to investigate noise levels and determine the effectiveness of mitigation measures. When assessing proposals, the Council will have regard to relevant noise exposure standards and internal noise standards which apply to particular uses.

Light pollution

- 14.1.10 Lighting can play a vital role in enhancing community safety, helping people find their way and allowing many commercial and recreational activities to be carried out at night. However, inappropriate lighting can cause great public nuisance and have a significant adverse effect on residential amenities or the character of the countryside. This policy seeks to prevent loss of amenity through glare and light spillage whilst ensuring that other benefits associated with lighting, such as facilitating opportunity for evening activities and increasing the perception and experience of safety and security, are realised.
- 14.1.11 Other adverse impacts include use of unnecessary amounts of energy and in some detrimental effects on road safety or on wildlife such as through disturbance to the ecosystems of nocturnal species. Care should be taken to ensure lighting only illuminates intended areas and does not affect or impact on its surroundings. Proposals for floodlighting should consider Sport England's lighting guidance and apply the standards and guidelines set out in the Institute of Lighting Engineers Guidance Notes for the Reduction of Obtrusive Light.

Water Pollution

- 14.1.12 Water pollution can come from multiple sources, harms the natural environment, and requires a multi-agency approach to tackle. The Council will work with the Environment Agency and Thames Water to ensure their technical advice is considered where new development proposals pose a risk to water quality. Improving water quality meets a number of key objectives:
- it increases the potential for the recreational use of Enfield's water resources;
 - it provides a better quality environment, for all and opportunities to enhance biodiversity; and
 - it also helps to maintain a good quality supply of drinking water.
- 14.1.13 Where a Water Framework Directive (WFD) assessment is required the developer will need to demonstrate there is no adverse ecological impact on the ability of the waterbody to meet its WFD targets.
- 14.1.14 Groundwater is a significant contributor towards our drinking water supply; supporting wetland ecosystems and surface water flows as part of the wider water cycle. There are a number of source protection zones and aquifers in the borough, these are areas of groundwater storage or sensitive areas of extraction where the risk to groundwater quality may need to be considered. The policy seeks to protect these areas. Maps showing the locations of Source Protection Zones in Enfield can be found at: <http://www.environment-agency.gov.uk>

Contaminated land

- 14.1.15 There are significant concentrations of industrial uses and infrastructure within the Borough, particularly in the Lee Valley. As well as contamination due to human activities, there may also be natural sources of contamination. Whilst modern pollution control measures are in place to prevent new contamination and reduce the impact of existing activities, there is the potential for contaminated land from previous land uses.
- 14.1.16 Where contaminated sites are identified through the planning system, developers will be required to carry out detailed site investigations, provide a risk assessment, remediation and management strategy considering:
- Whether the land in question is already affected by contamination through source-pathway-receptor pollutant linkages and how these linkages are represented in a conceptual model;
 - Whether the development proposed will create new linkages e.g. new pathways by which existing contaminants might reach existing or posed receptors and whether it will introduce new vulnerable receptors; and
 - What action is needed to break those linkages and avoid new ones, deal with any unacceptable risks and enable safe development and future occupancy of the site and neighbouring land.
- 14.1.17 The standard of remediation should ensure that the site is suitable for its proposed use, and that all unacceptable risks (to receptors such as living organisms, ecological systems – fauna/flora, property, landscape, amenity, controlled surface water and groundwater) have been addressed.

Waste and hazardous installations

- 14.1.18 As a result of the many industrial estates within Enfield, many sites have been used for activities which may have contaminated the soil in ways that could pose health problems for people who are exposed. Hazardous installations comprise a wide range of chemical process sites, fuel and chemical storage sites, and pipelines. It is important that any risks from new hazardous installations and development within the vicinity of existing installations are appropriately considered through the planning process.
- 14.1.19 Risk assessments will be required to ensure that appropriate safeguards are incorporated as part of the development. The Council will also take the opportunity to review existing planning consents granted for hazardous installations to ensure they reflect current conditions and the physical capacity of the site.
- 14.1.20 Should the degree of contamination be such that remedial action is required to safeguard future users or occupiers of the site or neighbouring land or protect any buildings or services from the hazards, then planning permission may be granted subject to conditions specifying the measures to be carried out. Conditions will also be imposed that require the developer to draw to the attention of the Council the presence of suspected contamination encountered during redevelopment. Where it is proposed to build on a contaminated site, particular attention should be paid to the requirements of the Building Regulations where they apply.

Have your say... on Chapter 13: Environmental protection**Policy ENV1: Local Environmental Protection**

Do you agree with the draft policy? If not, what changes would you suggest?

15. Delivering and monitoring

Introduction

15.1 The timely provision of suitable and appropriate infrastructure is crucial to the wellbeing of the borough's resident population, those who visit, provide services and invest and work in the borough. Infrastructure has not always historically kept pace with development and there are some parts of the borough where infrastructure demands are currently near to, or at, full capacity. Fundamental to delivering the spatial strategy is ensuring that the necessary social, physical and green infrastructure is put in place to support the level of growth proposed and to serve the changes in the borough's demographic makeup that are expected to take place over the Plan period.

15.2 The definition of infrastructure is wide and includes a range of services and facilities provided by both public and private bodies. For the purpose of the ELP, the definition of infrastructure is that set out below:

Table 3: Definition of infrastructure

Transport infrastructure	Local and major transport, junctions, sustainable transport, parking
Blue and green infrastructure	Public open space, play space, Suitable Alternative Natural Greenspace (SANG)
Social infrastructure	Education, health, sports and leisure facilities, emergency services, libraries and community centres
Utilities and hard infrastructure	Electricity, gas, water, sewerage, waste, telecommunications and broadband, flood defences

15.1 Strategic Policy SP D1: Securing contributions to mitigate the impact of development

DRAFT STRATEGIC POLICY SP	D1	Securing contributions to mitigate the impact of development
<p>1. Where appropriate, new development proposals are required to:</p> <ol style="list-style-type: none"> a. pay contributions through the Enfield community infrastructure levy (based on the rates set out in the latest charging schedule) or equivalent to support the delivery of the borough's infrastructure, based on the spending priorities set out in the Infrastructure Delivery Plan; b. pay additional contributions through the Mayor of London community infrastructure levy to support the delivery of Crossrail or other strategic infrastructure; and c. enter into section 106 agreements to provide as follows (subject to viability): <p>Key priority:</p> <ol style="list-style-type: none"> i. Affordable housing. <p>Other priorities:</p> <ol style="list-style-type: none"> ii. Tackling climate change; iii. Parks and open space; iv. School and childcare places; v. Public transport and highway improvements (healthy streets); vi. Healthy facilities and services; vii. Training, skills and job brokerage; viii. Cultural facilities and heritage at risk; ix. Other site-specific mitigation (e.g. sustainable drainage systems). <p>2. Development will be required to meet all of the relevant policy and infrastructure requirements set out in the Local Plan in a timely fashion unless it can be clearly demonstrated that section 106 contributions would render development unviable. In such instances, applicants will be expected to explore all available options (including flexible trigger points or phased payment of contributions) to plug the viability gap and secure much needed contributions towards affordable housing and essential infrastructure. Contributions will also be sought towards softer interventions (including skills and training programmes and other non-financial obligations) to maximise the benefits of the scheme.</p> <p>3. Development will be expected to provide or deliver infrastructure provision on site to meet the demands it generates. Where this is evidenced as not possible (e.g. on viability grounds), contributions will be sought towards off-site provision to offset the impact of development.</p> <p>4. Where appropriate, review mechanisms will be put in place to defer or amend planning contributions (including in-kind provision) at agreed trigger points in the event that market conditions improve over the lifetime of the development (or sales values are higher than anticipated), especially in the case of multi-phased sites.</p>		

5. Planning applications will be refused where nil or reduced contributions would render the development unacceptable in planning terms (following consideration of alternative funding sources).

Explanation

- 15.1.1 This policy seeks to secure contributions from new development (otherwise known as 'planning obligations') to help fund improvements to infrastructure and service provision as well as maximise the benefits and opportunities arising from Enfield's growth. Developer contributions are necessary to ensure that sufficient infrastructure and key services are provided in a timely and efficient manner to meet the needs arising from new development.
- 15.1.2 In Enfield, there are two main types of contribution: the community infrastructure levy and section 106 agreements. The levy applies a standard charge to most new developments (as specified in the charging schedule) and will be used to fund infrastructure needed to support the future growth of the borough. Section 106 agreements are used to mitigate the impacts of development through the negotiation of planning applications.
- 15.1.3 The majority of the funding generated from developer contributions will be used to fund the delivery of projects identified through the Infrastructure Delivery Plan. Each year, we will publish an infrastructure funding statement setting out how much CIL and section 106 income has been collected, how it has been spent and future spending priorities in line with the Infrastructure Delivery Plan.
- 15.1.4 The Developer Contributions Supplementary Planning Document will provide detailed guidance on the use of the community infrastructure levy and section 106 agreements. Where appropriate, we will pool contributions from section 106 and CIL to facilitate the delivery of necessary infrastructure alongside other sources of funding.
- 15.1.5 This policy also aims to maximise contributions from development towards the delivery of affordable housing and infrastructure, based on the policy thresholds set out in this plan. Developers will be expected to test the quality and capacity of existing infrastructure in partnership with relevant providers and service delivery stakeholders and contribute towards the timely provision of improvements and/or additional capacity to meet the demands arising from new development.
- 15.1.6 As a general rule, direct provision through section 106 agreements will be made on site where practicable. Where this is not feasible, suitable off-site or financial contributions of an equivalent standard will be sought to address the needs arising from the development and is appropriately related to it, taking account of the availability and capacity of existing infrastructure and the accessibility of the site to public transport and local services. Applicants should also explore the opportunities to secure the provision of on-site infrastructure including publicly accessible open space and active travel connections within smaller developments (especially through the use of innovative design and technological solutions) to optimise the use of the site. Appendix C of the plan sets out the thresholds to calculate section 106 contributions through new development, in line with the priorities set out above.

- 15.1.7 In exceptional cases, a shortfall of contributions towards the provision of infrastructure or affordable housing may be justified on viability grounds (for instance, land and property values, have changed significantly since the adoption of the Local Plan). In such circumstances, applicants will need to provide clear and robust evidence through a detailed financial viability appraisal from suitably-qualified experts (as identified in our preferred list of consultants) to justify any deviation from the policies set out in this plan. The viability appraisal must also be independently tested at the applicant's expense⁴⁰.
- 15.1.8 Viability will be tested on a case-by-case basis. Where the scheme would be rendered unviable, the applicant will be expected to explore all available options to plug the viability gap and secure much needed contributions towards affordable housing and essential infrastructure as part of the negotiation process. Financial viability appraisals will need to demonstrate that:
- the policy requirements set out in the Local Plan (e.g. on-site affordable housing) would render the development unviable (due to unforeseen circumstances);
 - the wider benefits of the scheme would outweigh the loss of contributions; and
 - the potential opportunities to defer, reduce or phase contributions have been fully explored.
- 15.1.9 Where a departure from the policy requirements set out in the plan can be justified on viability grounds, an appropriate review mechanism (i.e. a reappraisal of financial viability) will be incorporated within the section 106 agreement to ensure that any uplift in the value of the land that occurs between the granting of planning permission and the completion of the development has been captured. Further details on the section 106 review process will be provided in the Developer Contributions Supplementary Planning Document.

⁴⁰ Financial viability appraisals will also be made publicly available on Enfield's planning register (without redaction) along with the other documents supporting the planning application.

15.2 Policy DM D2: Masterplans to achieve comprehensive development

DRAFT POLICY DM	D2	Masterplans to achieve comprehensive development
<ol style="list-style-type: none"> 1. Proposals must be accompanied by a masterplan where they form all or part of a site allocation. The site masterplan will be expected to set out how development will contribute to the delivery of the plan's vision and policies SS1 and SS2. It must also demonstrate that the proposal will not prejudice the future development of other parts of the site and adjoining land, or otherwise compromise the delivery of the site allocation and outcomes sought for the wider area. 2. The site masterplan must be submitted at the outline or full planning application stage. Where an outline application is submitted, it should be accompanied by a full planning application for the first phase of the development. The masterplan will be required to comprise of: <ol style="list-style-type: none"> a. an assessment of the site and its context to inform the overall development strategy; b. a detailed site-wide masterplan that responds positively to the spatial strategy for the borough, site specific development principles and guidelines, and other relevant planning policies; and c. a delivery strategy that identifies how the development will be implemented and managed over its lifetime, including land assembly and preparation, infrastructure requirements, development phasing and planning obligations and/or planning conditions, where appropriate. 3. Applicants must demonstrate that they have appropriately engaged and consulted with the local community, other relevant stakeholders, and those parties who control any other parts of the allocated site, through the masterplanning process. 		

Explanation

- 15.2.1 The majority of site allocations are comparatively large brownfield sites and can therefore add complexity in terms of their redevelopment. This may include situations of multiple land ownership, fragmentation of existing uses and space, land remediation and need for new or upgraded infrastructure. We consider that these constraints are more likely to be overcome, and the optimal use of sites realised, where development is brought forward comprehensively and in line with a site-wide masterplan.
- 15.2.2 To help ensure certainty of outcomes, masterplans must be submitted at the outline or full planning application stage. The masterplan should be informed by a baseline assessment of the site and its surroundings, drawing on the latest available evidence. This may include demographic data, economic and social indicators and/or information on the historical, natural and built environment. The site-wide masterplan itself should establish the overall approach to the function and form of development.

- 15.2.3 The level of detail included in the masterplan should be proportional to the nature and scale of development proposed, along with site specific requirements. Depending on individual circumstances, matters to be addressed may include:
- historical and cultural context;
 - land uses, quantum and distribution of development;
 - layout and design;
 - access, circulation and parking;
 - open space and landscaping; and
 - infrastructure (including transport networks, community facilities and green spaces).
- 15.2.4 One of the key aims of the masterplan process is to ensure that landowners and/or developers are liaising with each other and made aware of the planning objectives for the site and wider area. Coordination between landowners and other stakeholders, including infrastructure providers, will help to ensure that proposals do not prejudice each other, or the wider development aspirations for the borough. Sites that are designed and brought forward comprehensively through the masterplanning process will help to alleviate issues that may arise through piecemeal development, are more likely to maximise wider public benefits.

15.3 Policy DM D3: Infrastructure and phasing

DRAFT POLICY DM	D3	Infrastructure and phasing
<p>1. Planning applications should provide robust information on the expected phasing and delivery rates of the proposed development, including the proposed timetable, infrastructure delivery and maintenance arrangements. Applicants will need to demonstrate that sufficient infrastructure capacity exists or will be made available to support the development over its lifetime (taking account of existing deficits as well as the needs it will generate) in line with the priorities and phasing requirements set out in the Infrastructure Delivery Plan.</p>		

Explanation

- 15.3.1 Applicants will be expected to consult with relevant statutory and infrastructure providers at an early stage of the planning application process to demonstrate that sufficient capacity exists to accommodate the proposed development and determine the extent to which additional provision will be required to meet the demands arising from its construction and implementation, having regard to relevant evidence set out in strategies and latest up-to-date information set out in the Enfield Infrastructure Delivery Plan.
- 15.3.2 The Enfield Infrastructure Delivery Plan identifies the different types of infrastructure that will be required to meet future growth needs of the borough and how it will be delivered and phased to serve new development. This is a living document which will be updated on a regular basis as new information and evidence become available.

- 15.3.3 Site allocations will be the main mechanism through which infrastructure will be delivered in the borough. However, the long lead-in times associated with the delivery of infrastructure means that the site allocations will need to be carefully phased and planned to ensure new development comes forward in a timely manner alongside supporting infrastructure, particularly transport-related infrastructure.
- 15.3.4 In addition, appropriate measures will need to be put in place to secure the ongoing maintenance and management of infrastructure and services as part of new development. Where appropriate, contributions will be sought towards on-going revenue costs relating to the physical upkeep and management of infrastructure assets associated with the proposed development, such as publicly accessible open space, sustainable drainage systems and highways. Planning applications will be expected to explain how this infrastructure will be maintained and managed over time. Depending on the scale and nature of the proposed development, the developer could either transfer the ownership and responsibility of this infrastructure to a public body (e.g. London Borough of Enfield) or third party (e.g. a community-run trust) or choose to keep the land in private ownership to maintain and manage it (e.g. through a property management company). However, we may choose to not accept a transfer and in these circumstances the developer would be required to retain ownership and manage this infrastructure. Open spaces and community facilities (e.g. health centres and cultural hubs) should remain accessible to the public and should be maintained in perpetuity to an acceptable standard.

15.4 Policy DM D4: Monitoring and review

DRAFT POLICY DM	D4	Monitoring and review
<ol style="list-style-type: none"> 1. The policies and proposals set out in the Local Plan will be subject to review, in whole or in part, at least once every five years after its adoption. 2. In order to deliver the spatial vision and strategic objectives of the Local Plan, the Council will monitor the implementation of policies, proposals and infrastructure on an annual basis. Key indicators are set out in the Local Plan monitoring framework in Appendix C. 3. Where regular monitoring indicates that the delivery of housing and employment growth is significantly and persistently short of the targets set out in part 2, we will take appropriate remedial action to increase the supply of land and supporting infrastructure. This will involve: <ol style="list-style-type: none"> a. utilising our own land and powers (e.g. compulsory purchase orders and site acquisitions) to assist in the delivery of sites and associated infrastructure (including the direct provision of new housing and employment uses); b. securing additional funding from various sources (e.g. GLA, TfL and government bodies) to facilitate the timely delivery of sites and associated infrastructure and achieve greater densities than projected in the housing trajectory set out in Authority Monitoring Report; 		

- c. maintaining a register of suitable and deliverable sites (including small sites and self-build projects) to ensure a rolling five-year supply of housing on an annual basis;
- d. exploring opportunities which arise from development proposals to unlock housing and infrastructure delivery across the borough (including the pooling of contributions and the identification of new projects through the Infrastructure Delivery Plan);
- e. working with a range of partners and stakeholder to ensure sustainable growth and regeneration opportunities are fully explored, including optimising the use of previously developed land and new delivery vehicles and area-based masterplans, especially in opportunity areas and town centres
- f. supporting various initiatives such as neighbourhood plans, town centre partnerships, business networks and business-led and other neighbourhood management schemes in order to promote centres, attract inward investment, and co-ordinate and manage improvements to the public realm.

Explanation

- 15.4.1 The Local Plan will cover a 15-year period from 2024 to 2039. Plan reviews are required at least every five years to take account of changing circumstances, such as market conditions, infrastructure shortfalls, future updates or revisions to the London Plan, and the existence of unmet needs within wider housing and economic functional areas. The extent and timing of the review will depend on the extent to which the policies set out in the plan are working.
- 15.4.2 The delivery of the Local Plan will be continuously monitored through a framework of performance indicators and targets (see Appendix D of the plan). Where the policies are failing to deliver the growth targets set out in Chapter 2, we will take appropriate action to correct this. Some of the triggers that will instigate a review of the plan include the persistent under delivery of housing and employment growth and the inability to secure the timely provision of essential infrastructure.
- 15.4.3 Where evidence suggests that changes in land values are likely to significantly impact on the viability of different types of development, we will consider the need to review the strategic approaches or policies set out in this plan to ensure they remain relevant and up to date. This is particularly in respect of affordable housing and infrastructure requirements. For example, where land values increase as a result of strategic infrastructure investment, we will seek to ensure that the maximum viable amount of genuinely affordable housing is secured on a site-by-site basis.

Have your say... on Chapter 15 Delivering and monitoring the plan

15.1 How best do you think the Local Plan can be effectively delivered in the face of limited resources?

15.2 The Council will continue to work in partnership with the private, public and voluntary sector plus neighbouring authorities to secure funding for key infrastructure projects?

15.3 Set out priorities for project delivery? What do think these priorities should be and how should any phasing be applied?

15.4 Increase the Community Infrastructure Levy tariffs to fund future projects?

15.5 Do you have any other issues/ comments?

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Appendix A

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List of evidence base

Design and character
Appropriate locations for tall buildings (LBE) 2021
Character of growth study (LBE) 2021
Characterisation study (Urban Practitioners) 2011
Homes for all
Local housing needs assessment – full report (Arc4 and AECOM) 2020
Local housing needs assessment – (Arc4 and AECOM) executive summary (2020)
Housing Numbers (Stantec and LBE) 2021
Topic Paper: Housing (LBE) 2021
Strategic Housing Land Availability Assessment (LBE) 2020
Strategic Housing Market Assessment (DCA) 2015
Housing and Employment Land Availability Assessment (LBE) 2021
Gypsy and Travellers Accommodation Assessment (Arc4 and AECOM) 2020
Economy
Employment Land Review (AECOM) 2018
Industry in Enfield (AECOM) 2017
Socio Economic Assessment (AECOM) 2017
Functional Economic Market Area Assessment (AECOM) 2020
Enfield Industrial Intensification (AECOM) 2020
Enfield Industrial Intensification and Industrial Sites Database (AECOM) 2020
Market Deliverability Study (Stantec and Grant Mills Wood) 2021
Topic Paper: Employment (Stantec and LBE) 2021
Town centres and high streets
Retail needs assessment (Litchfield) 2016
Retail needs assessment – update (Litchfield) 2018
Retail needs assessment – further update (Litchfield) 2021
Town centre health checks
Green and Blue Enfield
Stage 1 Green Belt and Metropolitan Open Land assessment (LUC) 2020
Stage 2 Green Belt and Metropolitan Open Land assessment (LUC) 2021
Blue and Green Infrastructure Strategy (LBE) 2021
Burial Needs Assessment – full report (Enzygo) 2020
Burial Needs Assessment – cremation and burial spaces (Enzygo) 2020
Movement and connectivity
Delivery and implementation
Place Making
Topic Paper: Place Making – Crews Hill (Hyas) 2021
Topic Paper: Place Making – Chase Park (Hyas) 2021
Other

Whole Plan Viability (HDH Planning) 2021

Integrated Impact Assessment Scoping Report (AECOM) 2020

Summary of findings – Integrated Impact Assessment (LUC) 2021

Appendix B

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Appendix B: Site Allocation Proformas

Appendix B: Site Proformas

Introduction

The following appendix contains site proformas for all the proposed allocated sites.

The site proformas are organised in order of each placemaking area as they appear in the plan, followed by those allocations which lie outside of the placemaking areas. The below table provides an index of all proposed site allocations.

Table B-1: Site Proforma Index

Site Allocation Reference	Site address	Proposed land use
HOUSING AND MIXED-USE SITES		
Enfield Town (PL1)		
SA1	St Anne's Catholic High School for Girls, Enfield	Housing
SA2	Palace Gardens Shopping Centre Enfield	Mixed Use
SA3	100 Church Street, Enfield	Housing
SA4	Enfield Town Station and the Former Enfield Arms, Genotin Road	Mixed Use
SA5	Enfield Civic Centre	Mixed Use
SA6	Southbury Road Superstore Area	Mixed use
SA7	Oak House, 43 Baker Street,	Housing
Southbury (PL2)		
SA8	Sainsburys, Baird Road	Mixed use
SA9	Colosseum Retail Park	Mixed use
SA10	Morrisons, Southbury Road	Mixed use
SA11	Southbury Leisure Park	Mixed use
SA12	Tesco store, Ponders End, 288 High Street, Enfield	Mixed use
Edmonton Green (PL3)		
SA13	Edmonton Green Shopping Centre	Mixed use
SA14	Chiswick Road Estate (Osward and Newdales)	Housing
Angel Edmonton (PL4)		
SA15	Joyce Avenue and Snells Park Estate	Housing
SA16	Public House 50-56 Fore Street London	Housing
SA17	Upton Road and Raynham Road	Housing
SA18	South-east corner of the North Middlesex University Hospital Trust of Sterling Way, London	Housing
Meridian Water (PL5)		
SA19	IKEA store; Tesco Extra, 1 Glover Drive; Meridian Water Willoughby Lane And Meridian Way	Mixed use
Southgate (PL6)		
SA20	ASDA Southgate, 130 Chase Side, Southgate	Mixed Use
SA21	Southgate Office Village 286 Chase Road London.	Mixed Use
SA22	M&S Food	Mixed Use
SA23	Minchenden Car Park and Alan Pullinger Centre, 1 John Bradshaw Road, Southgate N14 6BT	Housing
New Southgate (PL7)		
SA24	Arnos Grove Station Car Park	Housing
SA25	Site between North Circular Road and Station Road	Mixed Use
SA26	Station Road, New Southgate	Mixed Use
Crews Hill (PL9)		
SA27	Land at Crews Hill	Housing
Chase Park (PL10)		
SA28	Land at Chase Park	Housing

Site Allocation Reference	Site address	Proposed land use
SA29	Arnold House (66 Ridgeway)	Housing
Other proposed site allocations outside of the place making areas (urban areas)		
SA30	Claverings, Centre Way, London N9 0AH	Mixed use
SA31	Cockfosters Station Car Park (Parcel b) Cockfosters Road, Barnet	Housing
SA32	Sainsburys Green Lanes	Mixed use
SA33	Blackhorse Tower, Holbrook House And Churchwood House and 116 Cockfosters Road	Housing
SA34	241 Green Street Enfield	Mixed use
SA35	Land at former Wessex Hall Building	Housing
SA36	188-200 Bowes Road, London	Housing
SA37	Main Avenue Site	Housing
SA38	Land at Ritz Parade	Mixed Use
SA39	Travis Perkins Palmers Green, Bridge Drive, Broomfield Lane	Mixed Use
SA40	Land known as Brimsdown Sports Ground EN3 7LL, EN3 7QZ, EN3 7RN EN3 7RP	Mixed use
SA41	Albany Leisure Centre and Car Park and 55 Albany Road, Enfield	Housing
SA42	Fords Grove Car Park	Housing
SA43	Lodge Drive Car Park (incl. Depot), Palmers Green	Housing
Other proposed site allocations outside of the place making areas (outside urban areas)		
SA44	Land opposite Enfield Crematorium (known as The Dell). Great Cambridge Road	Mixed Use
SA45	Land between Camlet Way and Crescent West, Hadley	Housing
INDUSTRIAL SITES		
Southbury (PL2)		
SA46	Travis Perkins Crown Road	Industrial
SA47	Crown Road Lorry Park	Industrial
Meridian Water (PL5)		
SA48	Ravenside Retail Park	Industrial
Crews Hill (PL9)		
SA49	Land at 135 Theobalds Park Road	Industrial
Other sites outside the place making areas		
SA50	Land to the south of Millmarsh Lane, Brimsdown Industrial Estate	Industrial
SA51	6 Morson Road	Industrial
SA52	Montagu Industrial Estate	Industrial
SA53	Land West of Rammey Marsh	Industrial
SA54	Car Park Site, Wharf Road	Industrial
SA55	Land East of Junction 24	Industrial
SA56	Land to the North West of Innova Park	Industrial
ALL OTHER USES		
SA57	Land at Picketts Lock	Sporting / Leisure
SA58	Whitewebbs Golf Course, Beggar's Hollow, Enfield	Nature Recovery
SA59	Alma Road Open Space	Burial
SA60	Firs Farm Recreation Ground (Part)	Burial
SA61	Sloemans Farm	Burial
SA62	Church Street Recreation Ground	Burial
SA63	Land at and within the vicinity of Tottenham Hotspur Football Club Training Ground, Hotspur Way, Whitewebbs Lane.	Sporting

Questions

In relation to the proposed site allocations:

- Have we identified all appropriate sites within the urban area? – To be considered appropriate sites must be available for development (with confirmation from the landowner), suitable (should not have any restrictive planning policy designations, and should not be residential gardens), and achievable (there should be a realistic prospect that the site can be viably delivered within the plan period)

If you think there are sites we should have considered that we have not– please put forward your site using call for sites submission form for us to be able to consider it. This is available at the following link: <https://new.enfield.gov.uk/services/planning/emerging-plans/#3>

- For each site which have been identified for allocation are there any specific design principles or infrastructure requirements that you think we should include as these are developed further?

Housing and Mixed-Use Site Allocations

PL1: Enfield Town – Site Allocations

SA1: St Anne's Catholic High School for Girls, Enfield			
Existing Site Information			
Address	St Anne's Catholic High School for Girls, Enfield, EN2 6EL		
Site Area	1.76ha		
Existing Use(s)	School + Playing fields		
Current Ownership(s)	Single ownership		
Site Considerations			
Flood Zone	Flood zone 1		
PTAL	1a		
Heritage Considerations	Within the immediate setting of Enfield Town Conservation Area and locally listed church. Within wider setting of numerous designated and non-designated heritage assets. Heritage constraints; potential to develop; usual methodology for assigning indicative density will not apply; heritage impact assessment required; mitigation required		
Archaeological Priority Area Impacts	Within the immediate setting of APA 6: Enfield Town Centre and APA 7: Ermine Street Heritage constraints; potential to develop; usual methodology for assigning indicative density will not apply; heritage impact assessment required; mitigation required		
Proposal			
Land Use Requirements	<ul style="list-style-type: none"> Redevelopment of the site must deliver new homes and re-provided open space 		
Implementation			
Timeframe for Delivery	0-5 years	5-10 years	10+ years
	-	X	-
Estimated capacity by proposed Land Use			
Growth Scenario / Spatial Strategy	Baseline / Urban Area only	Medium / Urban area + Green Belt	
Residential Capacity Estimate	236 homes	236 homes	

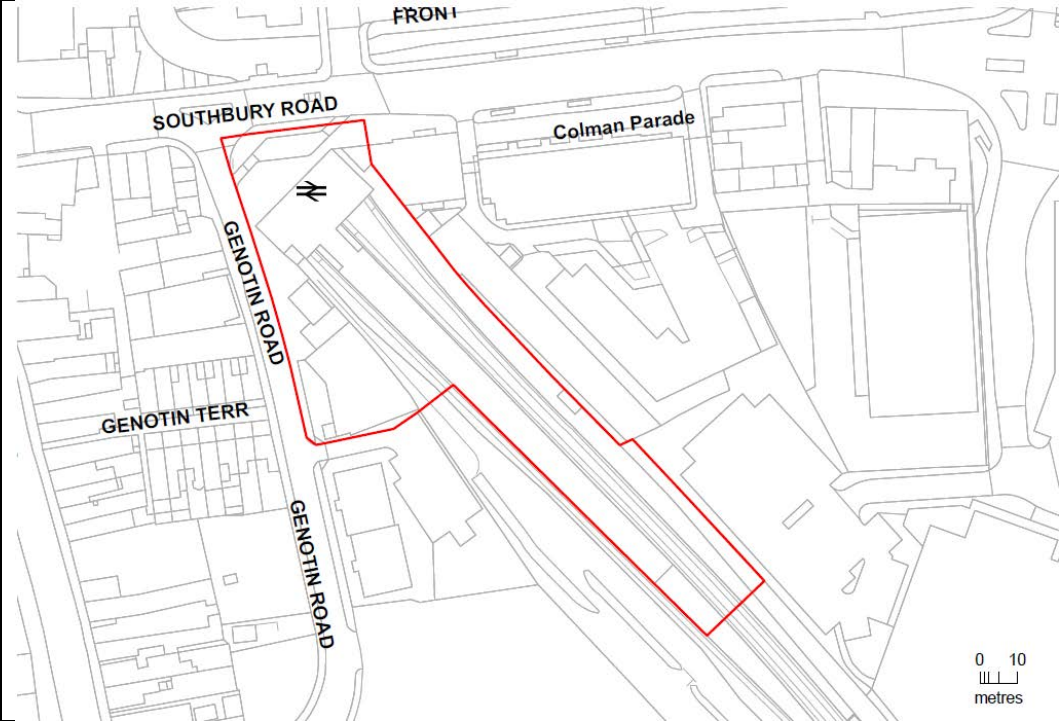
PL1: Enfield Town – Site Allocations

SA2: Palace Gardens Shopping Centre			
Existing Site Information			
Address	Palace Gardens Shopping Centre Enfield, EN2 6SN		
Site Area	3.73ha		
Existing Use(s)	Shopping Centre		
Current Ownership(s)	Single freeholder		
Site Considerations			
Flood Zone	1		
PTAL	4-6a		
Heritage Considerations	Highly sensitive context. Within Enfield Town Conservation Area and the setting of numerous designated and non-designated heritage assets including, but not limited to grade I listed church. Heritage constraints; potential to develop; usual methodology for assigning indicative density will not apply; heritage impact assessment required; mitigation required		
Archaeological Priority Area Impacts	Within APA 6: Enfield Town Centre Heritage constraints; potential to develop; usual methodology for assigning indicative density will not apply; heritage impact assessment required; mitigation required		
Proposal			
Land Use Requirements	<ul style="list-style-type: none"> Redevelopment of the site must deliver new homes, new social infrastructure, and non-residential uses including town centre uses 		
Implementation			
Timeframe for Delivery	0-5 years	5-10 years	10+ years
	-	X	-
Estimated capacity by proposed Land Use			
Growth Scenario / Spatial Strategy	Baseline / Urban Area only	Medium / Urban area + Green Belt	
Residential Capacity Estimate	350 homes	350 homes	

PL1: Enfield Town – Site Allocations

SA3: 100 Church Street			
Existing Site Information			
Address	100 Church St, Enfield, EN2 6BQ		
Site Area	0.28ha		
Existing Use(s)	The site is currently used by Metaswitch for office (Use Class B1) purposes.		
Current Ownership(s)	Single ownership		
Site Considerations			
Flood Zone	1		
PTAL	5		
Heritage Considerations	Within Enfield Town Conservation Area and setting of numerous designated and non-designated heritage assets. Heritage constraints; potential to develop; usual methodology for assigning indicative density will not apply; heritage impact assessment required; mitigation required		
Impacts an Archaeological Priority Area	Within the setting of APA 6: Enfield Town Centre. Heritage constraints; potential to develop; usual methodology for assigning indicative density will not apply; heritage impact assessment required; mitigation required		
Proposal			
Land Use Requirements	<ul style="list-style-type: none"> Redevelopment of the site should provide approximately 56 homes 		
Implementation			
Timeframe for Delivery	0-5 years	5-10 years	10+ years
	-	X	-
Growth Scenario	Baseline		Medium
Spatial Strategy	Urban Area Only		Urban Area + Green Belt
Residential	56 homes		56 homes

PL1: Enfield Town – Site Allocations

SA4: Former Enfield Arms & Enfield Town Station			
			
Existing Site Information			
Address	Former Enfield Arms Southbury Road & Enfield Town Station, Enfield, Genotin Rd		
Site Area	0.57ha		
Existing Use(s)	Station and vacant public house		
Current Ownership(s)	Multiple ownerships		
Site Considerations			
Flood Zone	1		
PTAL	6		
Heritage Considerations	Immediately adjacent to Enfield Town Conservation Area and in close proximity to numerous designated and non-designated heritage assets. Heritage constraints; potential to develop; usual methodology for assigning indicative density will not apply; heritage impact assessment required; mitigation required		
Impacts an Archaeological Priority Area	Immediately adjacent to APA 6: Enfield Town Centre Heritage constraints; potential to develop; usual methodology for assigning indicative density will not apply; heritage impact assessment required; mitigation required		
Proposal			
Land Use Requirements	<ul style="list-style-type: none"> The site should provide new homes and a renewed station entrance and public realm 		
Implementation			
Timeframe for Delivery	0-5 years	5-10 years	10+ years
	-	X	-
Estimated Capacity by Proposed Land Use			
Growth Scenario	Baseline		Medium
Spatial Strategy	Urban Area Only		Urban Area + Green Belt
Mixed Use	100 homes + station and associated uses		100 homes + station and associated uses

PL1: Enfield Town – Site Allocations

SA6: Southbury Road Superstore Area			
Existing Site Information			
Address	Tesco Superstore. Savoy Parade, Southbury Road, Enfield, EN1 1NW		
Site Area	1.74ha		
Existing Use(s)	Retail food store and car park		
Current Ownership(s)	Single ownership		
Site Considerations			
Flood Zone	1		
PTAL	3		
Heritage Considerations	Within the immediate setting of the Enfield Town Conservation Area as well as the setting of numerous designated and non-designated heritage assets. Heritage constraints; potential to develop; usual methodology for assigning indicative density will not apply; heritage impact assessment required; mitigation required.		
Impacts an Archaeological Priority Area	In close proximity to the Ermine Street Archaeological Priority Area and Enfield Town Centre Archaeological Priority Area. Heritage constraints; potential to develop; usual methodology for assigning indicative density may not apply; heritage impact assessment required; mitigation required		
Proposal			
Land Use Requirements	<ul style="list-style-type: none"> Redevelopment of the site should provide new homes and non-residential floorspace 		
Implementation			
Timeframe for Delivery	0-5 years	5-10 years	10+ years
	-	X	-
Estimated capacity by proposed Land Use			
Growth Scenario / Spatial Strategy	Baseline / Urban Area only	Medium / Urban area + Green Belt	
Mixed Use Capacity Estimate	350 homes + re-provision of existing non-residential floorspace	350 homes + re-provision of existing non-residential floorspace	

PL1: Enfield Town – Site Allocations

SA7: Oak House, 43 Baker Street			
PARSONAGE LANE			
BAKER STREET			
FIR TREE WALK			
CHURCH LANE			
PORTCULLIS LODGE ROAD			
CHURCHBURY LANE			
20 metres			
Existing Site Information			
Address	Oak House, 43 Baker Street, EN1 3ET.		
Site Area	0.24ha		
Existing Use(s)	Residential		
Site Considerations			
Flood Zone	1		
PTAL	4		
Heritage Considerations	Within the immediate setting of the Enfield Town Conservation Area as well as the setting of numerous designated and non-designated heritage assets. Heritage constraints; potential to develop; usual methodology for assigning indicative density will not apply; heritage impact assessment required; mitigation required.		
Impacts an Archaeological Priority Area	In close proximity to the Ermine Street Archaeological Priority Area and Enfield Town Centre Archaeological Priority Area. Heritage constraints; potential to develop; usual methodology for assigning indicative density may not apply; heritage impact assessment required; mitigation required		
Proposal			
Land Use Requirements	<ul style="list-style-type: none"> The site should provide new homes 		
Implementation			
Timeframe for Delivery	0-5 years	5-10 years	10+ years
	-	X	-
Estimated capacity by proposed Land Use			
Growth Scenario / Spatial Strategy	Baseline / Urban Area only	Medium / Urban area + Green Belt	
Residential Capacity Estimate	55 homes	55 homes	

PL2: Southbury – Site Allocations

SA8: Sainsburys, Baird Road			
Existing Site Information			
Address	Sainsburys Crown Road, EN1 1TH		
Site Area	3.21ha		
Existing Use(s)	Supermarket + car park		
Site Considerations			
Flood Zone	1		
PTAL	3		
Heritage Considerations	Not located in immediate proximity to conservation area or listed buildings.		
Impacts an Archaeological Priority Area	Within APA 7: Ermine Street Amber – heritage constraints; potential to develop; usual methodology for assigning indicative density will not apply; heritage impact assessment required; mitigation required		
Proposal			
Land Use Requirements	<ul style="list-style-type: none"> The site should provide new homes and employment floorspace 		
Implementation			
Timeframe for Delivery	0-5 years	5-10 years	10+ years
	-	X	X
Estimated capacity by proposed Land Use			
Growth Scenario / Spatial Strategy	Baseline / Urban Area only	Medium / Urban area + Green Belt	
Mixed Use Capacity Estimate	1041 homes + at least 20,685sqm industry and logistic space	1041 homes + at least 20,685sqm industry and logistic space	

PL2: Southbury – Site Allocations

SA9: Colosseum Retail Park			
Existing Site Information			
Address	Colosseum Retail Park, EN1 3FD		
Site Area	4.35ha		
Existing Use(s)	Large format retail		
Site Considerations			
Flood Zone	1		
PTAL	3		
Heritage Considerations	Not located in immediate proximity to conservation area or listed buildings.		
Impacts an Archaeological Priority Area	Within APA 7: Ermine Street Amber – heritage constraints; potential to develop; usual methodology for assigning indicative density will not apply; heritage impact assessment required; mitigation required		
Proposal			
Land Use Requirements	<ul style="list-style-type: none"> Redevelopment of the site should provide new homes and non-residential floorspace 		
Implementation			
Timeframe for Delivery	0-5 years	5-10 years	10+ years
	-	X	X
Estimated capacity by proposed Land Use			
Growth Scenario / Spatial Strategy	Baseline / Urban Area only	Medium / Urban area + Green Belt	
Mixed Use Capacity Estimate	1,587 homes + non-residential floorspace	1,587 homes + non-residential floorspace	

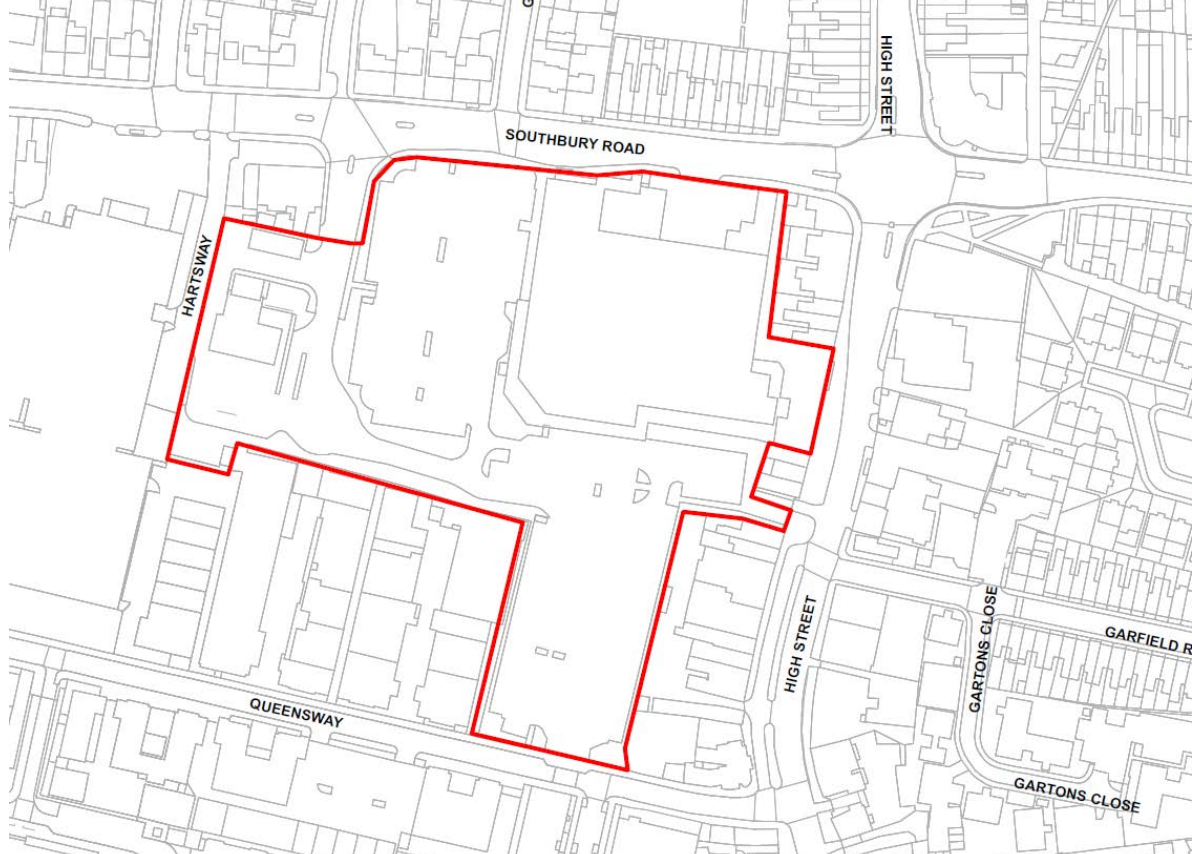
PL2: Southbury – Site Allocations

SA10: Morrisons, Southbury Road			
Existing Site Information			
Address	Morrisons, Southbury Road EN1 1TW		
Site Area	2.75ha		
Existing Use(s)	Supermarket + car park		
Site Considerations			
Flood Zone	1		
PTAL	3		
Heritage Considerations	Not located in immediate proximity to conservation area or listed buildings.		
Impacts an Archaeological Priority Area	Within APA 7: Ermine Street Amber – heritage constraints; potential to develop; usual methodology for assigning indicative density will not apply; heritage impact assessment required; mitigation required		
Proposal			
Land Use Requirements	<ul style="list-style-type: none"> Redevelopment of the site should provide new homes and non-residential floorspace 		
Implementation			
Timeframe for Delivery	0-5 years	5-10 years	10+ years
	-	X	X
Estimated capacity by proposed Land Use			
Growth Scenario / Spatial Strategy	Baseline / Urban Area only	Medium / Urban area + Green Belt	
Mixed Use Capacity Estimate	892 homes + non-residential floorspace	892 homes + non-residential floorspace	


PL2: Southbury – Site Allocations

SA11: Southbury Leisure Park			
Existing Site Information			
Address	Southbury Leisure Park, Enfield EN1 1YQ		
Site Area	2.95ha		
Existing Use(s)	Leisure park		
Site Considerations			
Flood Zone	1		
PTAL	3		
Heritage Considerations	Not located in immediate proximity to conservation area or listed buildings.		
Impacts an Archaeological Priority Area	Within APA 7: Ermine Street Amber – heritage constraints; potential to develop; usual methodology for assigning indicative density will not apply; heritage impact assessment required; mitigation required		
Proposal			
Land Use Requirements	<ul style="list-style-type: none"> Redevelopment of the site should provide new homes and non-residential floorspace 		
Implementation			
Timeframe for Delivery	0-5 years	5-10 years	10+ years
	-	X	-
Estimated capacity by proposed Land Use			
Growth Scenario / Spatial Strategy	Baseline / Urban Area only	Medium / Urban area + Green Belt	
Mixed Use Capacity Estimate	450 homes + non-residential floorspace	450 homes + non-residential floorspace	

PL2: Southbury – Site Allocations

SA12: Tesco, Ponders End			
			
Existing Site Information			
Address	Southbury Leisure Park, Enfield EN1 1YQ		
Site Area	2.95ha		
Existing Use(s)	Leisure park		
Site Considerations			
Flood Zone	1		
PTAL	3		
Heritage Considerations	Not located in immediate proximity to conservation areas or listed buildings.		
Impacts an Archaeological Priority Area	In part within APA 10: Southbury Road Green – heritage constraints; potential to develop; usual methodology for assigning indicative density will not apply; heritage impact assessment required; mitigation required		
Proposal			
Land Use Requirements	<ul style="list-style-type: none"> Redevelopment of the site should provide new homes and non-residential floorspace 		
Implementation			
Timeframe for Delivery	0-5 years	5-10 years	10+ years
	-	X	-
Estimated capacity by proposed Land Use			
Growth Scenario / Spatial Strategy	Baseline / Urban Area only	Medium / Urban area + Green Belt	
Mixed Use Capacity Estimate	450 homes + non-residential floorspace	450 homes + non-residential floorspace	


PL3: Edmonton Green – Site Allocations

SA13: Edmonton Green Shopping Centre			
			
Existing Site Information			
Address	Edmonton Green Shopping Centre and adjoining land		
Site Area	10ha		
Existing Use(s)	Large shopping centre, covered market, leisure centre, library, health centre, community centre, hotel, existing homes bus station, and over 1,000 car parking spaces.		
Site Considerations			
Flood Zone	Mainly Flood Zone 1, although the northern part of Hertford Road is Flood Zone 2.		
PTAL	6a-4		
Heritage Considerations	Within immediate setting of four conservation areas as well as numerous other designated and non-designated heritage assets. Amber – heritage constraints; potential to develop; usual methodology for assigning indicative density will not apply; heritage impact assessment required; mitigation required		
Impacts an Archaeological Priority Area	In part within APA 15: Lower Edmonton Green – heritage constraints; potential to develop; usual methodology for assigning indicative density will not apply; heritage impact assessment required; mitigation required		
Proposal			
Land Use Requirements	<ul style="list-style-type: none"> Redevelopment of the site should provide new homes and non-residential floorspace 		
Implementation			
Timeframe for Delivery	0-5 years	5-10 years	10+ years
	-	X	-
Estimated capacity by proposed Land Use			
Growth Scenario / Spatial Strategy	Baseline / Urban Area only	Medium / Urban area + Green Belt	
Mixed Use Capacity Estimate	1173 homes + non-residential floorspace	1173 homes + non-residential floorspace	

PL3: Edmonton Green – Site Allocations

SA14: Chiswick Road Estate			
Existing Site Information			
Address	Chiswick Road Estate (Osward and Newdales) N9 7AN		
Site Area	2.37ha		
Existing Use(s)	Housing Estate		
Site Considerations			
Flood Zone	Flood zone 1/2		
PTAL	5		
Heritage Considerations	<p>Within the immediate setting of The Crescent Conservation Area and associated Listed Building; locally listed Baptist church; Fore Street Conservation Area; and, Church Street Conservation Area.</p> <p>Amber – heritage constraints; potential to develop; usual methodology for assigning indicative density will not apply; heritage impact assessment required; mitigation required</p>		
Impacts an Archaeological Priority Area	<p>Within APA 15: Lower Edmonton</p> <p>Amber – heritage constraints; potential to develop; usual methodology for assigning indicative density will not apply; heritage impact assessment required; mitigation required</p>		
Proposal			
Land Use Requirements	<ul style="list-style-type: none"> Development of the site should provide new homes through infill development 		
Implementation			
Timeframe for Delivery	0-5 years	5-10 years	10+ years
	-	-	X
Estimated capacity by proposed Land Use			
Growth Scenario / Spatial Strategy	Baseline / Urban Area only	Medium / Urban area + Green Belt	
Mixed Use Capacity Estimate	272 homes	272 homes	

PL4: Angel Edmonton – Site Allocations

SA15: Chiswick Road Estate			
			
Existing Site Information			
Address	Joyce Avenue & Snells Park Estate N18 2SY		
Site Area	9.94ha		
Existing Use(s)	Housing Estate		
Site Considerations			
Flood Zone	1		
PTAL	3		
Heritage Considerations	Within immediate setting of Fore Street Conservation Area and North Tottenham High Road Conservation Area as well as numerous other heritage assets. Amber – heritage constraints; potential to develop; usual methodology for assigning indicative density will not apply; heritage impact assessment required; mitigation required		
Impacts an Archaeological Priority Area	In part within APA 20: Upper Edmonton. Amber – heritage constraints; potential to develop; usual methodology for assigning indicative density will not apply; heritage impact assessment required; mitigation required		
Proposal			
Land Use Requirements	<ul style="list-style-type: none"> Development of the site should provide new homes and supporting social infrastructure including community / health uses and re-provided open space. Affordable workspace will be encouraged. 		
Implementation			
Timeframe for Delivery	0-5 years	5-10 years	10+ years
	-	-	X
Estimated capacity by proposed Land Use			
Growth Scenario / Spatial Strategy	Baseline / Urban Area only	Medium / Urban area + Green Belt	
Mixed Use Capacity Estimate	1217 homes + social infrastructure	1217 homes + social infrastructure.	

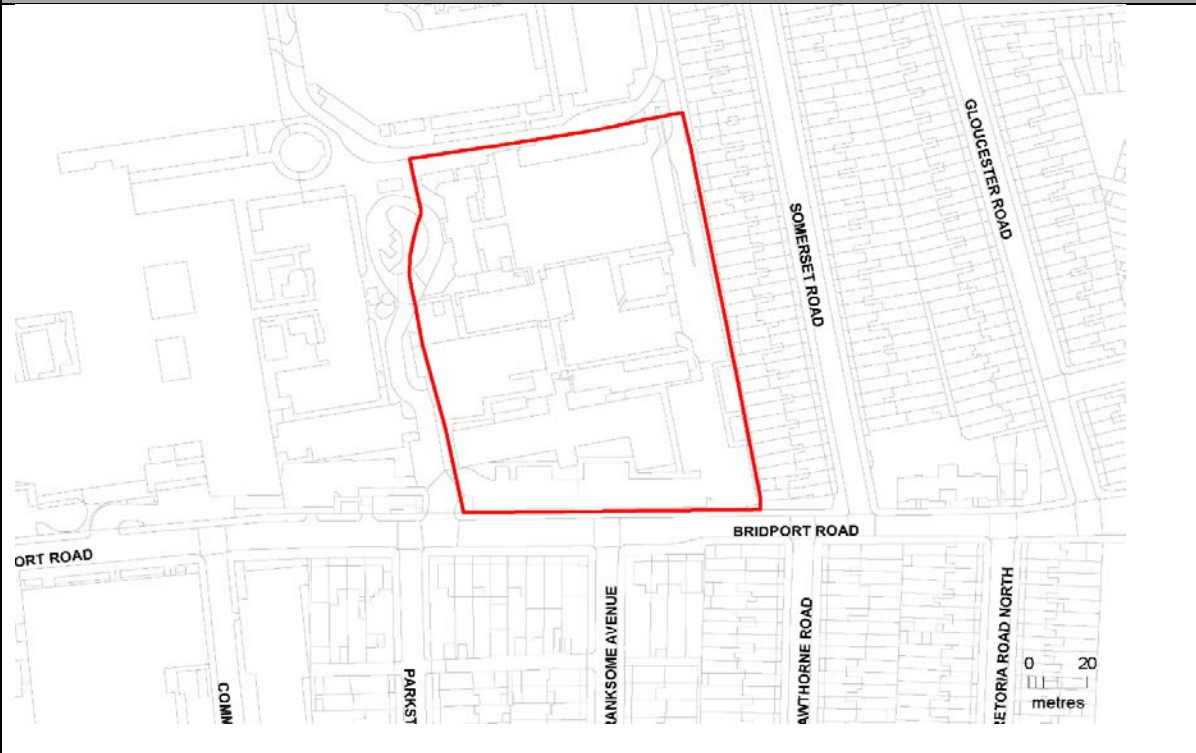
PL4: Angel Edmonton – Site Allocations

SA16: 50-56 Fore Street			
Existing Site Information			
Address	Public House 50-56 Fore Street N18 2SS		
Site Area	0.19ha		
Existing Use(s)	Pub		
Site Considerations			
Flood Zone	1		
PTAL	5		
Heritage Considerations	Within immediate setting of Fore Street Conservation Area and designated and non-designated heritage assets. Amber – heritage constraints; potential to develop; usual methodology for assigning indicative density will not apply; heritage impact assessment required; mitigation required		
Impacts an Archaeological Priority Area	Within APA 20: Upper Edmonton. Amber – heritage constraints; potential to develop; usual methodology for assigning indicative density will not apply; heritage impact assessment required; mitigation required		
Proposal			
Land Use Requirements	<ul style="list-style-type: none"> Redevelopment of the site should provide new homes 		
Implementation			
Timeframe for Delivery	0-5 years	5-10 years	10+ years
	-	X	-
Estimated capacity by proposed Land Use			
Growth Scenario / Spatial Strategy	Baseline / Urban Area only		Medium / Urban area + Green Belt
Residential Capacity Estimate	68 homes		68 homes

PL4: Angel Edmonton – Site Allocations

SA17: Upton and Raynham			
Existing Site Information			
Address	Upton Road And Raynham Road N18 2JU		
Site Area	1.92ha		
Existing Use(s)	Residential		
Site Considerations			
Flood Zone	1		
PTAL	0		
Heritage Considerations	Within setting of Fore St Conservation Area and wider setting of designated and non designated heritage assets. This site includes non designated C20th housing of heritage significance. Amber – heritage constraints; potential to develop; usual methodology for assigning indicative density will not apply; heritage impact assessment required; mitigation required		
Impacts an Archaeological Priority Area	Within the setting of APA 20: Upper Edmonton Green – heritage constraints; potential to develop; usual methodology for assigning indicative density may not apply; heritage impact assessment required; mitigation require		
Proposal			
Land Use Requirements	<ul style="list-style-type: none"> Redevelopment of the site should provide new homes 		
Implementation			
Timeframe for Delivery	0-5 years	5-10 years	10+ years
	-	X	X
Estimated capacity by proposed Land Use			
Growth Scenario / Spatial Strategy	Baseline / Urban Area only	Medium / Urban area + Green Belt	
Housing Capacity Estimate	198 homes	198 homes	

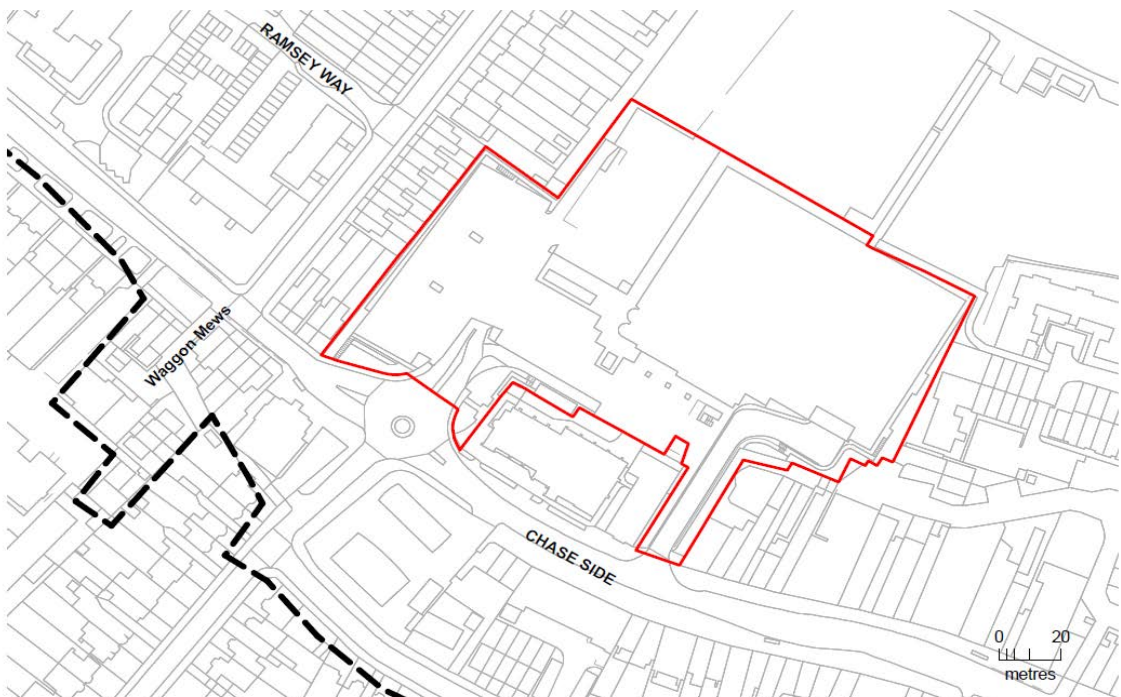
PL4: Angel Edmonton – Site Allocations

SA18: South-east corner of the North Middlesex University Hospital			
			
Existing Site Information			
Address	South-east corner of the North Middlesex University Hospital Trust of Sterling Way, London, N18 1QX		
Site Area	1.37ha		
Existing Use(s)	NHS trust facilities and services.		
Site Considerations			
Flood Zone	1		
PTAL	3		
Heritage Considerations	Includes a remnant of Union Workhouse Hospital Wing which is a non-designated heritage asset. Amber – heritage constraints; potential to develop; usual methodology for assigning indicative density will not apply; heritage impact assessment required; mitigation required		
Impacts an Archaeological Priority Area	None		
Proposal			
Land Use Requirements	<ul style="list-style-type: none"> Development of the site should provide new homes 		
Implementation			
Timeframe for Delivery	0-5 years	5-10 years	10+ years
	-	X	-
Estimated capacity by proposed Land Use			
Growth Scenario / Spatial Strategy	Baseline / Urban Area only	Medium / Urban area + Green Belt	
Housing Capacity Estimate	400 homes	400 homes	

PL5: Meridian Water – Site Allocations

SA19: Meridian Water West Bank			
Existing Site Information			
Address	IKEA store; Tesco Extra, 1 Glover Drive; Meridian Water Willoughby Lane And Meridian Way		
Site Area	38.62ha		
Existing Use(s)	Mixture of uses		
Site Considerations			
Flood Zone	Flood zone 1 but close to Flood zone 2&3		
PTAL	2		
Heritage Considerations	None		
Impacts an Archaeological Priority Area	Within APA 4: Lea Valley West Bank. Cranog under Ikea when it was built.		
Proposal			
Land Use Requirements	<ul style="list-style-type: none"> Redevelopment of the site should provide new homes and non-residential uses including social and community infrastructure 		
Implementation			
Timeframe for Delivery	0-5 years	5-10 years	10+ years
Estimated capacity by proposed Land Use			
Growth Scenario / Spatial Strategy	Baseline / Urban Area only	Medium / Urban area + Green Belt	
Mixed Use Capacity Estimate	5000 homes and non-residential uses including social and community infrastructure	5000 homes and non-residential uses including social and community infrastructure	

PL6: Southgate – Site Allocations

SA20: ASDA Southgate			
			
Existing Site Information			
Address	ASDA Southgate, 130 Chase Side, Southgate, N14 5PH		
Site Area	1.651		
Existing Use(s)	A1 Retail, car park		
Site Considerations			
Flood Zone	1		
PTAL	4		
Heritage Considerations	<p>Within the immediate setting of a Listed Building as well as within the wider setting of the Southgate Circus Conservation Area and associated heritage assets.</p> <p>Amber – heritage constraints; potential to develop; usual methodology for assigning indicative density will not apply; heritage impact assessment required; mitigation required</p>		
Impacts an Archaeological Priority Area	<p>Within setting of APA 25: Grovelands Park and Southgate Green – heritage constraints; potential to develop; usual methodology for assigning indicative density will not apply; heritage impact assessment required; mitigation required</p>		
Proposal			
Land Use Requirements	<ul style="list-style-type: none"> The site should provide new homes 		
Implementation			
Timeframe for Delivery	0-5 years	5-10 years	10+ years
	-	X	-
Estimated capacity by proposed Land Use			
Growth Scenario / Spatial Strategy	Baseline / Urban Area only	Medium / Urban area + Green Belt	
Mixed Use Capacity Estimate	165 homes + non-residential uses	165 homes + non-residential uses	

PL6: Southgate – Site Allocations

SA21: Southgate Office Village			
Existing Site Information			
Address	Southgate Office Village 286 Chase Road London.		
Site Area	0.55 ha		
Existing Use(s)	B1 use class		
Site Considerations			
Flood Zone	1		
PTAL	4		
Heritage Considerations	Within the immediate setting of Southgate Circus Conservation Area and wider setting of numerous designated and non-designated heritage assets including Grade II* Station. Amber – heritage constraints; potential to develop; usual methodology for assigning indicative density will not apply; heritage impact assessment required; mitigation required		
Impacts an Archaeological Priority Area	Within APA 25: Grovelands Park and Southgate Amber – heritage constraints; potential to develop; usual methodology for assigning indicative density will not apply; heritage impact assessment required; mitigation required		
Proposal			
Land Use Requirements	<ul style="list-style-type: none"> Development should provide new homes and re-provided office space 		
Implementation			
Timeframe for Delivery	0-5 years	5-10 years	10+ years
	-	X	-
Estimated capacity by proposed Land Use			
Growth Scenario / Spatial Strategy	Baseline / Urban Area only	Medium / Urban area + Green Belt	
Mixed Use Capacity Estimate	9 homes, with expanded community facilities including re-provided library	9 homes, with expanded community facilities including re-provided library	

PL6: Southgate – Site Allocations

SA22: M&S Food, Southgate			
Existing Site Information			
Address	M&S Food, N14 6AQ		
Site Area	0.459ha		
Existing Use(s)	Food store		
Site Considerations			
Flood Zone	1		
PTAL	4		
Heritage Considerations	Within setting of Southgate Circus Conservation Area and wider setting of other designated and non-designated heritage assets. Amber – heritage constraints; potential to develop; usual methodology for assigning indicative density will not apply; heritage impact assessment required; mitigation required		
Impacts an Archaeological Priority Area	In part within APA 25: Grovelands Park and Southgate Amber – heritage constraints; potential to develop; usual methodology for assigning indicative density will not apply; heritage impact assessment required; mitigation required		
Proposal			
Land Use Requirements	<ul style="list-style-type: none"> Development should provide new homes and non-residential floorspace 		
Implementation			
Timeframe for Delivery	0-5 years	5-10 years	10+ years
	-	-	X
Estimated capacity by proposed Land Use			
Growth Scenario / Spatial Strategy	Baseline / Urban Area only		Medium / Urban area + Green Belt
Mixed Use Capacity Estimate	150 homes with mixed use floorspace		150 homes with mixed use floorspace

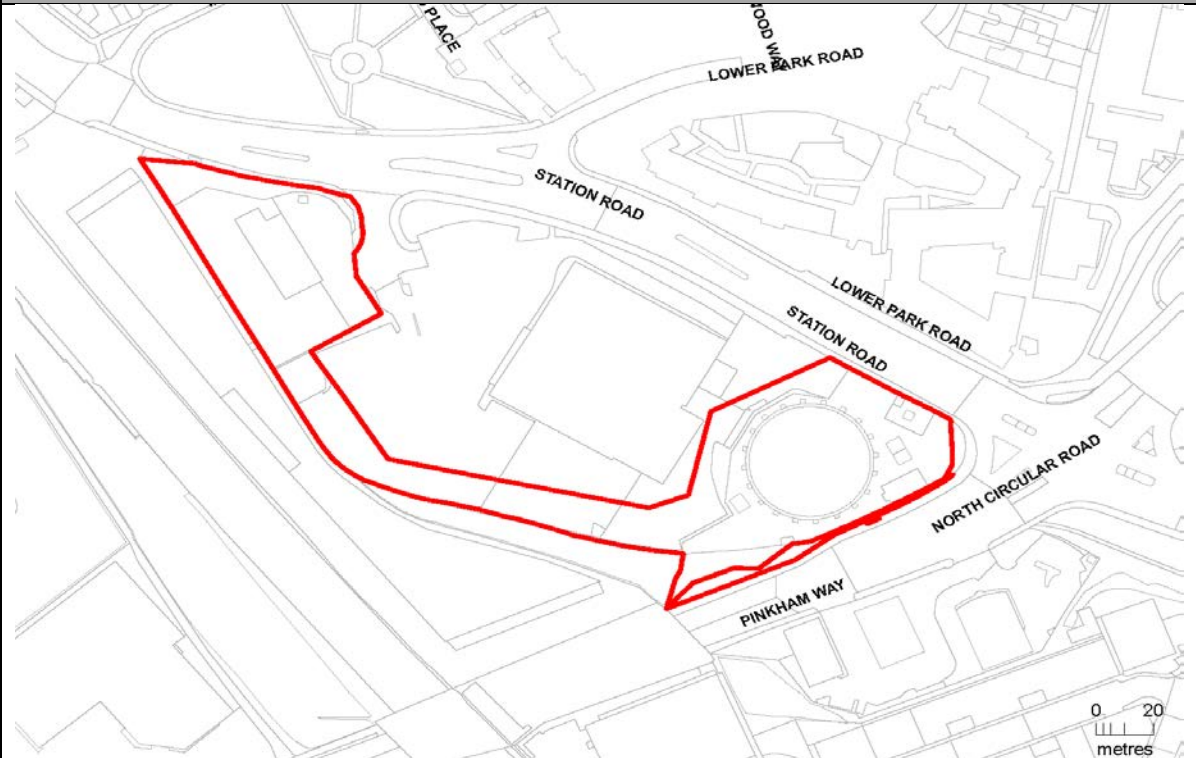
PL6: Southgate – Site Allocations

SA23: Minchenden Car Park & Alan Pullinger Centre			
Existing Site Information			
Address	Alan Pullinger Centre, 1 John Bradshaw Road, Southgate N14 6BT & Minchenden Car Park, N14 6BT		
Site Area	0.11ha		
Existing Use(s)	Youth Centre & Car Park		
Site Considerations			
Flood Zone	1		
PTAL	4		
Heritage Considerations	Within setting of Southgate Circus Conservation Area and numerous designated and non-designated heritage assets. Amber – heritage constraints; potential to develop; usual methodology for assigning indicative density will not apply; heritage impact assessment required; mitigation required		
Impacts an Archaeological Priority Area	Within APA 25: Grovelands Park and Southgate Amber – heritage constraints; potential to develop; usual methodology for assigning indicative density will not apply; heritage impact assessment required; mitigation required		
Proposal			
Land Use Requirements	<ul style="list-style-type: none"> Development should provide new homes and non-residential floorspace 		
Implementation			
Timeframe for Delivery	0-5 years	5-10 years	10+ years
	-	X	-
Estimated capacity by proposed Land Use			
Growth Scenario / Spatial Strategy	Baseline / Urban Area only	Medium / Urban area + Green Belt	
Mixed Use Capacity Estimate	Approximately 48 homes	Approximately 48 homes	

PL7: New Southgate – Site Allocations

SA24: Arnos Grove Station Car Park			
Existing Site Information			
Address	Arnos Grove Station Car Park, N11 1AN		
Site Area	1.08ha		
Existing Use(s)	Car Park		
Site Considerations			
Flood Zone	1		
PTAL	6a		
Heritage Considerations	Within setting of Grade II* Listed Building. Amber – heritage constraints; potential to develop; usual methodology for assigning indicative density will not apply; heritage impact assessment required; mitigation required		
Impacts an Archaeological Priority Area	None		
Proposal			
Land Use Requirements	<ul style="list-style-type: none"> Development should provide new homes and may provide non-residential floorspace 		
Implementation			
Timeframe for Delivery	0-5 years	5-10 years	10+ years
	X	-	-
Estimated capacity by proposed Land Use			
Growth Scenario / Spatial Strategy	Baseline / Urban Area only		Medium / Urban area + Green Belt
Mixed Use Capacity Estimate	Approximately 162 homes		Approximately 162 homes

PL7: New Southgate – Site Allocations

SA25: Former Gasholder, New Southgate			
			
Existing Site Information			
Address	Site between North Circular Road and Station Road, N11 1QJ		
Site Area	1.13ha		
Existing Use(s)	Sui Generis/B8 Decommissioned gasworks		
Site Considerations			
Flood Zone	1		
PTAL	4		
Heritage Considerations	Within setting of Grade II* Listed Building. Amber – heritage constraints; potential to develop; usual methodology for assigning indicative density will not apply; heritage impact assessment required; mitigation required		
Impacts an Archaeological Priority Area	None		
Proposal			
Land Use Requirements	<ul style="list-style-type: none"> Redevelopment should provide new homes and non-residential floorspace 		
Implementation			
Timeframe for Delivery	0-5 years	5-10 years	10+ years
	-	X	-
Estimated capacity by proposed Land Use			
Growth Scenario / Spatial Strategy	Baseline / Urban Area only		Medium / Urban area + Green Belt
Mixed Use Capacity Estimate	Approximately 230 homes		Approximately 230 homes

PL7: New Southgate – Site Allocations

SA26: Homebase, New Southgate			
Existing Site Information			
Address	Site between North Circular Road and Station Road, N11 1QJ		
Site Area	1.13ha		
Existing Use(s)	Sui Generis/B8 Decommissioned gasworks		
Site Considerations			
Flood Zone	1		
PTAL	4		
Heritage Considerations	None		
Impacts an Archaeological Priority Area	None		
Proposal			
Land Use Requirements	<ul style="list-style-type: none"> Redevelopment should provide new homes 		
Implementation			
Timeframe for Delivery	0-5 years	5-10 years	10+ years
	-	X	-
Estimated capacity by proposed Land Use			
Growth Scenario / Spatial Strategy	Baseline / Urban Area only		Medium / Urban area + Green Belt
	Mixed Use Capacity Estimate		Approximately 203 homes
		Approximately 203 homes	Approximately 203 homes

PL9: Crews Hill – Site Allocations

SA27: Land at Crews Hill			
Existing Site Information			
Address	Land at Crews Hill		
Site Area	82.40ha		
Existing Use(s)	Mix of uses including paddocks, storage and other uses.		
Site Considerations			
Flood Zone	1-3		
PTAL	1a-1b		
Heritage Considerations	Amber - A number of nationally listed heritage assets within the proposed site allocation. heritage constraints; potential to develop; usual methodology for assigning indicative density will not apply; heritage impact assessment required; mitigation required		
Impacts an Archaeological Priority Area	Amber - Within APA3: Whitewebbs Hill, Bulls Cross and Forty Hill. Heritage constraints; potential to develop; usual methodology for assigning indicative density will not apply; heritage impact assessment required; mitigation required		
Proposal			
Land Use Requirements	<ul style="list-style-type: none"> Redevelopment should provide new homes, associated community and social infrastructure, and enhanced open space Must retain the existing riding school 		
Implementation			
Timeframe for Delivery	0-5 years	5-10 years	10+ years
	-	-	X
Estimated capacity by proposed Land Use			
Growth Scenario / Spatial Strategy	Baseline / Urban Area only		Medium / Urban area + Green Belt
Mixed Use Capacity Estimate	n/a		Approximately 3000 homes

PL10: Chase Park – Site Allocations

SA28: Land at Chase Park			
Existing Site Information			
Address	Vicarage Farm, Land between Hadley Road & Enfield Rd, EN2, Bramley Road, London, N14 4UW		
Site Area	59.74ha		
Existing Use(s)	Mix of uses including equestrian, fields and other uses.		
Site Considerations			
Flood Zone	1-3		
PTAL	1a-1b		
Heritage Considerations	Within the wider setting of the Trent Park Conservation Area as well as the immediate setting of two groups of locally listed buildings. Amber – heritage constraints; potential to develop; usual methodology for assigning indicative density may not apply; heritage impact assessment required; mitigation required		
Impacts an Archaeological Priority Area	Within the setting of APA 2: Enfield Chase and Camlet Moat Green – heritage constraints; potential to develop; usual methodology for assigning indicative density may not apply; heritage impact assessment required; mitigation required		
Proposal			
Land Use Requirements	<ul style="list-style-type: none"> Redevelopment should provide new homes and associated non-residential uses including social infrastructure 		
Implementation			
Timeframe for Delivery	0-5 years	5-10 years	10+ years
	-	-	X
Estimated capacity by proposed Land Use			
Growth Scenario / Spatial Strategy	Baseline / Urban Area only	Medium / Urban area + Green Belt	
Mixed Use Capacity Estimate	n/a	Approximately 3000 homes	

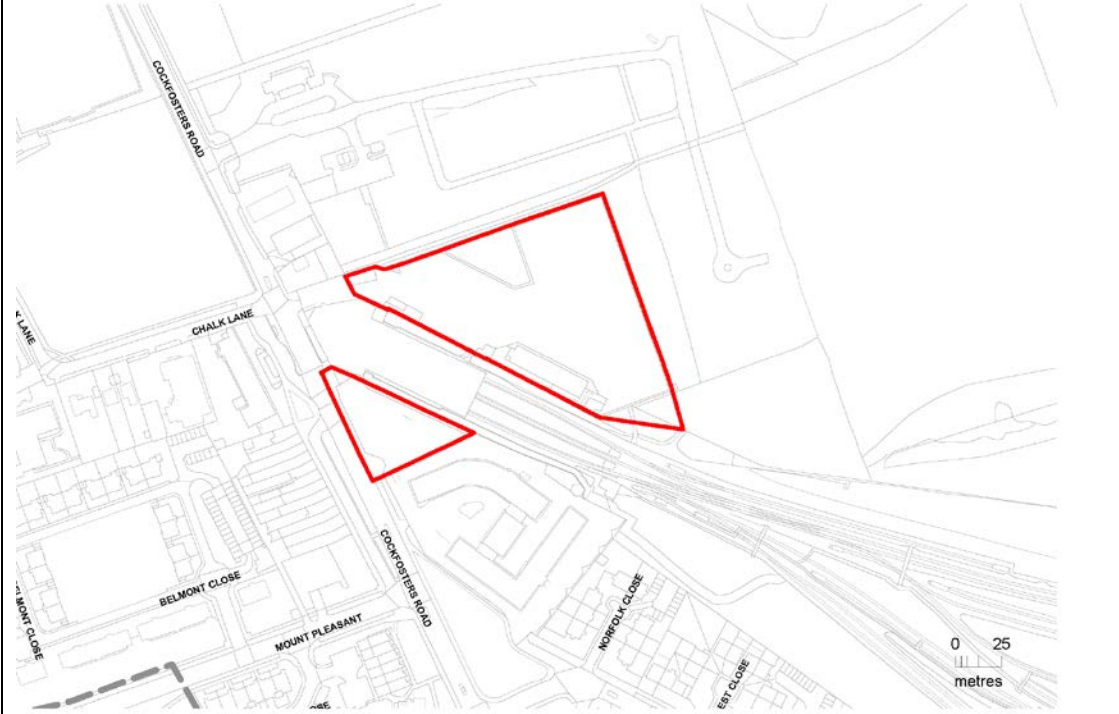
PL10: Chase Park – Site Allocations

SA29: Arnold House			
Existing Site Information			
Address	66 Ridgeway, EN2 8JA.		
Site Area	0.903ha		
Existing Use(s)	Existing building and Overgrown field		
Site Considerations			
Flood Zone	1		
PTAL	0		
Heritage Considerations	None		
Impacts an Archaeological Priority Area	None		
Proposal			
Land Use Requirements	<ul style="list-style-type: none"> Development should provide new homes 		
Implementation			
Timeframe for Delivery	0-5 years	5-10 years	10+ years
	-	-	X
Estimated capacity by proposed Land Use			
Growth Scenario / Spatial Strategy		Baseline / Urban Area only	Medium / Urban area + Green Belt
Mixed Use Capacity Estimate		36 homes – only on area on previously developed land.	Approximately 62 homes

Outside of the Placemaking Areas – Site Allocations

SA30: Claverings Industrial Estate			
Existing Site Information			
Address	Claverings, Centre Way, London N9 0AH		
Site Area	2.41ha		
Existing Use(s)	Claverings Industrial Estate comprises of approximately 40 small offices, light industrial, warehouse and trade units, built circa 1951 as flatted factories.		
Site Considerations			
Flood Zone	Flood zone 2		
PTAL	1b		
Heritage Considerations	None		
Impacts an Archaeological Priority Area	None		
Proposal			
Land Use Requirements	<ul style="list-style-type: none"> Redevelopment of the site should: Deliver an exemplar industrial co-location scheme. Ensure as a minimum no net loss of non-residential floorspace. Mixed use employment including new homes 		
Implementation			
Timeframe for Delivery	0-5 years	5-10 years	10+ years
	-	X	X
Estimated capacity by proposed Land Use			
Growth Scenario / Spatial Strategy		Baseline / Urban Area only	Medium / Urban area + Green Belt
Mixed Use Capacity Estimate		TBC + 587 homes of Mixed use	TBC + 587 homes of Mixed use

Outside of the Placemaking Areas – Site Allocations

SA31: Cockfosters Station Car Park			
			
Existing Site Information			
Address	Cockfosters Station Car Park (Parcels a & b) Cockfosters Road		
Site Area	1.15ha		
Existing Use(s)	Car park		
Site Considerations			
Flood Zone	1		
PTAL	6a		
Heritage Considerations	<p>Within the immediate setting of Trent Park Conservation Area; Cockfosters Station (Grade II Listed Building) and Trent Park Registered Park and Garden. Within the wider setting of numerous other heritage assets.</p> <p>Green – heritage constraints; potential to develop; usual methodology for assigning indicative density may not apply; heritage impact assessment required; mitigation required</p>		
Impacts an Archaeological Priority Area	<p>Within immediate setting of APA 2: Enfield Chase and Camlet Moat Green – heritage constraints; potential to develop; usual methodology for assigning indicative density may not apply; heritage impact assessment required; mitigation required</p>		
Proposal			
Land Use Requirements	<ul style="list-style-type: none"> Development of the site should provide new homes 		
Implementation			
Timeframe for Delivery	0-5 years	5-10 years	10+ years
	-	X	-
Estimated capacity by proposed Land Use			
Growth Scenario / Spatial Strategy	Baseline / Urban Area only	Medium / Urban area + Green Belt	
Capacity Estimate	316 homes	316 homes	

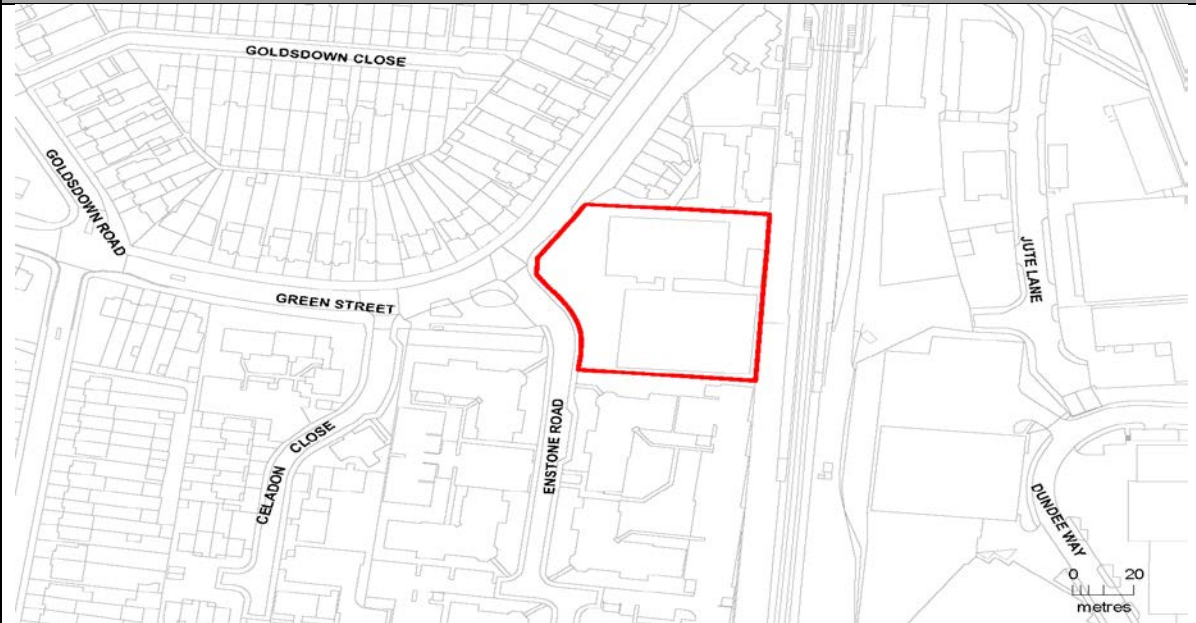
Outside of the Placemaking Areas – Site Allocations

SA32: Sainsburys, Green Lanes			
Existing Site Information			
Address	Sainsburys Green Lanes, N21 3RS		
Site Area	2.2		
Existing Use(s)	Supermarket + car park		
Site Considerations			
Flood Zone	1		
PTAL	3		
Heritage Considerations	Adjacent to a Grade II Listed Building and within the setting of other non-designated heritage assets. Green – heritage constraints; potential to develop; usual methodology for assigning indicative density may not apply; heritage impact assessment required; mitigation required		
Impacts an Archaeological Priority Area	None		
Proposal			
Land Use Requirements	<ul style="list-style-type: none"> Development of the site should provide new homes and non-residential floorspace that is compatible with new and existing nearby residential uses. 		
Implementation			
Timeframe for Delivery	0-5 years	5-10 years	10+ years
	-	X	-
Estimated capacity by proposed Land Use			
Growth Scenario / Spatial Strategy	Baseline / Urban Area only	Medium / Urban area + Green Belt	
Capacity Estimate	299 homes + at least 13,325 sqm of non-residential floorspace	299 homes + at least 13,325 sqm of non-residential floorspace	

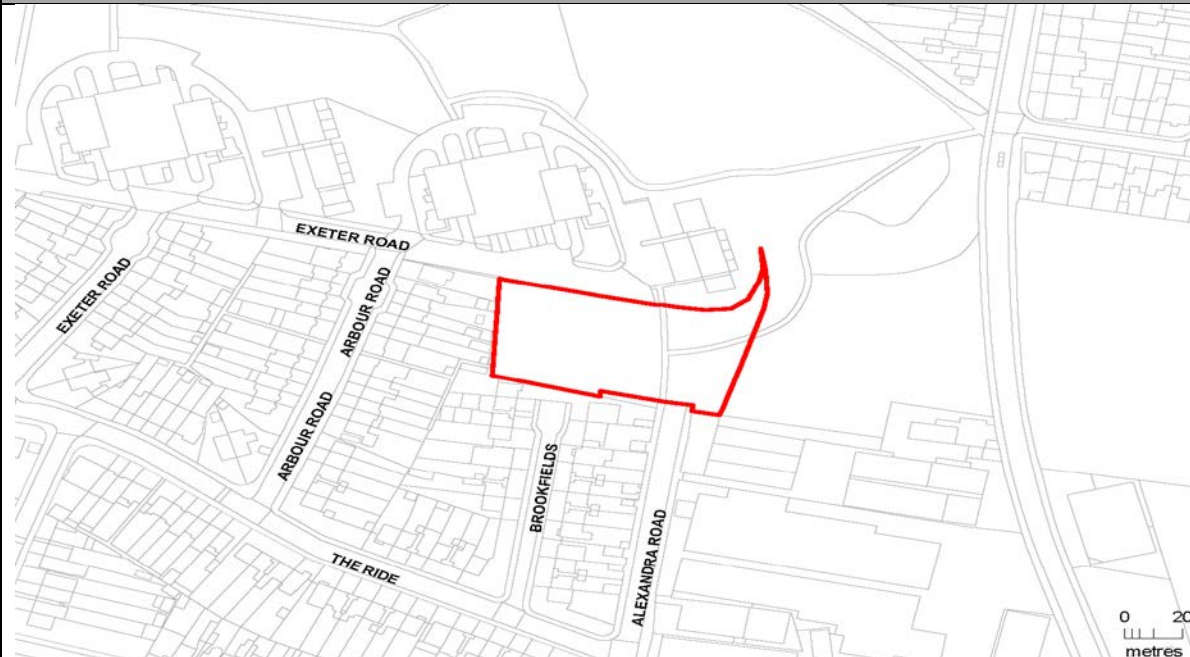
Outside of the Placemaking Areas – Site Allocations

SA33: Blackhorse Tower, Cockfosters Road			
Existing Site Information			
Address		Blackhorse Tower, Holbrook House And Churchwood House. 116 Cockfosters Road, EN4 0DY	
Site Area		1.25ha	
Existing Use(s)		Non-residential	
Site Considerations			
Flood Zone		1	
PTAL		3	
Heritage Considerations		<p>Within the immediate setting of Trent Park Conservation Area; Cockfosters Station (Grade II Listed Building) and Trent Park Registered Park and Garden. Within the wider setting of numerous other heritage assets.</p> <p>Green – heritage constraints; potential to develop; usual methodology for assigning indicative density may not apply; heritage impact assessment required; mitigation required</p>	
Impacts an Archaeological Priority Area		<p>Within immediate setting of APA 2: Enfield Chase and Camlet Moat</p> <p>Green – heritage constraints; potential to develop; usual methodology for assigning indicative density may not apply; heritage impact assessment required; mitigation required</p>	
Proposal			
Land Use Requirements		<ul style="list-style-type: none"> Development of the site should provide new homes and non-residential floorspace that is compatible with new and existing nearby residential uses. 	
Implementation			
Timeframe for Delivery		0-5 years	5-10 years
		X	-
Estimated capacity by proposed Land Use			
Growth Scenario / Spatial Strategy	Baseline / Urban Area only		Medium / Urban area + Green Belt
Capacity Estimate	200 homes		200 homes


Outside of the Placemaking Areas – Site Allocations

SA34: 241 Green Street			
			
Existing Site Information			
Address	241 Green Street Enfield, EN3 7HQ		
Site Area	0.45ha		
Existing Use(s)	Employment		
Site Considerations			
Flood Zone	Flood zone 1		
PTAL	2		
Heritage Considerations	None		
Impacts an Archaeological Priority Area	None		
Proposal			
Land Use Requirements	<ul style="list-style-type: none"> Redevelopment of the site should provide new homes and replacement employment floorspace with no net loss 		
Implementation			
Timeframe for Delivery	0-5 years	5-10 years	10+ years
	X	-	-
Estimated capacity by proposed Land Use			
Growth Scenario / Spatial Strategy	Baseline / Urban Area only	Medium / Urban area + Green Belt	
Capacity Estimate	92 homes + employment space re-provision	92 homes + employment space re-provision	

Outside of the Placemaking Areas – Site Allocations

SA35: Land at Former Wessex Hall Building			
			
Existing Site Information			
Address	Land at former Wessex Hall Building, EN3 7TU		
Site Area	0.38ha		
Existing Use(s)	Vacant Land		
Site Considerations			
Flood Zone	Flood zone 1		
PTAL	2		
Heritage Considerations	None		
Impacts an Archaeological Priority Area	None		
Proposal			
Land Use Requirements	<ul style="list-style-type: none"> Redevelopment of the site should provide new homes and replacement employment floorspace with no net loss 		
Implementation			
Timeframe for Delivery	0-5 years	5-10 years	10+ years
	X	-	-
Estimated capacity by proposed Land Use			
Growth Scenario / Spatial Strategy	Baseline / Urban Area only	Medium / Urban area + Green Belt	
Capacity Estimate	92 homes + employment space re-provision	92 homes + employment space re-provision	

Outside of the Placemaking Areas – Site Allocations

SA36: 188-200 Bowes Road			
			
Existing Site Information			
Address	188-200 Bows Road, London, N11 2JH		
Site Area	0.48ha		
Existing Use(s)	Mixture of uses		
Site Considerations			
Flood Zone	1		
PTAL	3		
Heritage Considerations	None		
Impacts an Archaeological Priority Area	None		
Proposal			
Land Use Requirements	<ul style="list-style-type: none"> • Redevelopment of the site should deliver new homes 		
Implementation			
Timeframe for Delivery	0-5 years	5-10 years	10+ years
	-	X	-
Estimated capacity by proposed Land Use			
Growth Scenario / Spatial Strategy	Baseline / Urban Area only	Medium / Urban area + Green Belt	
Capacity Estimate	86 homes	86 homes	

Outside of the Placemaking Areas – Site Allocations

SA37: Main Avenue Estate			
Existing Site Information			
Address	Main Avenue Site		
Site Area	4.49ha		
Existing Use(s)	Residential		
Site Considerations			
Flood Zone	1		
PTAL	1a		
Heritage Considerations	<p>Within the setting of numerous non-designated heritage assets. Value of existing twentieth century housing estate will need further research.</p> <p>Amber – heritage constraints; potential to develop; usual methodology for assigning indicative density will not apply; heritage impact assessment required; mitigation required</p>		
Impacts an Archaeological Priority Area	<p>Within APA 7: Ermine Street</p> <p>Amber – heritage constraints; potential to develop; usual methodology for assigning indicative density will not apply; heritage impact assessment required; mitigation required</p>		
Proposal			
Land Use Requirements	<ul style="list-style-type: none"> Redevelopment of the site should deliver new homes 		
Implementation			
Timeframe for Delivery	0-5 years	5-10 years	10+ years
	-	X	-
Estimated capacity by proposed Land Use			
Growth Scenario / Spatial Strategy	Baseline / Urban Area only	Medium / Urban area + Green Belt	
Capacity Estimate	82 homes	86 homes	

Outside of the Placemaking Areas – Site Allocations

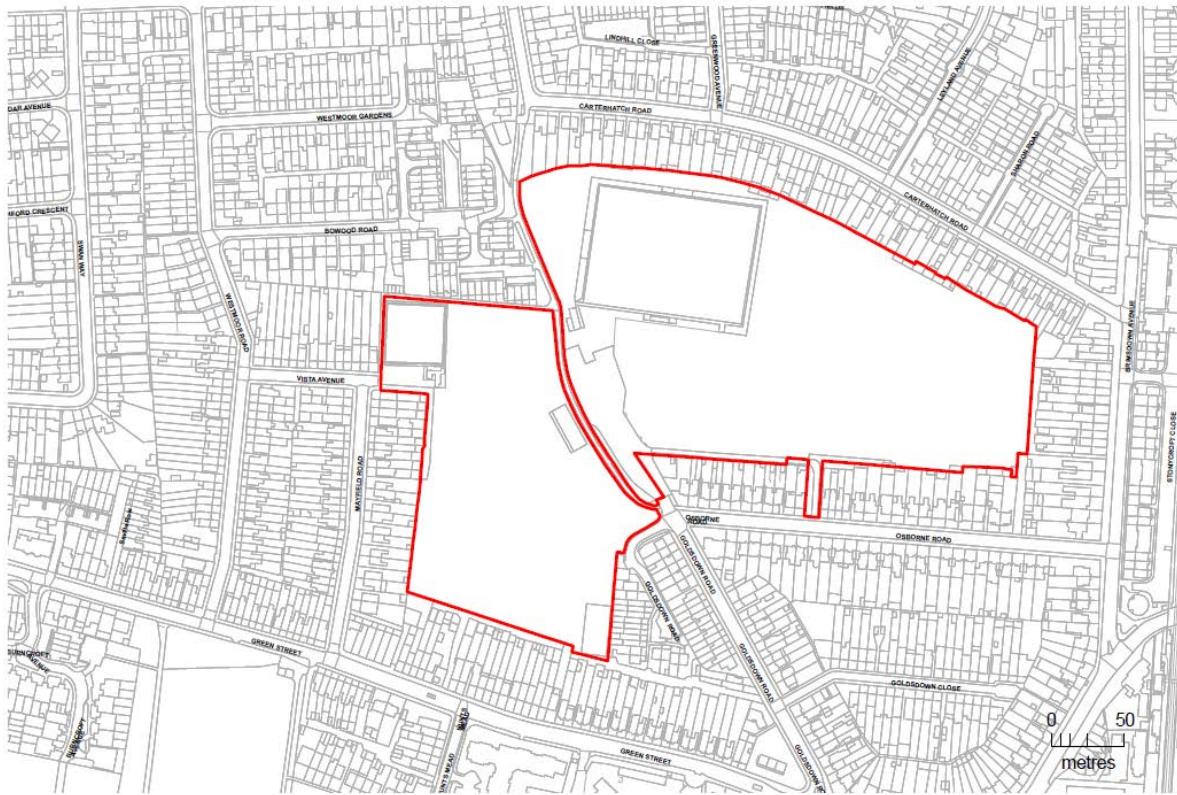
SA38: Land At Ritz Parade			
Existing Site Information			
Address	Land at Ritz Parade		
Site Area	0.65ha		
Existing Use(s)	Commercial / retail		
Site Considerations			
Flood Zone	1		
PTAL	4		
Heritage Considerations	Existing building is a locally listed building. Amber – heritage constraints; potential to develop; usual methodology for assigning indicative density will not apply; heritage impact assessment required; mitigation required		
Impacts an Archaeological Priority Area	None		
Proposal			
Land Use Requirements	<ul style="list-style-type: none"> Redevelopment of the site should deliver new homes 		
Implementation			
Timeframe for Delivery	0-5 years	5-10 years	10+ years
	-	X	-
Estimated capacity by proposed Land Use			
Growth Scenario / Spatial Strategy	Baseline / Urban Area only		Medium / Urban area + Green Belt
Capacity Estimate	79 homes		79 homes

Outside of the Placemaking Areas – Site Allocations

SA39: Travis Perkins, Palmers Green			
Existing Site Information			
Address	Travis Perkins Palmers Green, Bridge Drive, Broomfield Lane, N13 4EU		
Site Area	0.62ha		
Existing Use(s)	Builders Merchant		
Site Considerations			
Flood Zone	Flood zone 1		
PTAL	3		
Heritage Considerations	None		
Impacts an Archaeological Priority Area	None		
Proposal			
Land Use Requirements	<ul style="list-style-type: none"> Redevelopment of the site should deliver new homes and non-residential space 		
Implementation			
Timeframe for Delivery	0-5 years	5-10 years	10+ years
	-	X	-
Estimated capacity by proposed Land Use			
Growth Scenario / Spatial Strategy	Baseline / Urban Area only	Medium / Urban area + Green Belt	
Capacity Estimate	76 homes and at least 3,200 sqm of employment floorspace alongside a reprovided builders merchant.	76 homes and at least 3,200 sqm of employment floorspace alongside a reprovided builders merchant.	

Outside of the Placemaking Areas – Site Allocations

SA40: Brimsdown Sports Ground



Existing Site Information

Address	Land known as Brimsdown Sports Ground EN3 7LL, EN3 7QZ, EN3 7RN
Site Area	8.06ha
Existing Use(s)	SG, C3, F.2, D2

Site Considerations

Flood Zone	1
PTAL	1a
Heritage Considerations	None
Impacts an Archaeological Priority Area	None

Proposal

Land Use Requirements	<ul style="list-style-type: none"> The site could be appropriate to provide renewed community uses alongside a limited amount of other enabling uses. Any net loss of open space would need to be supported by a masterplan approach
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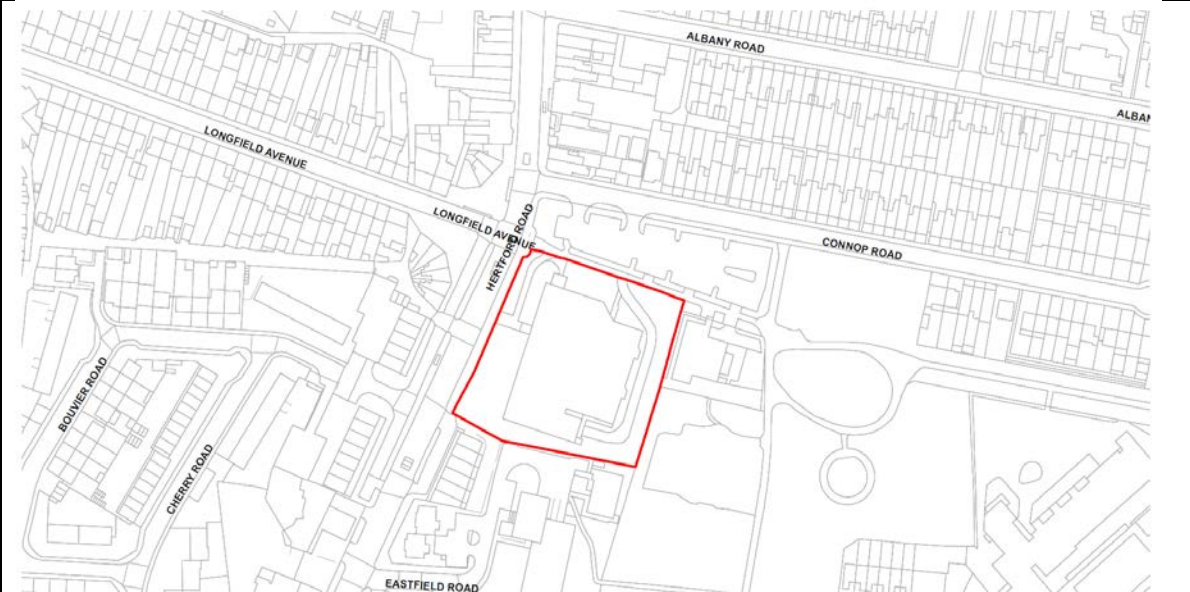
Implementation

Timeframe for Delivery	0-5 years	5-10 years	10+ years
	-	X	-

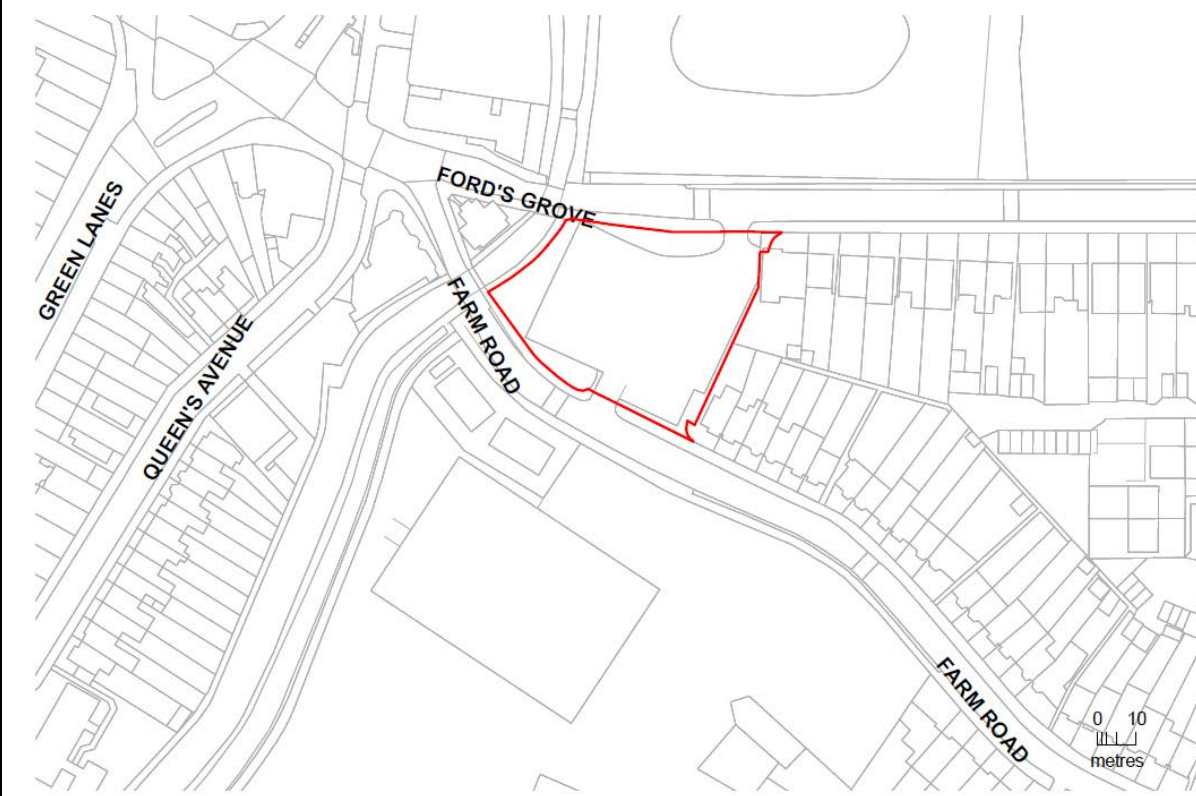
Estimated capacity by proposed Land Use

Growth Scenario / Spatial Strategy	Baseline / Urban Area only	Medium / Urban area + Green Belt
Capacity Estimate	Community uses	Community uses

Outside of the Placemaking Areas – Site Allocations

SA41: Albany Leisure Centre			
			
Existing Site Information			
Address	Albany Leisure Centre and Car Park, 55 Albany Road, EN3 5XH		
Site Area	0.63ha		
Existing Use(s)	Site is currently a leisure centre		
Site Considerations			
Flood Zone	1		
PTAL	2		
Heritage Considerations	<p>Within the wider setting of numerous designated and non-designated heritage assets.</p> <p>Green – heritage constraints; potential to develop; usual methodology for assigning indicative density may not apply; heritage impact assessment required; mitigation required</p>		
Impacts an Archaeological Priority Area	None		
Proposal			
Land Use Requirements	<ul style="list-style-type: none"> The site should provide approximately 30 extra care homes The site must offer community floorspace at ground floor level with retention/renewal of the existing leisure centre 		
Implementation			
Timeframe for Delivery	0-5 years	5-10 years	10+ years
	-	X	-
Estimated capacity by proposed Land Use			
Growth Scenario / Spatial Strategy	Baseline / Urban Area only	Medium / Urban area + Green Belt	
Capacity Estimate	Community uses + 30 homes	Community uses + 30 homes	

Outside of the Placemaking Areas – Site Allocations

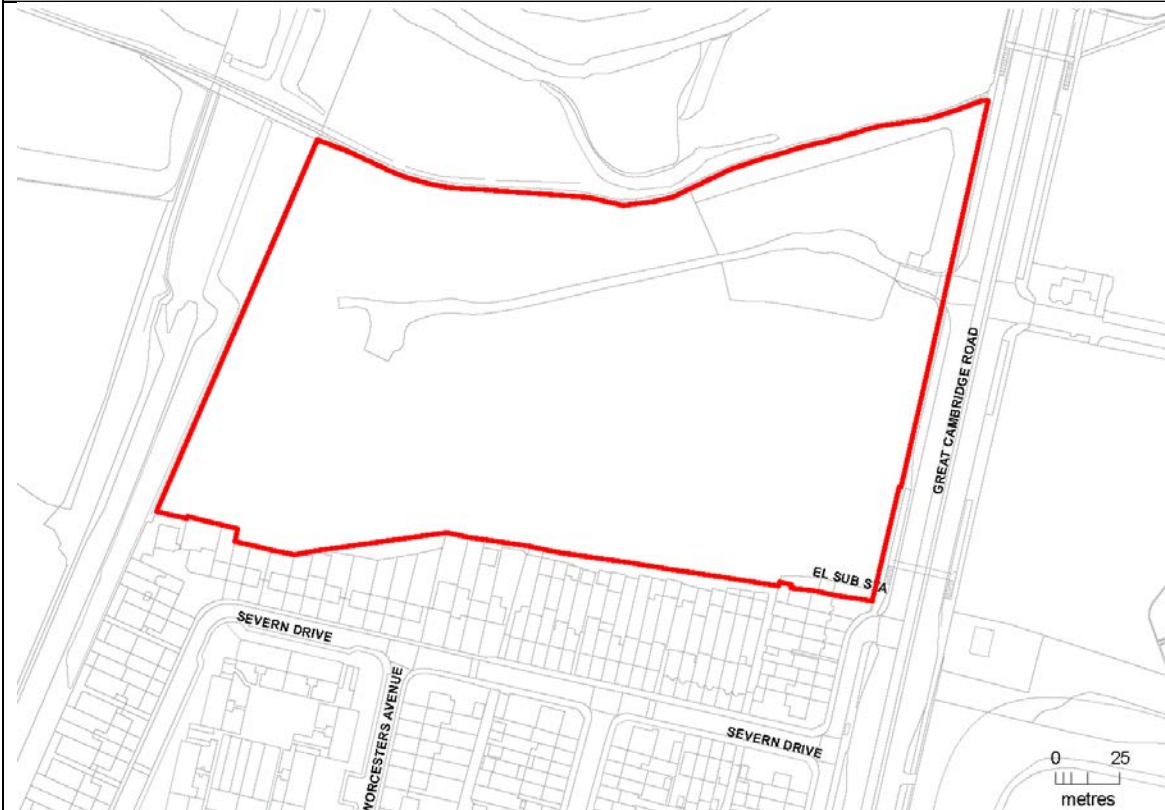
SA42: Fords Grove Car Park			
			
Existing Site Information			
Address	Fords Grove Car Park		
Site Area	0.24ha		
Existing Use(s)	Car Park		
Site Considerations			
Flood Zone	1		
PTAL	2		
Heritage Considerations	Within the setting of Palmers Green junction which includes numerous non-designated heritage assets. Green – heritage constraints; potential to develop; usual methodology for assigning indicative density may not apply; heritage impact assessment required; mitigation required		
Impacts an Archaeological Priority Area	None		
Proposal			
Land Use Requirements	<ul style="list-style-type: none"> The site should provide new homes 		
Implementation			
Timeframe for Delivery	0-5 years	5-10 years	10+ years
	-	X	-
Estimated capacity by proposed Land Use			
Growth Scenario / Spatial Strategy		Baseline / Urban Area only	Medium / Urban area + Green Belt
Capacity Estimate		24 homes	24 homes

Outside of the Placemaking Areas – Site Allocations

SA43: Lodge Drive Car Park, Palmers Green			
Existing Site Information			
Address	Lodge Drive Car Park (incl. Depot), N13 5LB,		
Site Area	0.6ha		
Existing Use(s)	Car Park		
Site Considerations			
Flood Zone	1		
PTAL	3		
Heritage Considerations	Within the setting of The Lakes Estate Conservation Area and numerous other designated and non-designated heritage assets.		
Impacts an Archaeological Priority Area	None		
Proposal			
Land Use Requirements	<ul style="list-style-type: none"> The site should provide new homes 		
Implementation			
Timeframe for Delivery	0-5 years	5-10 years	10+ years
	-	X	-
Estimated capacity by proposed Land Use			
Growth Scenario / Spatial Strategy		Baseline / Urban Area only	Medium / Urban area + Green Belt
Capacity Estimate		50 homes	50 homes

Outside of the Placemaking Areas (non-urban sites) – Site Allocations

SA44: Land Opposite Enfield Crematorium



Existing Site Information

Address	Land opposite Enfield Crematorium (aka The Dell). Great Cambridge Road, EN1 4DS
Site Area	4.07ha
Existing Use(s)	Vacant scrubland

Site Considerations

Flood Zone	1
PTAL	1b
Heritage Considerations	None
Impacts an Archaeological Priority Area	None

Proposal

Land Use Requirements	<ul style="list-style-type: none"> The site should provide new homes
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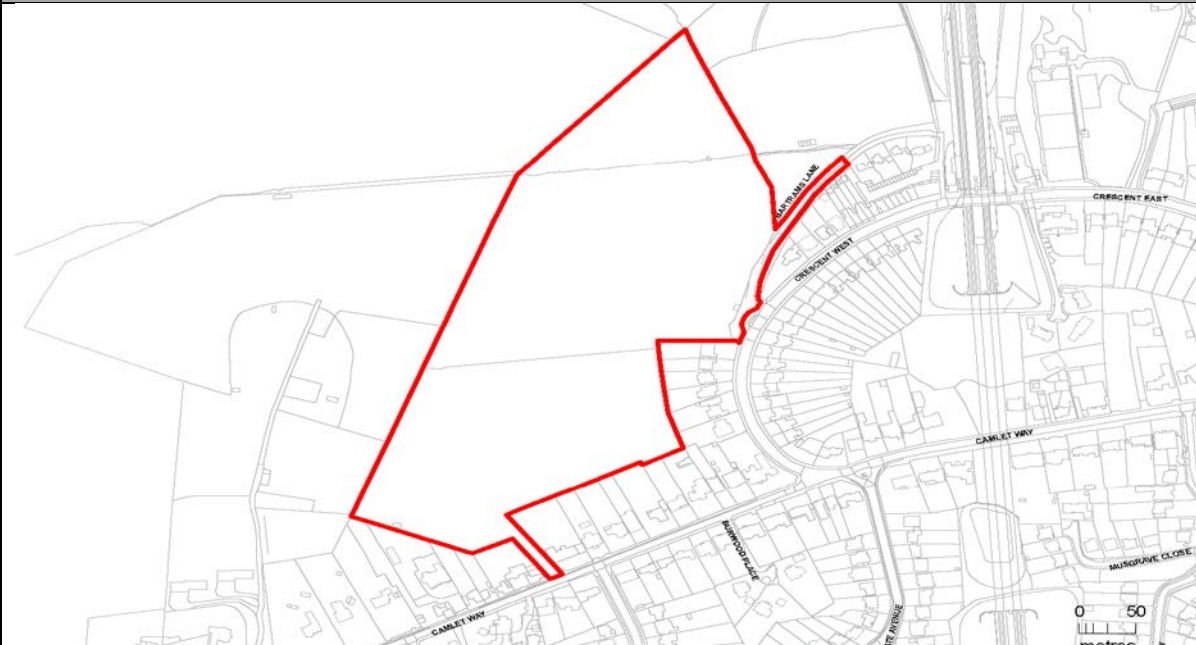
Implementation

Timeframe for Delivery	0-5 years	5-10 years	10+ years
	-	X	-

Estimated capacity by proposed Land Use

Growth Scenario / Spatial Strategy	Baseline / Urban Area only	Medium / Urban area + Green Belt
Capacity Estimate	270 homes	270 homes

Outside of the Placemaking Areas (non-urban sites) – Site Allocations

SA45: Land Between Camlet Way and Crescent Way			
			
Existing Site Information			
Address	Land between Camlet Way and Crescent West, Hadley		
Site Area	11.05ha		
Existing Use(s)	Pasture / Grazing land		
Site Considerations			
Flood Zone	1		
PTAL	1		
Heritage Considerations	Immediately adjacent to Hadley Wood CA. Within immediate setting of Grade II Listed Buildings. Within wider setting of numerous other heritage assets including, but not limited to: Wrotham Park Registered Park and Garden and the Battle of Barnet Registered Battlefield and non-designated heritage assets. Amber – heritage constraints; potential to develop; usual methodology for assigning indicative density will not apply; heritage impact assessment required; mitigation required		
Impacts an Archaeological Priority Area	Within APA2: Enfield Chase and Camlet Moat Amber – heritage constraints; potential to develop; usual methodology for assigning indicative density will not apply; heritage impact assessment required; mitigation required		
Proposal			
Land Use Requirements	<ul style="list-style-type: none"> The site should provide new homes 		
Implementation			
Timeframe for Delivery	0-5 years	5-10 years	10+ years
	-	-	X
Estimated capacity by proposed Land Use			
Growth Scenario / Spatial Strategy	Baseline / Urban Area only	Medium / Urban area + Green Belt	
Capacity Estimate	160 homes	160 homes	

Industrial Site Allocations

PL2: Southbury – Site Allocations

SA46: Travis Perkins, Crown Road			
Existing Site Information			
Address	46 Crown Rd, Enfield, EN1 1TH		
Site Area	0.78ha		
Existing Use(s)	Travis Perkins (Sui Generis)		
Site Considerations			
Flood Zone	1		
PTAL	2		
Heritage Considerations	Existing Building is Grade II Listed Building. Red – significant heritage constraints; heritage impact assessment required; no/little opportunity to develop		
Impacts an Archaeological Priority Area	In close proximity to APA 10: Southbury Road Green – heritage constraints; potential to develop; usual methodology for assigning indicative density may not apply; heritage impact assessment required; mitigation required		
Proposal			
Land Use Requirements	<ul style="list-style-type: none"> • Redevelopment of the site should provide: <ul style="list-style-type: none"> ○ approximately 2763 sqm of industrial floorspace (such as industry, logistics and related sui generis uses alongside a reprovided builders merchant. ○ New homes 		
Implementation			
Timeframe for Delivery	0-5 years	5-10 years	10+ years
	-	-	X
Estimated capacity by proposed Land Use			
Growth Scenario / Spatial Strategy	Baseline / Urban Area only	Medium / Urban area + Green Belt	
Capacity Estimate	2763 sqm industrial floorspace and 141 new homes	2763 sqm industrial floorspace and 141 new homes	

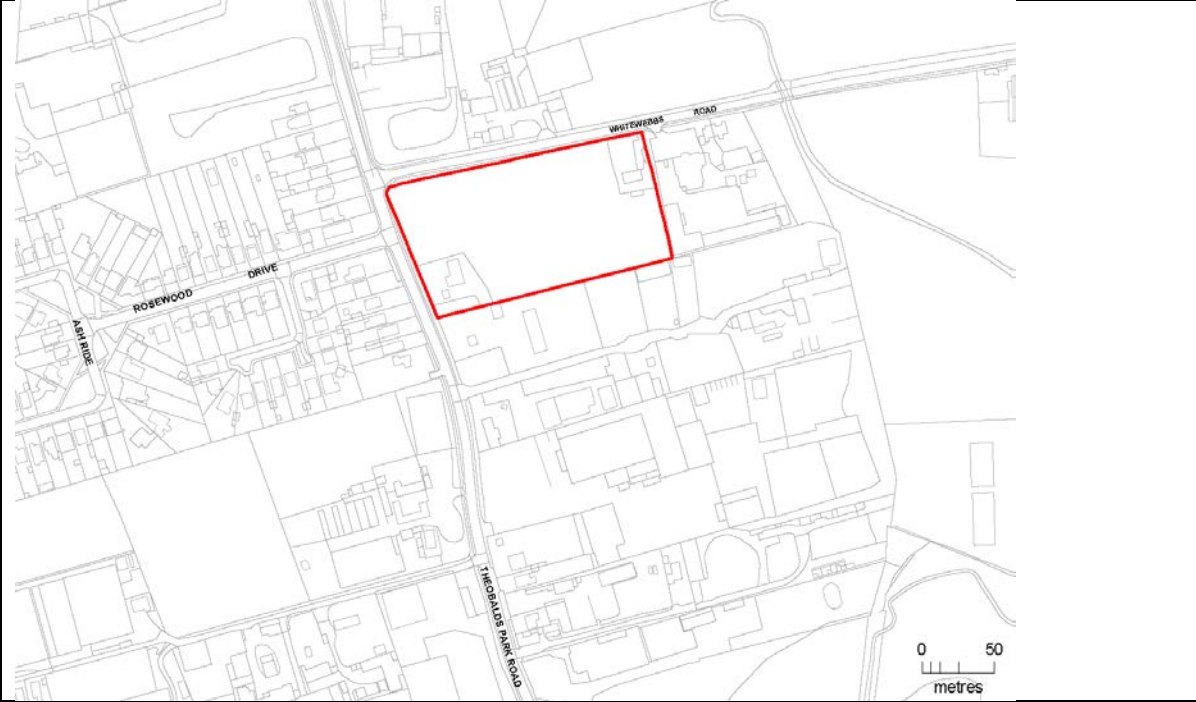
PL2: Southbury – Site Allocations

SA47: Crown Road Lorry Park			
Existing Site Information			
Address	Crown Road Lorry Park, Crown Road, Enfield EN1 1TH		
Site Area	0.7ha		
Existing Use(s)	Lorry park and car compound		
Site Considerations			
Flood Zone	1		
PTAL	2		
Heritage Considerations	Within immediate setting of Grade II Listed Building.		
Impacts an Archaeological Priority Area	Amber – heritage constraints; potential to develop; usual methodology for assigning indicative density will not apply; heritage impact assessment required; mitigation required		
Proposal			
Land Use Requirements	<ul style="list-style-type: none"> Redevelopment should provide an additional 4,530 sq m of employment floorspace (light industrial, general industrial, storage and distribution, and related sui generis) floorspace. 		
Implementation			
Timeframe for Delivery	0-5 years	5-10 years	10+ years
	-	X	-
Estimated capacity by proposed Land Use			
Growth Scenario / Spatial Strategy	Baseline / Urban Area only	Medium / Urban area + Green Belt	
Capacity Estimate	4530sqm industrial floorspace	4530sqm industrial floorspace	

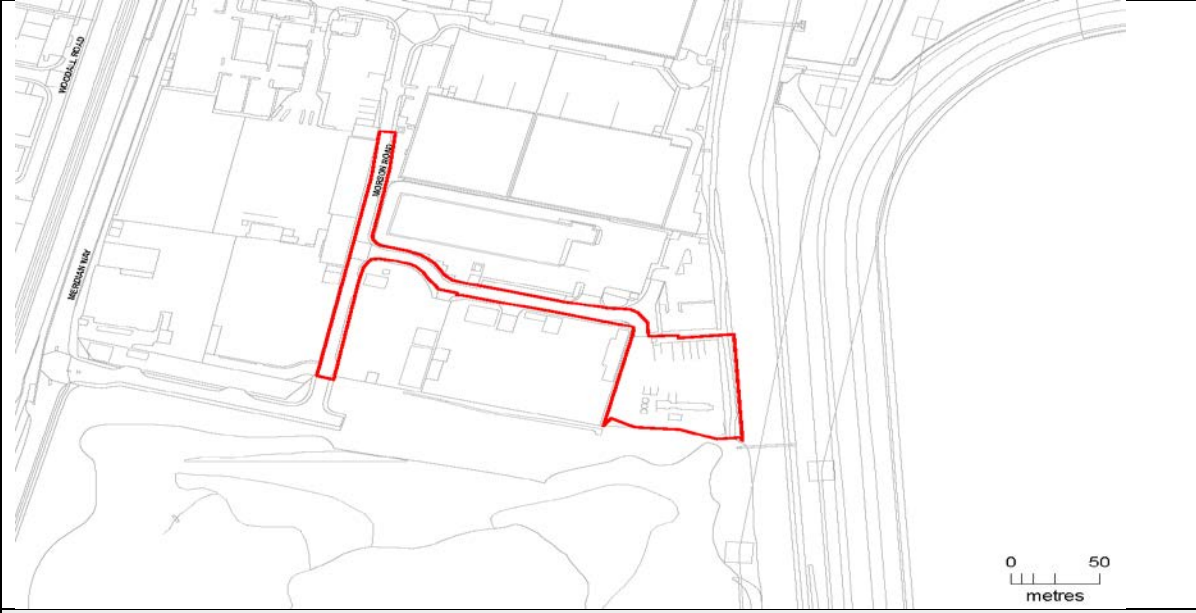
PL5: Meridian Water – Site Allocations

SA48: Ravenside Retail Park			
Existing Site Information			
Address	Ravenside Retail Park		
Site Area	3.7ha		
Existing Use(s)	Retail Park		
Site Considerations			
Flood Zone	1-3		
PTAL	1-2		
Heritage Considerations	None		
Impacts an Archaeological Priority Area	No		
Proposal			
Land Use Requirements	<ul style="list-style-type: none"> • Redevelopment of the site should: <ul style="list-style-type: none"> ○ Seek to provide a multi-story industrial and logistics hub, working with stakeholders to deliver an innovative industry-leading scheme. ○ Deliver a minimum of 21,700 sq m of new industrial/ logistics floorspace. ○ Successfully address any highways impacts and mitigate flood risk 		
Implementation			
Timeframe for Delivery	0-5 years	5-10 years	10+ years
		x	
Estimated capacity by proposed Land Use			
Growth Scenario / Spatial Strategy		Baseline / Urban Area only	Medium / Urban area + Green Belt
Capacity Estimate		Approx 21,645 sq m of Industrial	Approx 21,645 sq m of Industrial

PL9: Crews Hill – Site Allocations

SA49: 135 Theobalds Park Road			
			
Existing Site Information			
Address	Land at 135 Theobalds Park Road, Crews Hill, Enfield, EN2 9BB		
Site Area	1.55ha		
Existing Use(s)	Residential dwelling, detached barn, and former horticultural		
Site Considerations			
Flood Zone	1		
PTAL	1a		
Heritage Considerations	No		
Impacts an Archaeological Priority Area	No		
Proposal			
Land Use Requirements	<ul style="list-style-type: none"> • Redevelopment of the site should: <ul style="list-style-type: none"> ○ Deliver employment (light and general industrial, storage and distribution, and related sui generis) floorspace. ○ Provide retail floorspace commensurate to its out-of-centre location. 		
Implementation			
Timeframe for Delivery	0-5 years	5-10 years	10+ years
	-	X	-
Estimated capacity by proposed Land Use			
Growth Scenario / Spatial Strategy	Baseline / Urban Area only	Medium / Urban area + Green Belt	
Capacity Estimate	-	Up to 3,251 sqm of industrial/employment.	

Other sites outside the placemaking areas – Site Allocations

SA51: 6 Morson Road			
			
Existing Site Information			
Address	6 Morson Road, Enfield EN3 4NQ		
Site Area	0.5ha		
Existing Use(s)	Concrete production facility.		
Site Considerations			
Flood Zone	Flood zone 1		
PTAL	1b		
Heritage Considerations	None		
Impacts an Archaeological Priority Area	No		
Proposal			
Land Use Requirements	<ul style="list-style-type: none"> The site should provide new employment use This should include a minimum of 2,600 sqm employment (light industrial, general industrial, storage and distribution, and related sui generis) floorspace. 		
Implementation			
Timeframe for Delivery	0-5 years	5-10 years	10+ years
	-	X	-
Estimated capacity by proposed Land Use			
Growth Scenario / Spatial Strategy	Baseline / Urban Area only	Medium / Urban area + Green Belt	
Capacity Estimate	2600sqm industrial	2600sqm industrial	

Other sites outside the placemaking areas – Site Allocations

SA52: Montagu Industrial Estate			
Existing Site Information			
Address	Montagu Ind Est, Montagu Road, Edmonton N18 3PP		
Site Area	5.67ha		
Existing Use(s)	Industrial estate		
Site Considerations			
Flood Zone	1-3		
PTAL	1a		
Heritage Considerations	None		
Impacts an Archaeological Priority Area	None		
Proposal			
Land Use Requirements	<ul style="list-style-type: none"> Provide a minimum of 38,600 sq m of employment floorspace (light and general industrial, storage and distribution, and related sui generis uses) floorspace, to deliver a net increase of 6,615 sq m of employment floorspace. 		
Implementation			
Timeframe for Delivery	0-5 years	5-10 years	10+ years
	X	-	-
Estimated capacity by proposed Land Use			
Growth Scenario / Spatial Strategy	Baseline / Urban Area only		Medium / Urban area + Green Belt
Capacity Estimate	Approx 6,613 sq m of Industrial		Approx 6,613 sq m of Industrial


Other sites outside the placemaking areas – Site Allocations

SA53: Land West of Ramney Marsh			
Existing Site Information			
Address	Ramney Marsh Mollison Avenue,		
Site Area	12.01ha		
Existing Use(s)	Open land		
Site Considerations			
Flood Zone	1		
PTAL	1a		
Heritage Considerations	None		
Impacts an Archaeological Priority Area	None		
Proposal			
Land Use Requirements	<ul style="list-style-type: none"> Redevelopment should provide at least 70,200 sq m of new employment floorspace (light industrial, general industrial, storage and distribution, and related sui generis) floorspace. 		
Implementation			
Timeframe for Delivery	0-5 years	5-10 years	10+ years
	-	X	-
Estimated capacity by proposed Land Use			
Growth Scenario / Spatial Strategy	Baseline / Urban Area only		Medium / Urban area + Green Belt
Capacity Estimate	-		Approx. 70,200sqm of industrial

Other sites outside the placemaking areas – Site Allocations

SA54: Car Park Site, Wharf Road			
Existing Site Information			
Address	Car Park Site at Wharf Road, Enfield, EN3 4TA		
Site Area	0.8ha		
Existing Use(s)	Car Park		
Site Considerations			
Flood Zone	Flood zone 1		
PTAL	2		
Heritage Considerations	No listed buildings on site.		
Impacts an Archaeological Priority Area	Within APA4: Lea Valley West Bank		
Proposal			
Land Use Requirements	<ul style="list-style-type: none"> • Redevelopment of the site should: <ul style="list-style-type: none"> ○ Provide at least 5,115 sq m of new employment floorspace (light industrial, general industrial, storage and distribution, and related sui generis) floorspace. ○ Mitigate flood risk. 		
Implementation			
Timeframe for Delivery	0-5 years	5-10 years	10+ years
	-	X	-
Estimated capacity by proposed Land Use			
Growth Scenario / Spatial Strategy	Baseline / Urban Area only	Medium / Urban area + Green Belt	
Capacity Estimate	At least 5,115 sq m of new employment	At least 5,115 sq m of new employment	

Other sites outside the placemaking areas – Site Allocations

SA55: Land East of Junction 24			
			
Existing Site Information			
Address	Junction 24 (Part New Cottage and Holly Hill Farm) EN6 5QS		
Site Area	11.08ha		
Existing Use(s)	Agricultural land		
Site Considerations			
Flood Zone	1		
PTAL	0		
Heritage Considerations	Within wider setting of locally listed building. Green – heritage constraints; potential to develop; usual methodology for assigning indicative density may not apply; heritage impact assessment required; mitigation required		
Impacts an Archaeological Priority Area	Within APA 2: Enfield Chase and Camlet Moat Amber – heritage constraints; potential to develop; usual methodology for assigning indicative density will not apply; heritage impact assessment required; mitigation required		
Proposal			
Land Use Requirements	<ul style="list-style-type: none"> • Redevelopment of the site should: <ul style="list-style-type: none"> ○ Provide a minimum of 30,550 sq m employment floorspace (light and general industrial, storage and distribution, and related sui generis uses) floorspace within LB Enfield. ○ Seek to deliver the redevelopment of the wider site (in LB Hertsmere) to provide a coordinated employment offer. 		
Implementation			
Timeframe for Delivery	0-5 years	5-10 years	10+ years
Estimated capacity by proposed Land Use			
Growth Scenario / Spatial Strategy	Baseline / Urban Area only	Medium / Urban area + Green Belt	
Capacity Estimate	-	30,550sqm employment space	

Other sites outside the placemaking areas – Site Allocations

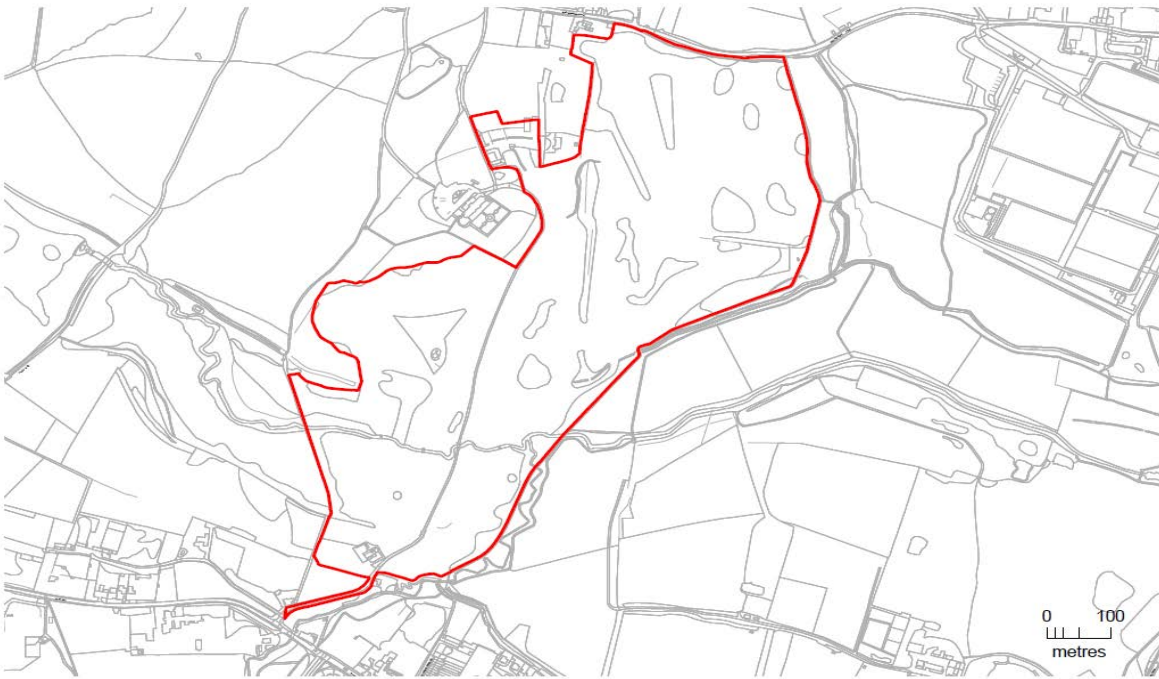
SA56: Land to the North West of Innova Park			
Existing Site Information			
Address	Land to North West of Innova Park, EN3 7XY		
Site Area	3.2ha		
Existing Use(s)	Unused		
Site Considerations			
Flood Zone	1		
PTAL	1b		
Heritage Considerations	None		
Impacts an Archaeological Priority Area	None		
Proposal			
Land Use Requirements	<ul style="list-style-type: none"> • Redevelopment should: <ul style="list-style-type: none"> ○ Provide at least 16,445 sq m of new employment floorspace (light industrial, general industrial, storage and distribution, and related sui generis) floorspace. ○ Address highways impacts of development. ○ Mitigate flood risk 		
Implementation			
Timeframe for Delivery	0-5 years	5-10 years	10+ years
	-	X	-
Estimated capacity by proposed Land Use			
Growth Scenario / Spatial Strategy	Baseline / Urban Area only	Medium / Urban area + Green Belt	
Capacity Estimate	Approx 16,445 sq m of Industrial	Approx 16,445 sq m of Industrial	

Other Site Allocations

Other Site Allocations

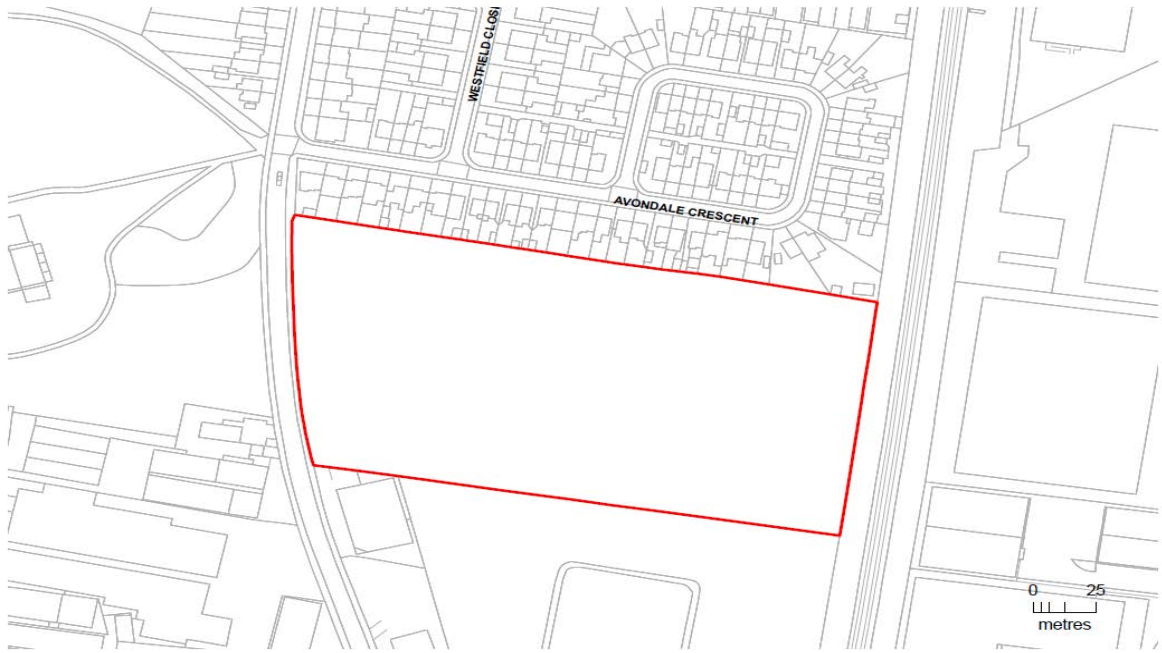
SA57: Land at Picketts Lock			
Existing Site Information			
Address	Land at Picketts Lock, N9 0AS		
Site Area	6.5ha		
Existing Use(s)	Cinema and adjacent land including car park		
Site Considerations			
Flood Zone	1		
PTAL	1b		
Heritage Considerations	None		
Impacts an Archaeological Priority Area	None		
Proposal			
Land Use Requirements	<ul style="list-style-type: none"> The site should provide new sports, leisure and recreation facilities 		
Implementation			
Timeframe for Delivery	0-5 years	5-10 years	10+ years
	-	X	-
Estimated capacity by proposed Land Use			
Growth Scenario / Spatial Strategy	Baseline / Urban Area only	Medium / Urban area + Green Belt	
Capacity Estimate	Sports, leisure and recreation facilities only	Sports, leisure and recreation facilities only	

Other Site Allocations

SA58: Whitewebbs Golf Course			
			
Existing Site Information			
Address	Whitewebbs Golf Course, Beggar's Hollow, Enfield, EN2 9JN		
Site Area	43ha		
Existing Use(s)	Golf Course		
Site Considerations			
Flood Zone	1		
PTAL	1		
Heritage Considerations	<p>Within locally listed landscape and setting of Forty Hill Conservation Area, Clay Hill Conservation Area, Forty Hill Registered Park and Garden as well as numerous other designated and non-designated heritage assets.</p> <p>Red - significant heritage constraints; heritage impact assessment required; no/little opportunity to develop</p>		
Impacts an Archaeological Priority Area	<p>Within APA 3: Whitewebbs Hill, Bulls Cross and Forty Hill as well as the setting of Scheduled Monuments. Amber – heritage constraints; potential to develop; usual methodology for assigning indicative density will not apply; heritage impact assessment required; mitigation required</p>		
Proposal			
Land Use Requirements	<ul style="list-style-type: none"> The site should provide nature recovery uses 		
Implementation			
Timeframe for Delivery	0-5 years	5-10 years	10+ years
	-	-	X
Estimated capacity by proposed Land Use			
Growth Scenario / Spatial Strategy	Baseline / Urban Area only		Medium / Urban area + Green Belt
Capacity Estimate	X		X

Other Site Allocations

SA59: Alma Road Open Space

**Existing Site Information**

Address	Alma Road Open Space
Site Area	2.648ha
Existing Use(s)	Open space

Site Considerations

Flood Zone	1
PTAL	3
Heritage Considerations	None
Impacts an Archaeological Priority Area	None

Proposal

Land Use Requirements	<ul style="list-style-type: none"> The site should provide new cemetery uses
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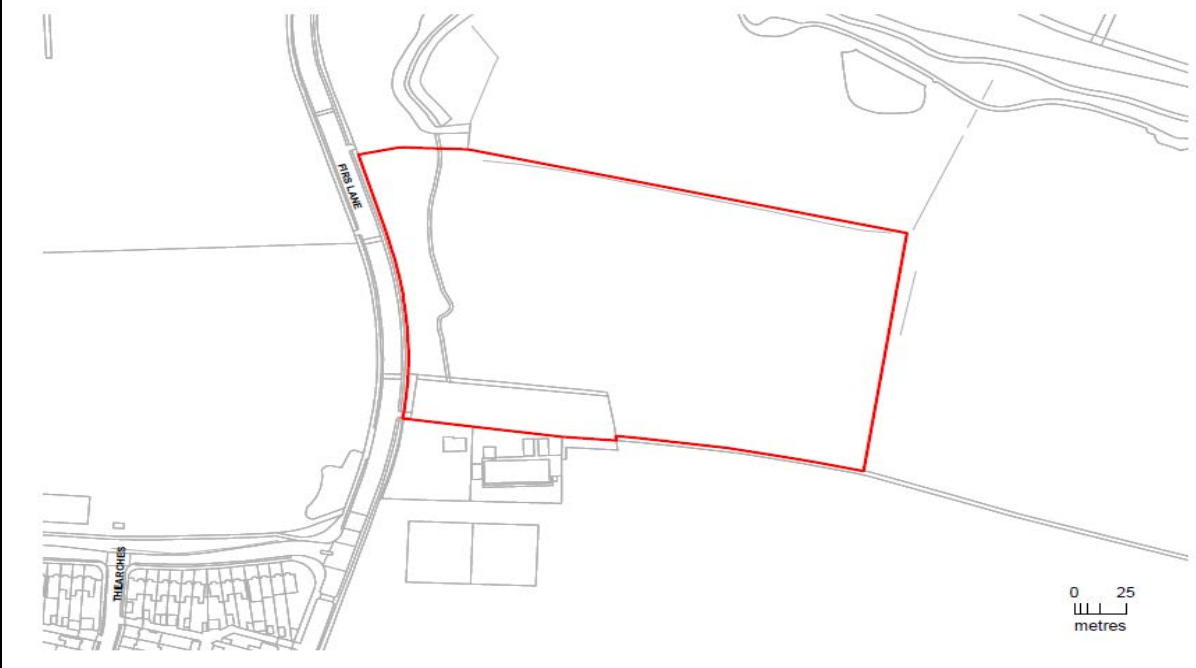
Implementation

Timeframe for Delivery	0-5 years	5-10 years	10+ years
	-	X	-

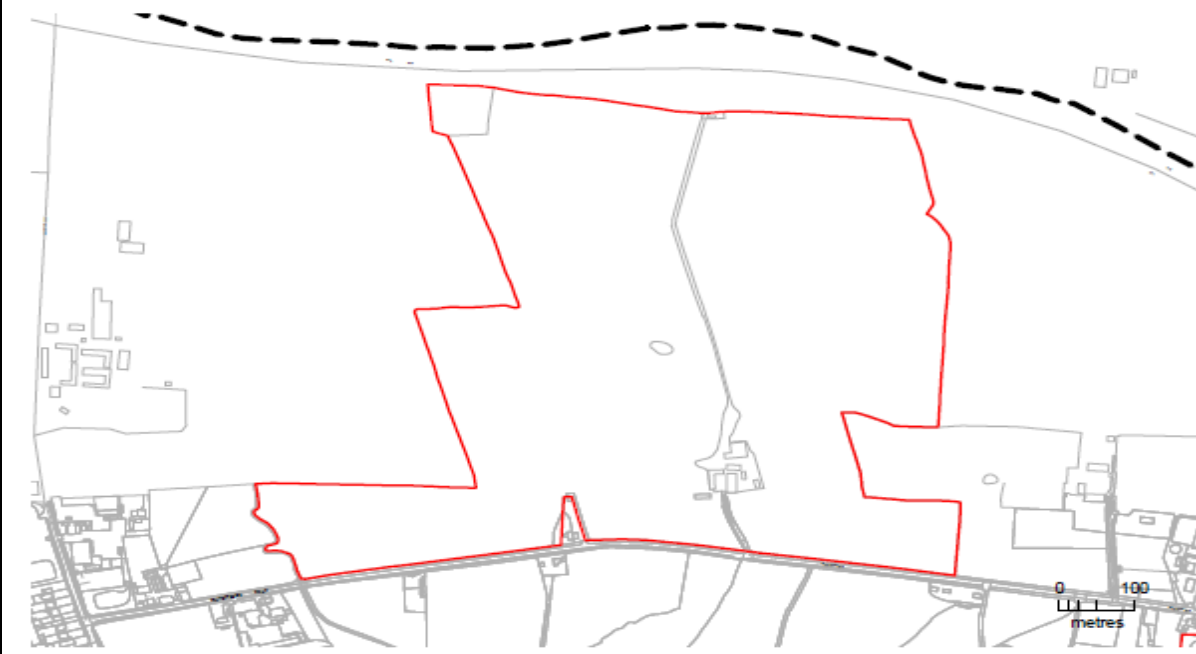
Estimated capacity by proposed Land Use

Growth Scenario / Spatial Strategy	Baseline / Urban Area only	Medium / Urban area + Green Belt
Capacity Estimate	Cemetery	Cemetery

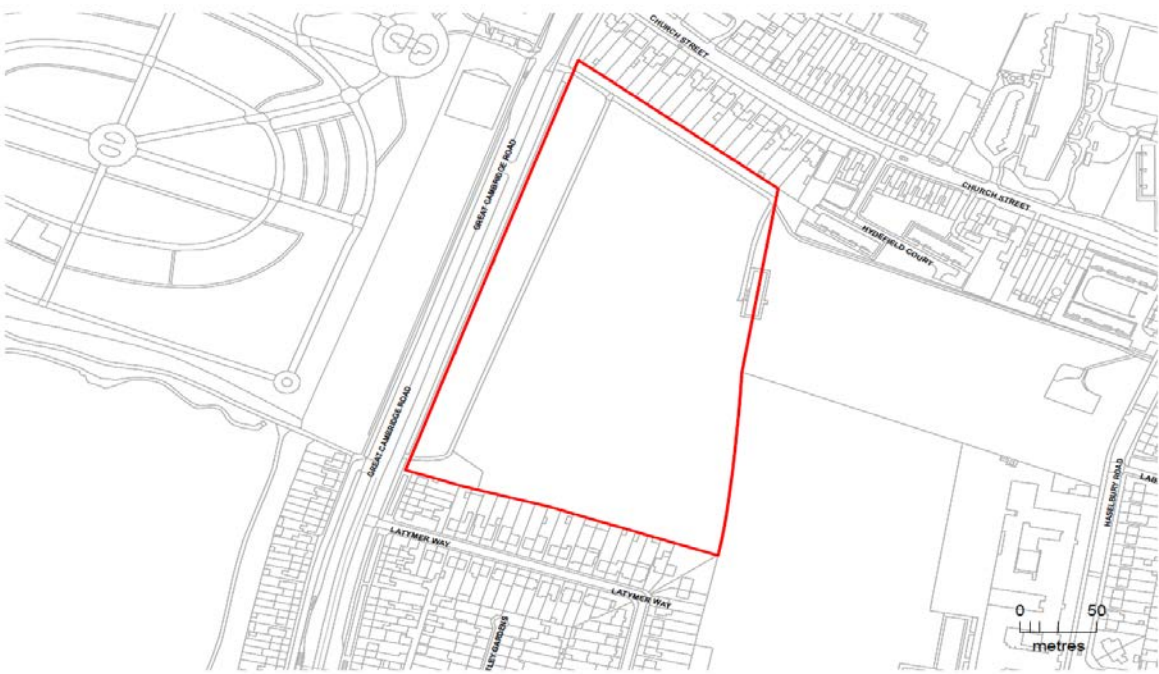
Other Site Allocations

SA60: Firs Farm Recreation Ground			
			
Existing Site Information			
Address	Firs Farm Recreation Ground (Part)		
Site Area	3.669ha		
Existing Use(s)	Playing fields and car park		
Site Considerations			
Flood Zone	1		
PTAL	1a		
Heritage Considerations	None		
Impacts an Archaeological Priority Area	None		
Proposal			
Land Use Requirements	<ul style="list-style-type: none"> The site should provide a new crematorium use 		
Implementation			
Timeframe for Delivery	0-5 years	5-10 years	10+ years
	-	X	-
Estimated capacity by proposed Land Use			
Growth Scenario / Spatial Strategy	Baseline / Urban Area only	Medium / Urban area + Green Belt	
Capacity Estimate	Crematorium	Crematorium	


Other Site Allocations

SA61: Sloemans Farm			
			
Existing Site Information			
Address	Sloemans Farm, EN2 9HW		
Site Area	47.32ha		
Existing Use(s)	Agricultural land		
Site Considerations			
Flood Zone	1		
PTAL	0		
Heritage Considerations	<p>Adjacent to locally listed landscape and within wider setting of additional heritage assets including, but not limited to, a group of Grade II Listed Buildings to the east.</p> <p>Amber – heritage constraints; potential to develop; usual methodology for assigning indicative density will not apply; heritage impact assessment required; mitigation required</p>		
Impacts an Archaeological Priority Area	<p>Within APA 3: Whitewebbs Hill, Bulls Cross and Forty Hill</p> <p>Amber – heritage constraints; potential to develop; usual methodology for assigning indicative density will not apply; heritage impact assessment required; mitigation required</p>		
Proposal			
Land Use Requirements	<ul style="list-style-type: none"> The site should provide natural burial uses 		
Implementation			
Timeframe for Delivery	0-5 years	5-10 years	10+ years
	-	X	-
Estimated capacity by proposed Land Use			
Growth Scenario / Spatial Strategy	Baseline / Urban Area only	Medium / Urban area + Green Belt	
Capacity Estimate	Natural burial uses	Natural burial uses	

Other Site Allocations

SA62: Church Street Recreation Ground			
			
Existing Site Information			
Address	Church Street Recreation Ground		
Site Area	4.43ha		
Existing Use(s)	Open space		
Site Considerations			
Flood Zone	1		
PTAL	2		
Heritage Considerations	None		
Impacts an Archaeological Priority Area	No		
Proposal			
Land Use Requirements	<ul style="list-style-type: none"> The site should provide a crematorium 		
Implementation			
Timeframe for Delivery	0-5 years	5-10 years	10+ years
	-	X	-
Estimated capacity by proposed Land Use			
Growth Scenario / Spatial Strategy	Baseline / Urban Area only	Medium / Urban area + Green Belt	
Capacity Estimate	X	X	

Other Site Allocations

SA63: Land at Tottenham Hotspurs Football Club Training Ground			
			
Existing Site Information			
Address	Land at and within the vicinity of Tottenham Hotspur Football Club Training Ground, Hotspur Way, Whitewebbs Lane.		
Site Area	42.5ha		
Existing Use(s)	Existing football club training centre and surrounding land, including golf course.		
Site Considerations			
Flood Zone	1-2		
PTAL	1a-1b		
Heritage Considerations	In close proximity to many designated heritage assets. Amber - Heritage constraints; potential to develop; usual methodology for assigning indicative density will not apply; heritage impact assessment required; mitigation required		
Impacts an Archaeological Priority Area	Within APA 3: Whitewebbs Hill, Bulls Cross and Forty Hill Heritage constraints; potential to develop; usual methodology for assigning indicative density will not apply; heritage impact assessment required; mitigation required		
Proposal			
Land Use Requirements	<ul style="list-style-type: none"> The site should provide professional sport, recreation and community sports/leisure uses, including ancillary related facilities. 		
Implementation			
Timeframe for Delivery	0-5 years	5-10 years	10+ years
	-	X	-
Estimated capacity by proposed Land Use			
Growth Scenario / Spatial Strategy	Baseline / Urban Area only	Medium / Urban area + Green Belt	
Capacity Estimate	X	X	

Appendix C

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APPENDIX C

Type of development	Key priority	Developer contributions formula	Relevant policy
RESIDENTIAL – 1-9 units and site area under 0.5 hectares (borough wide)	Affordable Housing	50% affordable housing onsite where capable of providing onsite affordable housing OR A payment of £X per unit (Number of units X £X)	SP5 Delivering genuinely affordable housing. Amount per unit to be added based on discussions with consultants.
RESIDENTIAL – 1-9 units & loss of employment uses/jobs/land (borough wide)	Business, Employment and Skills	<u>Loss of jobs</u> £3,500 per job loss calculated at the time of submission No. of jobs lost x £3,500 = total payable	DM16: Local jobs, skills and local procurement
RESIDENTIAL – 10-49 units or more than 1000sqm floorspace (borough wide)	Affordable Housing	35% affordable housing onsite where capable of providing onsite affordable housing OR A payment of £X per unit (Number of units X £X)	SP5 Delivering genuinely affordable housing. Amount per unit to be added based on discussions with consultants.
	Tackling Climate Change	<u>Carbon Fund contributions</u> CO ² emitted from the development per year (in tonnes) x £95 (price per tonne) X 30 (years). 0% – 35% - Mandatory planning obligation 35% – 50% - Allowable Solutions with a price of £500 per tonne – Band A 50% – 70% - Allowable Solutions with a price of £300 per tonne – Band B 70% – 100% - Allowable Solutions with a price of £95 per tonne – Band C	DM33: Energy infrastructure, heat and carbon emissions

		<p>CO² emitted from the development per year before any mitigation = A CO² emitted from the development per year after mitigation = B</p> <p>Payment into Allowable Solutions Fund for residual carbon emissions after mitigation to be:</p> <p>Band A Payment: $(B/A - 0.5) \times A \times \text{£}500$ (price per tonne) X 30 (years) if figure is negative or zero, no payment required. If $(B/A - 0.5)$ is negative do not include in Band B and Band C calculation</p> <p>Band B Payment: $(B/A - 0.3) - (B/A - 0.5) \times A \times \text{£}300$ (price per tonne) X 30 (years) if figure is negative or zero, no payment required. If $(B/A - 0.3)$ is negative do not include in Band C calculation</p> <p>Band C Payment: $(B/A) - (B/A - 0.3) - (B/A - 0.5) \times A \times \text{£}95$ (price per tonne) X 30 (years)</p>	
	School and childcare places	<p>£2535 per dwelling</p> <p>No. of units being created x £2535 = total payable</p>	DM44: Education and specialise needs infrastructure
	Training, skills and job brokerage	<p>Submission of an Employment & Skills Strategy showing;</p> <ul style="list-style-type: none"> ➤ 30% of workforce as local labour ➤ 1 apprenticeship/trainee per £3m of contract value to be employed for over 52 weeks <p><u>Shortfall of apprentices</u></p>	DM16: Local jobs, skills and local procurement

		London Living Wage (10.85) x 36 (hours worked a week) x 2 (incentive to fulfil obligation) x 52 (apprentice for full year) + 10% admin fee	
RESIDENTIAL – 50+ units (borough wide)	Affordable Housing	35% affordable housing onsite where capable of providing onsite affordable housing OR A payment of £X per unit (Number of units X £X)	SP5 Delivering genuinely affordable housing. Amount per unit to be added.
	Tackling Climate Change	As above.	
	Parks and open space	<u>Open space</u> An open space payment towards an open space in the vicinity of / impacted by the development will be required where onsite standards are not met. Indicative cost calculation: Residential Open Space Shortfall = Residential yield x Xsqm (target for open space provision) – communal amenity space onsite Then: Calculate the Residential Open Space payment = Open Space Shortfall X £X (cost of provision) <u>Playspace</u> Where play space cannot be provided on site, but open space is provided a discounted contribution will be sought for play space to reflect that onsite open space contributes to informal play space. Indicative cost calculation Play Space Shortfall = Child yield x 10sqm X X (build cost and 5 year repair charge) X 0.5 (50% discount factor)	DM27 Open space, sport and leisure facilities
	School and childcare places	As above	

	Healthy facilities and services	<p>The HUDU formula will be use for the calculation for financial contributions:</p> <p>https://www.healthyurbandevlopment.nhs.uk/our-services/delivering-healthy-urban-development/hudu-model/.</p> <p>Health Impact Assessments will be used to identify and implement measures to mitigate adverse impacts. This analysis and assessment of costs will be calculated by Enfield and CCG analysis of demand and supply and the NHS strategy for health care provisions/ estate planning.</p>	DM40: Improving health and wellbeing of Enfield's diverse communities
	Training, skills and job brokerage	As above	

Appendix D

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Key performance indicators

The following key indicators will be monitored along with commentary on other key social, economic and environmental changes that impact on plan delivery and the delivery context as part of the authority monitoring report. Informed by the strategy in the local plan they are grouped into **seven themes:**

- Design and heritage
- Housing
- Employment
- Retail and town centres
- Environment
- Infrastructure
- Place

Number	Key performance indicators	Policies in the plan	Target	Source of monitoring information
Design and heritage				
1.	% of appeals allowed on design grounds	SS1: Spatial growth and strategy SS2: Making good places DE1: Delivering a well-designed, high quality and resilient environment	N/A	<ul style="list-style-type: none"> • Appeals • Records from Design Review Panel
2.	Number of designated or non-designated assets: <ul style="list-style-type: none"> • Lost • Subject to harm 	SS1: Spatial growth and strategy SS2: Making good places DE1: Delivering a well-designed, high quality and resilient environment DE4: Putting heritage at the heart of placemaking DE10: Conserving and enhancing heritage assets	N/A	<ul style="list-style-type: none"> • Planning database • Heritage at risk register
3.	Any others?			<ul style="list-style-type: none"> •
Housing				
4.	Net and gross number of new homes completed, started and permitted within the monitoring period	SS1: Spatial growth and strategy H1: Housing development sites	12,460 homes between 2019-2029 including a small sites target as set out in the London Plan	<ul style="list-style-type: none"> • Planning database • On-site monitoring
5.	Capacity for additional housing from developable sites for years 0-5, 5-10 and 10+ of the borough's housing trajectory including small sites	SS1: Spatial growth and strategy H1: Housing development sites	Housing completions including on small sites, measured against London Plan small sites target (set out in the London Plan) annually, and as a proportion of overall housing completions To demonstrate five-year housing land	<ul style="list-style-type: none"> • GLA 2017 SHLAA • Enfield's SHLAA and HELAA

Number	Key performance indicators	Policies in the plan	Target	Source of monitoring information
			supply on a rolling basis and a fifteen year housing trajectory	
6.	<p>Total number of completed, started and permitted within the monitoring period classified as affordable by unit size, including a breakdown by:</p> <ul style="list-style-type: none"> • Low cost rent (social rent or affordable rent) • Intermediate (London Living Rent or Shared Ownership) • Market 	<p>H1: Housing development sites H2: Affordable housing</p>	<p>Positive trend in percentage of housing completions that are for genuinely affordable housing, measured against the borough wide strategic target of 50%</p>	<ul style="list-style-type: none"> • Planning database • Enfield's Regeneration and Housing team
7.	<p>Affordable housing planning contributions</p>	<p>H1: Housing development sites H2: Affordable housing D1: Securing contributions to manage and mitigate the impact of development</p>	<p>Planning contributions secured towards affordable housing on schemes of less than 10 units, measured annually</p>	<ul style="list-style-type: none"> •
8.	<p>Percentage of units approved and completed which are:</p> <ul style="list-style-type: none"> • M4(2): accessible and adaptable dwellings compliant and • M4(3) wheelchair user dwellings compliant 	<p>H1: Housing development sites H3: Housing mix and type H5: Supported and specialist housing H6: Community-led housing H7: Build to rent H8: Large scale purpose built shared housing H9: Student accommodation</p>	<p>N/A</p>	<ul style="list-style-type: none"> • Planning database

Number	Key performance indicators	Policies in the plan	Target	Source of monitoring information
9.	Number of beds provided as part of specialist housing schemes completed and permitted within the monitoring period	H1: Housing development sites H8: Large scale purpose built shared housing	GLA target for older persons housing: 70 units per annum between 2017-2029	<ul style="list-style-type: none"> • Planning database • Enfield's Regeneration and Housing team
10.	Total number of Build-to-Rent units completed and permitted within the monitoring period	H1: Housing development sites H7: Build to rent	N/A	<ul style="list-style-type: none"> • Planning database
11.	Number of student beds completed and permitted within the monitoring period and the proportion of which are considered affordable	H1: Housing development sites H9: Student accommodation	N/A	<ul style="list-style-type: none"> • Planning database
Employment				
12.	Net gain and loss (sq.m) of SIL and LSIS within the borough (approved and completed)	E1: employment and growth E3: Protecting employment locations and managing change E5: Transforming Strategic Industrial Locations and Locally Significant Industrial Sites	Positive trend in supply towards a target of 50ha	<ul style="list-style-type: none"> • Planning database • VOA database • On-site
13.	Total affordable employment floorspace proposed and the proportion of overall employment space	E1: employment and growth E3: Protecting employment locations and managing change E5: Transforming Strategic Industrial Locations and Locally Significant Industrial Sites E7: Providing for workspaces	N/A	<ul style="list-style-type: none"> • Planning database
14.	Number of new hotel rooms and floorspace granted planning permission and	SS1: Spatial growth and strategy E2: Promoting inclusive business and job growth CL3: Visitor accommodation	N/A	<ul style="list-style-type: none"> • Planning database

Number	Key performance indicators	Policies in the plan	Target	Source of monitoring information
	completed in the monitoring year			
Retail and town centres				
15.	Increase in supply of retail floorspace, measured against the target of XXX net additional sqm over the plan period (comprising -XX sqm comparison and +XXX sqm convenience goods)	TC1: Promoting town centres TC2: Encouraging vibrant and resilient town centres TC6: Managing the clustering of town centre uses		•
16.	Reduction and stabilisation of town centre vacancy rates in major and district town centres, towards a target of XXX vacancy rates for each centre	TC1: Promoting town centres TC2: Encouraging vibrant and resilient town centres TC6: Managing the clustering of town centre uses		•
17.	No net loss of cultural infrastructure	CL1: Promoting culture and creativity		•
18.	No net loss of public houses	CL6: Protecting and attracting public houses		•
Environment				
19.	Total amount of new publicly accessible open space, new parks (part of large scale development) and play space	BG1: Enfield's blue and green infrastructure network DM BG6: Protecting open space	N/A	• Enfield's Parks team
20.	Net area of designated SINCS through permitted schemes	BG2: Protecting nature conservation sites BG3: Biodiversity net gain, rewilding and offsetting	N/A	• Planning database
21.	Percentage of permitted schemes achieving at least 10% Biodiversity Net Gain	BG2: Protecting nature conservation sites BG3: Biodiversity net gain, rewilding and offsetting	N/A	• Planning database

Number	Key performance indicators	Policies in the plan	Target	Source of monitoring information
22.	A positive trend in approved major applications demonstrating that they meet at least air quality neutral standard for emissions	SE1: Responding to the climate emergency ENV1: Local environmental protection		•
Infrastructure				
23.	No net loss of community infrastructure	SC1: Improving health and wellbeing of Enfield's diverse communities SC2: Protecting and enhancing social and community infrastructure SP CL4: Promoting sporting excellence DM CL5: Sport and recreation		
24.	Number of permitted and completed major schemes designed to achieve the net zero carbon target	SP19: Responding to the climate emergency SP22: Securing contributions to manage and mitigate the impact of development in Enfield SE5: Greenhouse gas emissions and low carbon energy supply		
25.	Total sum of Carbon Offset Funds secured and received through S106 Agreements	SP19: Responding to the climate emergency SP22: Securing contributions to manage and mitigate the impact of development in Enfield SE5: Greenhouse gas emissions and low carbon energy supply	N/A	• S106 monitoring database
26.	Increasing modal share walking, cycling and public transport	T1: Promoting sustainable transport T2: Making active travel attractive and the natural choice	Meeting the Mayor's target of 80% by 2041	•
27.	Number of car-free developments permitted	T1: Promoting sustainable transport T2: Making active travel attractive and the natural choice	N/A	• Planning database
Places				
28.	Allocated sites committed	SS1: Spatial growth and strategy SP2: Sustainability and place making		•

Number	Key performance indicators	Policies in the plan	Target	Source of monitoring information
		SS2: Making good places		
29.	Allocated sites delivered	SS1: Spatial growth and strategy SP2: Sustainability and place making SS2: Making good places PL1: Enfield Town PL2: Southbury PL3: Edmonton Green PL4: Angel Edmonton PL5: Meridian Water PL6: Southgate PL7: New Southgate PL8: London National Park City PL9: Crews Hill PL10: Chase Park		<ul style="list-style-type: none"> •

Acronym buster and glossary

Terms	Description
Accessibility	The ability of people to move around an area and to reach places and facilities. This includes pensioners and disabled people, those with young children and those encumbered with luggage or shopping.
Adoption	Development Plan Documents and the Statement of Community Involvement are described as being adopted when they have been through an independent examination. When they are adopted by the Enfield Council they come into force. Supplementary Planning Documents are adopted by Enfield Council but do not have to go through independent examination first.
Affordable housing	<p>Housing for sale or rent, for those whose needs are not met by market (including housing that provides a subsidised route to home ownership and/or is for essential local workers); and which complies with one or more of the following definitions:</p> <ul style="list-style-type: none"> • Affordable housing for rent- meets all of the following conditions: (a) the rent is set in accordance with the Government's rent policy for Social Rent or Affordable Rent, or is at least 20% below local market rents (including service charges where applicable); (b) the landlord is a registered provider, except where it is included as part of a Build to Rent scheme (in which case the landlord need not be a registered provider); and (c) it includes provisions to remain at an affordable price for future eligible households, or for the subsidy to be recycled for alternative affordable housing provision. For Build to Rent schemes affordable housing for rent is expected to be the normal form of affordable housing provision (and, in this context, is known as Affordable Private Rent) • Starter homes- Generally a starter home is a compact house or flat specifically designed and built to meet the requirements of young people buying their first home per Sections 2 and 3 of the Housing and Planning Act 2016 . • Discounted market sales housing- is that sold at a discount of at least 20% below local market value. Eligibility is based on local incomes and local house prices and provisions should be in place to ensure housing remains at a discount for future eligible households. • Other affordable routes to home ownership- this includes shared ownership, relevant equity loans, other low cost homes for sale (at a price equivalent to at least 20% below local market value) and rent to buy (which includes a period of intermediate rent)
Affordable workspace	Workspace that is provided at rents maintained below the market rate for that space for a specific social, cultural, or economic development purpose.
Agent of change	The principle that places the responsibility of mitigating the impact of nuisances from existing nuisance generating uses on the proposed new development.
Air Quality Management Area	An area which a local authority has designated for action, based upon a prediction that Air Quality Objectives will not be met.
Amenity	The features of an area, place, open space, building or habitable room that contribute to its attractiveness and comfort. Harm can be caused to amenity

	though excessive overlooking or enclosure, loss of privacy, loss of outlook and loss of daylight and sunlight. The degree of harm will always be assessed on a case by case basis.
Amenity space	Element of a location or neighbourhood that helps to make it attractive or enjoyable for residents and visitors.
Area of nature deficiency	Areas where people have to walk more than one kilometre to reach a publically accessible Metropolitan or Borough Site of Importance for Nature.
Article 4 Direction	A tool used by local planning authorities to remove some or all permitted development rights that apply to a particular site or area.
Area Action Plan (AAP)	A Development Plan Document which sets out a strategy for the future planning of areas with a concentration of proposals for where changes are envisaged.
Authority Monitoring Report (AMR)	This requirement for a local authority to produce an Authority Monitoring Report (AMR) is set out in Section 113 of the Localism Act 2011. The Act requires every local authority to produce a set of reports containing information on the implementation of the Local Development Scheme, the progress and effectiveness of the Local Plan and the extent to which planning policies set out in the Local Plan documents are being achieved.
Biodiversity	Refers to the variety of plants and animals and other living things in a particular area or region. It encompasses habitat diversity, species diversity and genetic diversity.
Biodiversity Action Plan	A strategy prepared for a local area aimed at addressing threatened species and habitats and is designed to protect and restore biological systems.
Biodiversity offsets	Measures to improve existing or create replacement habitat where there are unavoidable impacts on wildlife habitats resulting from development or change of land use.
Build to rent	Purpose built housing that is typically 100% rented out. Schemes will usually offer longer tenancy agreements of three years or more, and will typically be professionally managed stock in single ownership and management control
BREEAM	Building Research Establishment Environmental Assessment Method (BREEAM)– The standard for assessing the sustainability and environmental performance of buildings.
Brownfield land /sites	Previously developed land/sites which are or were occupied by a permanent structure, including the curtilage of the developed land and any associated fixed surface infrastructure.
Carbon dioxide (CO2)	Principal greenhouse gas related to climate change.
Climate change	Regional or global-scale changes in historical climate patterns arising from natural and/or man-made causes that produce an increasing mean global surface temperature
Commercial waste	Waste arising from premises which are used wholly or mainly for trade, business, sport, recreation or entertainment as defined in Schedule 4 of the Controlled Waste Regulations 1992.
Community	A 'Community' includes all individuals, groups and organisations that live, work and operate within specific geographic areas.

Community Infrastructure Levy (CIL)	A levy allows local authorities to raise funds from owners or developers of land undertaking new building projects in their area. The money can be used to support development by funding infrastructure that the council, local community and neighbourhoods want.
Community facilities?	Buildings which enable a variety of local activity to take place including, but not limited to, the following: <ul style="list-style-type: none"> • Schools and other educational facilities • Libraries and community centres • Doctors surgeries, medical centres and hospitals • Museums and art galleries • Child care centres • Sport and recreational facilities • Youth clubs • Playgrounds • Places of worship • Emergency services <p>Some community activities can also be provided via privately run facilities (e.g. pubs and shops).</p>
Comparison retail/shopping	These refer to shopping for things like clothes, electrical items, household and leisure goods. Comparison goods are bought relatively infrequently, so consumers usually evaluate prices, features and quality before making a purchase.
Conservation area	An area of special architectural or historic interest, the character or appearance of which it is desirable to preserve or enhance, designated under section 69 s69 of the Planning (Listed Buildings and Conservation Areas) Act 1990.
Conservation area appraisal	A document defining the special architectural and historic interest which warrants the designation of the conservation area.
Convenience retail/shopping	These refer to shopping for everyday essential items like food, drink, newspapers and confectionery
Core Strategy	A development plan document which sets out the long term spatial vision and strategic objectives of the planning framework for an administrative area. It identifies where new development will take place, its type and scale, protects what is valued about the area and includes the policies needed to deliver the vision and objectives. It is prepared in line with the sustainable community strategy.
Creative and digital industries	Industries which have their origin in individual creativity, skill and talent which have a potential for wealth and job creation through the generation and exploitation of intellectual property (IP) rights. Potential businesses in the following sectors: visual arts; fashion; architecture; information technology; photography; health tech; museums, galleries and libraries; software and applications; visual effects; broadcasting; publishing; games; design; film and tv; creative tech; performing arts; crafts; advertising and media; music; and animation.
Crossrail 2	Crossrail 2 (formerly known as the safeguarding Chelsea- Hackney Line) will link north east and south-west London. The route alignment is currently being considered by TfL

Development	“The carrying out of building, engineering, mining or other operations in, on, over or under land, or the making of any material changes in the use of any building or other land.” (Town & Country Planning Act (1990) Part III Section 55).
Developer contributions	This term refers to planning obligations delivered through section 106 agreements, section 38 agreements and section 278 Agreements, as well as money collected through the community infrastructure levy (CIL). These tools are used to secure financial and non-financial contributions (including affordable housing and employment, business and skills provision) or other works to provide infrastructure to support and mitigate the impact of development. However, developments cannot be double charged (section 106 and CIL) to fund the same item of infrastructure.
Development Plan	At a local level the development plan sets out the local planning authority’s policies and proposals for the development and use of land and buildings in the authority’s area and forms the basis for decisions on planning applications. This includes adopted Local Plans, neighbourhood plans and the London Plan, and is defined in section 38 of the Planning and Compulsory Purchase Act 2004.
Development Plan Documents	These include the core strategy, site-specific allocations of land and, where needed, area action plans. There will also be an adopted proposals map which illustrates the spatial extent of policies. Once adopted, development control decisions must be made in accordance with them unless material considerations indicate otherwise.
Decentralised energy	The local generation of electricity and where appropriate, the recovery of the surplus heat (combined heat and power – CHP) for purposes such as building space heating and domestic hot water production. CHP is often used in District Heating systems, with the heat generated as a by-product of electricity generation being pumped into homes, either as hot water or as steam, through networks of reinforced pipes.
DEFRA biodiversity metric	An effective tool of accounting for the impacts of a proposal on biodiversity and demonstrating that a net gain will be delivered. It also provides flexibility and encourages projects to consider biodiversity from the outset. Use of the metric rewards schemes that minimise their impacts but also gives options to developers in terms of whether necessary mitigation is delivered on or off site. A minimum 10% net gain will be expected unless national standards increase this in the future. In order to properly inform applications, surveys will be required in line with the latest British Standard (BS42020 2013 or its replacement).
Duty to cooperate	The Localism Act (2011) places a ‘duty to cooperate’ on all local authorities and a number of other public bodies which requires on-going, constructive and effective engagement to develop strategic policies and consider joint approaches to plan making.

Early education and care facilities	The terms refer to places where a number of children under five years of age are brought together during part or all of a working day on a regular basis where they can play, learn and receive care (e.g. primary school nurseries, children's centres, pre-school and 'wrap-around' childcare). In the case of further and higher education developments, applicants will be expected to provide evidence of the relevant certification from the Department for Education as well as details of student and staff numbers, enrolment criteria and curriculum details.
Energy efficiency	Making the best or most efficient use of energy in order to achieve a given output of goods or services, and of comfort and convenience. This does not necessitate the use of less energy, in which respect it differs from the concept of energy conservation.
Energy hierarchy?	A framework guiding UK energy policy as follows: Use Energy Efficiently (by turning off lights and appliances after use); Use Renewable Energy (wherever possible); Supply Remaining Energy efficiently (by using decentralised technology such as CHP systems). Following this hierarchy meets energy demand in the most efficient way and also reduces emissions of carbon dioxide (CO ₂).
Environment Agency (EA)	Government agency responsible for environmental regulation. Its legal duty is to protect and improve the environment of England and Wales. Created in 1996.
Evidence base	The information and data gathered by local authorities to justify the "soundness" of the policy approach set out in Local Development Documents, including physical, economic, and social characteristics of an area.
Examination	Presided over by a Planning Inspector or a Panel of Inspectors appointed by the Secretary of State; this can consist of hearing sessions, or consideration of written representations to consider whether the policies and proposals of the local planning authority's Development Plan Documents are sound.
Integrated Impact Assessment (IIA)	Integrated Impact Assessment (IIA) is a systematic decision support process, aiming to ensure that environmental and possibly other sustainability aspects are considered effectively in policy, plan and programme making.
Independent Examination	The process by which a Presided over by a Planning Inspector or Panel of Inspectors appointed by the Secretary of State; this may consist of hearing sessions, or consideration of written representations to consider if the policies and proposals of the local planning authority's Development Plan Document are sound.
Infrastructure Delivery Plan	This is a live programme of the borough's infrastructure priorities and projects over the course of the plan period and beyond.
Family sized housing	A dwelling that by virtue of its size, layout and design is suitable for a family to live in and generally has three, four, five, or more bedrooms.
Geodiversity	The variety of rocks, fossils, minerals, landforms, soils and natural processes, such as weathering, erosion and sedimentation, that underlie and determine the character of our natural landscape and environment.
Greater London Authority (GLA)	The GLA is the strategic citywide government for London. It is made up of a directly elected Mayor (the Mayor of London) and a separately elected Assembly (the London Assembly).

Green Belt (Metropolitan)	An area of countryside or land that is protected from inappropriate development in order to prevent the sprawl of existing built-up areas and to protect the openness of the countryside. Green Belts are not designated for their beauty or character, although there are many areas of high landscape quality within the Green Belt. The Metropolitan Green Belt is the protected open space that surrounds Greater London.
Green Chain	Green chains are areas of linked open spaces accessible to the public which provide way-marked paths and other pedestrian and cycle routes. They also enable flora and fauna to migrate around the borough and beyond. Some green chains are designated as Metropolitan Open Land (MOL). The definition covers anything from open spaces, footpaths, river corridors, canals/ towpaths, bridleways, disused railways and railway sidings and can predominantly be found in or adjacent to the New River, Turkey Brook, Salmons Brook and Pymmes Brook and in the vicinity of Boxers Lake.
Green corridor	Relatively continuous areas of open space leading through the built environment, which may be linked to each other and to Metropolitan Open Land and may not be publicly accessible. They may allow animals and plants to be found further into the built-up area than would otherwise be the case and provide an extension to the habitats of the sites they join.
Green industries	The business sector that produces goods or services which, compared to other more commonly used goods and services, are less harmful to the environment.
Green roofs/wall	Planting on roofs or walls to provide climate change, amenity, food growing and recreational benefits.
Gypsy and traveller site	Site for settled occupation, temporary stopping place or transit for gypsies and travellers.
Habitable room	A habitable room is any room used or intended to be used for sleeping, cooking, living or eating purposes. Enclosed spaces such as bath or toilet facilities, corridors, hallways, utility rooms or similar should not be considered habitable rooms.
Habitable floorspace	Habitable floorspace is all floorspace with a floor to ceiling height of 1.5m or over within a habitable room. Floorspace within habitable rooms with a floor to ceiling height of between 0.9m and 1.5m is counted as 50 per cent of its floor area and any floor area with a floor to ceiling height lower than 0.9m is not counted as habitable floorspace.
Habitat Regulation Assessment (HRA)	An assessment undertaken for plans and projects which have the potential to affect European sites of nature conservation importance.
Heat island effect	Can also referred to as the urban heat island effect and is an effect where the average temperature of an area is higher than nearby rural areas.
Health Impact Assessment	Health Impact Assessment (HIA) is used as a systematic framework to identify the potential impacts of a development proposal, policy or plan on the health and wellbeing of the population and highlight any health inequalities that may arise. HIA should be undertaken as early as possible in the plan making or design process to identify opportunities for maximising potential health gains, minimising harm, and addressing health inequalities.
Historic environment	All aspects of the environment resulting from the interaction between people and places through time, including all surviving physical remains of past human activity, whether visible, buried or submerged, and landscaped and planted or managed flora.

Heritage asset	A building, monument, site, place, area or landscape identified as having a degree of significance meriting consideration in planning decisions, because of its heritage interest. Heritage assets include designated heritage assets (such as Conservation Areas, statutory listed buildings and registered parks and gardens) and undesignated heritage assets identified by the local planning authority (such as the Local Heritage List).
Household waste	All waste collected by Waste Collection Authorities under Section 45(1) of the Environmental Protection Act 1990, plus all waste arising from Civic Amenity sites and waste collected by third parties for which collection or disposal credits are paid under Section 52 of the Environmental Protection Act 1990. Household waste includes waste from collection rounds of domestic properties, street cleansing and litter collection, bulky household waste collections, hazardous household waste collections, household clinical waste collections, garden waste collections, Civic Amenity wastes, drop-off and bring systems, clearance of fly-tipped wastes, weekend skip services and any other household waste collected by the waste authorities. Household waste accounts for approximately four-fifths of London's municipal waste.
Houses in Multiple Occupation (HMO)	Shared dwelling houses permanently occupied by members of more than one household as their only or main residence, who share basic amenities such as a kitchen or bathroom.
Housing Association	Independent non-profit making bodies that provide low-cost social housing for people in housing need.
Housing Land Availability	The total amount of land reserved for residential use awaiting development.
Infrastructure	Term used to describe the facilities and services necessary for local people to live their everyday lives. Infrastructure can take many forms; it can be defined in physical, green and social terms, and can range from strategic provision, such as a new road or school, to the creation of a local play-space.
Inclusive design	Inclusive design results in an environment which everyone can use, to access and benefit from the full range of opportunities available; confidently, independently, with choice and dignity, which avoids separation or segregation and is made up of places and space
Issues and Options and Preferred Options	The "pre-submission" consultation stages on Development Plan Documents with the objective of gaining public consensus over proposals ahead of submission to government for independent examination.
Local Development Documents (LDD)	These include Development Plan Documents (which form part of the statutory development plan) and Supplementary Planning Documents (which do not form part of the statutory development plan).
Local Development Framework	Term used to describe a folder of documents, which includes all the local planning authority's local development documents setting out the council's aspirations for the future development.
Local Nature Reserve (LNR)	A statutory designation made under Section 21 of the National Parks and Access to the Countryside Act 1949 by principal local authorities.
Local Plan	The Local Plan contains a series of local development documents (LDDs) that set out how the borough will change and develop in the future and how its places and environs will be protected and enhanced, these are drawn up by the Local Planning Authority.
London Plan	The Mayor of London is responsible for producing a planning strategy for the capital. This replaces the previous strategic planning guidance for London

	(known as RPG3), issued by the Secretary of State. The London Plan is the name given to the Mayor's spatial development strategy.
London Plan Apportionment	Allocates to each individual borough a given proportion of London's total waste (expressed in tonnes) for which sufficient sites for managing and processing waste must be identified within their Local Development Frameworks
Local Planning Authority	The local authority or council that is empowered by law to exercise planning functions.
Locally Significant Industrial Sites	Defined in the London Plan, and are important employment generating sites in the borough.
Legibility	The degree to which a place can be easily understood and traversed.
Lifetime Homes	Ordinary homes designed to provide accessible and convenient homes for a large segment of the population from young children to frail older people and those with temporary or permanent physical or sensory impairments.
Listed buildings	Statutory Listing means that the building is protected by law. This protection extends over the whole building including its interior. It also extends to any object or structure fixed to the building as well as to any freestanding objects or structures, which lie within the curtilage of the building and were erected before 1 July 1948. Listed Building Consent is required for any works that might affect the special interest of the listed building.
Liveability	Refers to the suitability and desirability of an environment or dwelling for living.
Locally listed buildings	The Council maintains a list of buildings of local architectural or historic interest which it believes are worthy of conservation. Local listing brings with it no additional planning controls but is a material consideration when planning applications are considered.
London Plan Central Activities Zone (CAZ)	An area defined in the London Plan where planning policy promotes finance, specialist retail, tourist and cultural uses and activities.
London Plan Opportunity Area	London's principal opportunities for accommodating large scale development to provide substantial numbers of new employment and housing, each typically more than 5,000 jobs and/or 2,500 homes, with a mixed and intensive use of land and assisted by good public transport accessibility
Main town centre uses	Retail development (including warehouse clubs and factory outlet centres); leisure, entertainment and more intensive sport and recreation uses (including cinemas, restaurants, drive-through restaurants, bars and pubs, night-clubs, casinos, health and fitness centres, indoor bowling centres, and bingo halls); offices; and arts, culture and tourism development (including theatres, museums, galleries and concert halls, hotels and conference facilities).
Major Development	Development involving any one or more of the following: (a) the winning and working of minerals or the use of land for mineral-working deposits; (b) waste development; (c) the provision of dwelling-houses where - (i) the number of dwelling-houses to be provided is 10 or more; or (ii) the development is to be carried out on a site having an area of 0.5 hectares or more and it is not known whether the development falls within

	<p>paragraph (c)(i);</p> <p>(d) the provision of a building or buildings where the floor space to be created by the development is 1,000 square metres or more; or</p> <p>(e) development carried out on a site having an area of 1 hectare or more.</p>
Material consideration	A matter that should be taken into account in deciding a planning application or on an appeal against a planning decision.
Metropolitan Open Land (MOL)	Extensive areas of land bounded by urban development around London that fulfils a similar function to Green Belt and is protected from inappropriate development by land-use planning policies.
Mixed-use development	A well-integrated mix of land uses (retail, employment, leisure and other service uses) with decent homes of different types and tenures to support a range of household sizes, ages and incomes.
Monitoring indicators	Generally, include three types of indicators: contextual indicators, output indicators and local indicators including significant effects indicators. Contextual indicators provide the background information of the Borough such as population, ethnic composition, crime statistics, local history/distinctiveness etc. Output indicators are used to measure policy targets. Some local indicators as significant effects indicators measure the significant effects of the plan or programme along with sustainability appraisal objectives. Some indicators reflecting cross-cutting issues (for example crime figures) provide valuable information to help identify any unintended and unforeseen consequences. Getting continual feedback from monitoring indicators will enable the Council to identify the necessary action to attain the desired outcomes.
Nature conservation	Protection, management and promotion for the benefit of wild species and habitats, as well as the human communities that use and enjoy them. This also covers the creation and re-creation of wildlife habitats and the techniques that protect genetic diversity and can be used to include geological conservation.
National Planning Policy Framework (NPPF)	This sets out the Governments requirements on planning policy for England and how it expects them to be applied.
National Planning Practice Guidance (NPPG)	Planning practice guidance published to help explain how the national planning policy framework should be applied.
Natura 2000 network	The European network of protected sites established under the Birds Directive and Habitats Directive (includes SPA, SAC, Ramsar).
Neighbourhood Plan	A statutory plan prepared by a neighbourhood forum that introduces non-strategic planning policies in a designated neighbourhood area.
North London Waste Authority	North London's statutory waste disposal authority. The NLWA's main function is to arrange the disposal of waste collected by its seven constituent boroughs. These boroughs are: Barnet, Camden, Enfield, Hackney, Haringey, Islington and Waltham Forest.
North London Waste Plan	The Waste Development Plan Document being produced for north London. Also referred to as the Waste Development Plan Document.
Open space	All land in London that is predominantly undeveloped other than by buildings or structures that are ancillary to the open space use. The definition covers the broad range of types of open space within London, whether in public or

	private ownership and whether public access is unrestricted, limited or restricted.
Opportunity Areas	London's principal opportunities for accommodating large scale development to provide substantial numbers of new employment and housing, each typically more than 5,000 jobs and/or 2,500 homes, with a mixed and intensive use of land and assisted by good public transport accessibility.
Permitted Development (or Permitted Development Rights)	Permission to carry out certain limited forms of development without the need to make an application to a local planning authority, as granted under the terms of the Town and Country Planning (General Permitted Development) Order.
Permissive paths	Paths over which the public do not have a right of way but over which permission has been given to the public to use them.
Permeability	The degree to which an area has a variety of pleasant, convenient and safe routes through it.
Planning and Compulsory Purchase Act 2004	National planning legislation from central government aimed at improving the planning process and enhancing community involvement in it. Visit https://www.gov.uk/government/organisations/department-for-communities-and-local-government .
The Regulations for the Planning & Compulsory Purchase Act 2004	Town and Country Planning (Local Planning) (England) Regulations 2012 set out the public participation and consultation required when preparing and revising a local plan. Regulations 18, 19, 20 relate to informal and formal consultations for Stage 2 of local plan preparation. Regulation 24 relates to Stage 3 or independent examination of the document.
Planning guidance	Non-statutory strategy and policy documents which inform or amplify policies in planning policy at the local level. These will include old style supplementary planning guidance, supplementary planning documents prepared under the new planning system and set out in the council's local development scheme/local plan delivery programme, town centre strategies, parish plans, design guidance, concept statements, site development briefs and master plans. These will normally be prepared by the council, or endorsed by it where they are prepared by third parties.
Planning condition	A requirement attached to a planning permission to limit, control or direct the manner in which a development is carried out.
Planning performance agreement (PPA)	A project management tool which sets timescales for actions between the local planning authority and an applicant. It should cover the pre-application and application stages but may also extend through to the post-application stage. A planning performance agreement provides greater certainty and transparency in the process for determining a large and/or complex planning application and can help to ensure that a clear and efficient process is in place for dealing with an application.
Planning obligation/financial contribution	Requirements made of a developer to make planning permission acceptable. This could include matters such as the provision of affordable housing as part of the scheme, or a financial contribution towards off site works such as highway improvements.

Previously developed land (PDL)	<p>Land which is or was occupied by a permanent structure, including the curtilage of the developed land (although it should not be assumed that the whole of the curtilage should be developed) and any associated fixed surface infrastructure. This excludes:</p> <p>land that is or has been occupied by agricultural or forestry buildings; land that has been developed for minerals extraction or waste disposal by landfill purposes where provision for restoration has been made through development control procedures; land in built-up areas such as private residential gardens, parks, recreation grounds and allotments; and land that was previously-developed but where the remains of the permanent structure or fixed surface structure have blended into the landscape in the process of time.</p>
Policies Map	The Policies Map (formally called the Proposals Map) illustrates all site-specific policies in all Local Plan documents in map form.
Public House	<p>The licensed premises must be open to and welcome the public without requiring membership or residency, allow free entry (1), serve at least one draught beer or cider (2), allow drinking without requiring food to be consumed, have at least one indoor area not laid out for meals, and permit drinks to be purchased in person at a bar (3), without relying on table service.'</p> <p>1) Except when entertainment is provided on limited occasions 2) Includes cask or keg beer or cider. References to 'cider' should be read as 'cider and perry' 3) Includes also a hatch or specific service point</p>
Public realm	The space between and within buildings that is publicly accessible, including streets, squares, forecourts, parks and open spaces.
Public Transport Accessibility Level (PTAL)	Public Transport Accessibility Levels are a measure of the extent and ease of access to the public transport network. They range from 6 (excellent) through to 1 (very poor).
RAMSAR Site	Wetlands of international importance designated under the Ramsar Convention
Recycling	Involves the reprocessing of waste, either into the same product or a different one. Many non-hazardous wastes such as paper, glass, cardboard, plastics and metals can be recycled. Hazardous wastes such as solvents can also be recycled by specialist companies, or by in-house equipment.
Renewable energy	Energy derived from a source that is continually replenished, such as wind, wave, solar, hydroelectric and energy from plant material, but not fossil fuels or nuclear energy.
Stakeholder	A person, group, company, association, etc. with an economic, professional or community interest in the district or specific part of it, or that is affected by local developments.
Section 106 agreements	Confer planning obligations on persons with an interest in land in order to achieve the implementation of relevant planning policies as authorised by section 106 of the Town and Country Planning Act 1990.
Secured by design	police flagship initiative supporting the principles of designing out crime; e.g. windows and doors that carry secured by design approval and have been assessed to provide a high degree of resistance to break-ins.

Sequential approach/sequential testing	Planning policies that require particular steps to be taken, or types of location or sites to be considered, in a particular order of preference. For example, retail, commercial and leisure development should be focused on sites within town centres, or if no in-centre sites are available, on sites on the edges of centres that are or can be well integrated with the existing centre and public transport.
Scheduled Ancient Monuments	(Class 1 Archaeological Areas) – Archaeological remains which enjoy special protection by virtue of being scheduled under the Ancient Monuments and Archaeological Areas Act 1979.
Sites of Importance Nature Conservation	A non-statutory designation that seeks to protect areas of high wildlife value at a local level.
Sites of Special Scientific Interest (SSSI)	Land considered to be of special interest due to its flora, fauna, geological or geographical features under the Wildlife and Countryside Act 1981 (amended in 1985).
Site Allocation	A Development Plan Document identifying sites for specific types of land use and any requirements related to them.
Small and Medium Enterprise (SME)	Business with more than 10 and less than 250 employees.
Social infrastructure	A wide variety of services that are essential to the sustainability and wellbeing of a community. This includes educational facilities, health services, sports and leisure facilities, libraries, jobs brokerage centres, community space and faith facilities, cultural facilities and meeting rooms, halls and pubs.
Social rented housing	Rented housing owned and managed by local authorities and registered social landlords, for which guideline targets rents are determined through the national rent regime.
Soundness	What does a 'soundness test' include? (a) Positively prepared; (b) Justified; (c) Effective; and (d) Consistent with National Policy. For further details see: https://www.gov.uk/guidance/national-planning-policy-framework/3-plan-making
Spatial development	Refers to changes in the distribution of activities and the linkages between them in terms of the use and development of land
Special Area of Conservation (SAC)	A site defined in the European Union's Habitats Directive (92/43/EEC), also known as the Directive on the Conservation of Natural Habitats and of Wild Fauna and Flora to protect habitats and species.
Special Protection Area (SPA)	Areas which have been identified by the European Commission as being of international importance for certain breeding, feeding, wintering or migration of rare and vulnerable species of bird populations found within the EU countries. They have statutory protection under the EC Directive for the Conservation of Wild Birds 79/409.
Specialist housing	Housing which meets the specialised housing needs of groups such as the elderly and disabled people.
Statement of Community Involvement	sets out the processes to be used by the local authority in involving the community in the preparation, alteration and continuing review of all local development documents and development control decisions.

Statement of compliance	The statement of compliance must be submitted to the secretary of state at submission stage. It sets out how the statement of community involvement has been followed in the preparation of the document, the main issues raised and how these have been addressed.
Statutory bodies	These include appropriate 'Specific, Government and General' consultation bodies in accordance with Regulation 25 of the Town and Country Planning Act 2004 Regulations.
Strategic Environmental Assessment and Sustainability Appraisal (SEA/SA)	A generic term used internationally to describe environmental assessment as applied to policies, plans and programmes.
Strategic Industrial Location/Land (SIL)	An industrial area identified in the London Plan as being of strategic importance for industrial, logistics and related employment uses that support the functioning of London's economy.
Sui generis uses	Uses which do not fall within any Use Class, including scrap yards, petrol filling stations, nightclubs, taxi businesses, and casinos, as defined under the Town and Country Planning (Use Classes) Order 1987 and its subsequent amendments. yards, petrol filling stations, nightclubs, taxi businesses, and casinos, as defined under the Town and Country Planning (Use Classes) Order 1987 and its subsequent amendments.
Supplementary Planning Documents	A Supplementary Planning Document is a Local Development Document that may provide further explanation or elaboration of policies contained in a 'parent' Development Plan Document.
Sustainable communities	Places where people want to live and work, now and in the future.
Sustainable development	A widely used definition drawn up by the World Commission on Environment and Development: "Development that meets the needs of the present without compromising the ability of future generations to meet their own needs.
Sustainable drainage systems (SuDS)	A sequence of water management practices and facilities designed to drain surface water in a manner that will provide a more sustainable approach than the conventional practice of routing run-off through a pipe to a watercourse.
Sustainable development	Development that meets the needs of the present without compromising the ability of future generations to meet their own needs.
Sustainability Appraisal (SA)	A systematic process, required by the Planning and Compulsory Purchase Act 2004 and incorporating the requirements of the SEA Directive, aimed at appraising the social, environmental and economic effects of plan strategies and policies and ensuring that they accord with the objectives of sustainable development.
Supplementary planning document (SPD)	A local development document that has not been subject to independent testing and does not have the weight of development plan status. SPDs replace supplementary planning guidance that was part of the old planning system. SPDs also help to amplify the policies contained in development plan documents.
Townscape	The configuration of buildings and the space between them.
Town centre	Areas defined in the local plan occupied by Main Town Centre uses providing a range of commercial, cultural, and civic activities, including shopping, leisure, entertainment, culture and social and community facilities.

Transport for London (TfL)	One of the GLA group of organisations, accountable to the Mayor, with responsibility for delivering an integrated and sustainable transport strategy for London.
Tree preservation order (TPO)	Usually made by a local planning authority to protect specific trees (or a particular woodland) from deliberate damage and destruction, which could include felling, lopping, topping, uprooting or otherwise wilful damage.
Trees of value	Trees that have the capacity to deliver eco-system benefits in the form of absorbing carbon dioxide (the main greenhouse gas) and producing oxygen and to filter, absorb and reduce other pollutant gasses including sulphur dioxide, carbon monoxide, nitrogen dioxide and ozone. To achieve improved air quality, trees of value will have large deciduous canopies or have the potential to develop such in the future.
Urban greening	The process of providing appropriate types of green infrastructure, such as green roofs and street trees, in urban areas.
Use Classes Order	The Town and Country Planning (Use Classes) Order puts uses of land and buildings into various categories. Planning permission is not needed for changes of use within the same use class.
Viability appraisal	An assessment of the financial viability of a development to determine the maximum level of affordable housing and other policy requirements that can be provided.
Viability review mechanism	A review of development viability defined within a section 106 agreement enabling the reassessment of development viability after permission has been granted, at an early, mid or late stage in the development process. These mechanisms address uncertainties in the application stage assessment of viability to enable the maximum level of affordable housing provision of the lifetime of a proposal.
Windfall housing	Is generally any residential development that is given planning permission on land or buildings not specifically allocated for residential development in LDF.
Work-live space	The flexible use of buildings and space to allow both functions within them.
Water space	Blue/water space.
Zero-carbon	Activity that causes no net release of carbon dioxide and other greenhouse gas emissions into the atmosphere.
Zero-emission	Activity that causes no release of air pollutants and carbon dioxide or other greenhouse gases.

Enfield Local Plan

Consultation Statement addressing the Issues and Options consultation undertaken between December 2018 and February 2019



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Enfield's New Local Plan

Consultation Statement addressing the Issues and Options consultation undertaken between December 2018 and February 2019

1. Introduction

- 1.1 The purpose of this short Consultation Statement is to summarise the feedback received in response to the "Issues and Options" Local Plan consultation document (published in December 2018). Consultation on this "Issues and Options" document was the first formal consultation on the emerging Enfield Local Plan (a stage known as the "Regulation 18" stage¹).
- 1.2 The "Issues and Options" consultation document sets out the key challenges and opportunities in Enfield Borough, including in terms of meeting future housing needs, supporting local economic growth and maintaining and enhancing community facilities and areas of open space. Some options for accommodating future growth were also outlined, alongside some draft policy wording.
- 1.3 The consultation ran for a 12 week period between 6th December 2018 and 28th February 2019.
- 1.4 It was intended that following this consultation, the Council would prepare and consult upon a "Submission Draft" version of the Local Plan (a stage known as the "Regulation 19" stage²). However, for a range of reasons, the Council has decided to prepare a second "Regulation 18" Local Plan consultation document, which will set out the Council's preferred strategy and detailed draft policy wording, taking into account the feedback received on the previous "Regulation 18" consultation document.
- 1.5 Further information about the process and timetable for preparing the Enfield Local Plan can be found in the Council's Local Development Scheme, linked [here](#).

2. Purpose and Scope

- 2.1 Regulation 22 of the Town and Country Planning (Local Planning) (England) Regulations 2012, requires that any Local Plan submitted to the Secretary of State for independent examination, must be accompanied by a statement setting out:
- which bodies and persons the local planning authority invited to make representations under Regulation 18;
 - how those bodies and persons were invited to make representations under Regulation 18;
 - a summary of the main issues raised by the representations made pursuant to Regulation 18;
 - How any representations made pursuant to Regulation 18 have been taken into account.
- 2.2 The Council will ensure full compliance with Regulation 22, prior to submitting the Enfield Local Plan for examination, and having undertaken consultation on the second "Regulation 18" Local Plan document.
- 2.3 The purpose of this Consultation Statement is to record the main themes and issues raised in the consultation responses on the first "Regulation 18" Local Plan document. It must be emphasised that Officers reviewed the consultation responses in detail, and in drafting the second "Regulation 18" Local Plan document, have taken into account both the general thrust of the comments received, as well as the detailed comments on the draft policy wording.

¹ Regulation 18 of the Town and Country Planning (Local Planning) (England) Regulations 2012.

² Regulation 19 of the Town and Country Planning (Local Planning) (England) Regulations 2012.

3. Summary of the Consultation Process

- 3.1 To ensure that all interested parties were given the opportunity to understand and respond to the consultation in late 2018/ early 2019, the Council undertook a comprehensive programme of engagement and consultation relating to the December 2018 “Issues and Options” document. This consultation followed, and in many cases exceeded, the Council’s own standards for public engagement as set out in the adopted Statement of Community Involvement 2015.
- 3.2 An executive summary document was produced to provide a non-technical summary of the “Issues and Options” consultation document, and to outline how interested parties could have their say.
- 3.3 Respondents were able to view all consultation material on the Council’s online consultation portal, and were able to submit representations via the online consultation portal, by e-mail, or by post.
- 3.4 Reference copies of the consultation material were also placed in several public locations, where residents were able to inspect documents and find paper copies of the representation forms. Upon reasonable request, the Council did also provide individual copies of documents to those who could not reasonably access the consultation material through standard means.
- 3.5 1,600 subscribers to the Council’s planning mailing list were notified of the consultation opportunity by email, and these subscribers also received ‘reminder’ emails during the course of the consultation period. The Council’s planning mailing list consists of various local residents, businesses, developers and agents who have expressed an interest in receiving planning-related updates from the Council.

Promotional posters were also produced to promote the consultation opportunity, and these were displayed on noticeboards across the Borough. Posters were also distributed for display at local leisure centres, doctors’ surgeries and private gyms. Smaller flyers were also produced; these were distributed at local events including business networking events and public drop-in sessions.

- 3.6 A prominent banner was placed on the front page of the Council’s website directing visitors to webpages explaining the consultation process and outlining opportunities for readers to have their say. These webpages were also promoted through hyperlinked logos in Council email signatures, direct email bulletins to subscribers to the Council’s planning mailing list, and other direct communications with members of the public. Furthermore, digital ‘banners’ were displayed on television screens located in Council reception areas, alerting visitors to the consultation opportunity and how they could get more information.
- 3.7 The Council used its official social media accounts on LinkedIn, Twitter and Facebook to promote the consultation opportunity.
- 3.8 The consultation was covered by local media throughout the three month consultation period, including press releases from the Council to advertise forthcoming drop-in events.
- 3.9 The Council sought to directly engage with identified hard-to-reach communities who are typically underrepresented in the consultation process. This included direct engagement with the Turkish community through letters and face-to-face communication, as well as placing promotional material in school newsletters at the College of North East London and Barnet and Southgate College.
- 3.10 A further important strand of the consultation and engagement process was a series of public drop-in sessions, held across the Borough in community halls, schools, libraries and churches. The location and timing of each event, along with the number of people who attended, is set out as **Appendix A** to this Consultation Statement.

4. Summary of Consultation Feedback

- 4.1 In total, **1,712** unique responses were received to the “Issues and Options” consultation in late 2018/ early 2019. A breakdown of the number of responses received by type of respondent is provided below:
- 54 from landowners, developers or planning agents;
 - 2 from neighbouring local authorities;
 - 20 from government agencies and other public bodies;
 - 15 from interest groups and trusts;
 - 996 from community associations and local action groups (where they are responding as an organisation on behalf of their members);
 - 618 from the consultation portal; and
 - 7 via post
- 4.2 A list of those individuals and organisations that comprise each sub-category (except those that are considered members of the general public) is provided at Appendix B.
- 4.3 The main feedback received³ is summarised below, by theme.

Spatial Strategy (Green Belt versus Brownfield Development)

- Some respondents indicated that the need to deliver more affordable housing justified development in the Green Belt.
- Many respondents were against release of Green Belt land to meet development needs.
- Many respondents expressed a preference for use of brownfield sites to meet the development needs of the Borough, with support for higher development densities. Other expressed a preference for lower density developments within urban areas.
- Many of the objections to particular potential development sites in the Green Belt were from those that lived in the immediate vicinity.
- Other respondents recognised the need to strike a balance between protecting the Green Belt and meeting future housing needs (in particular the need for more affordable housing).

Housing

- Lack of clarity around the housing target for the Borough – with some respondents suggesting the assessment of housing need was flawed, and a lower housing target should be set, and others arguing for an increased housing requirement for the Borough.
- Concern around the affordability of housing, with most respondents agreeing that the Council should seek to deliver as much affordable housing as possible.
- Need for more family housing, and more housing for “downsizers”.
- New housing should be for existing residents of the Borough (and not be provided to accommodate overspill from the rest of London/ elsewhere).
- More use should be made of empty homes.
- Gypsy and traveller accommodation is not required.

Design and Heritage

- Development should avoid harm to heritage assets.
- Enfield should retain its character.
- Whilst many respondents supported the increased densification of the urban area in order to safeguard the Green Belt, there were equal concerns regarding the impact of more infill development at higher densities on the character of existing communities and in particular the loss of open spaces within settlements.

³ In preparing the second “Regulation 18” Local Plan consultation document, Officers have referred to the original representation forms, and haven’t relied on the summary information included within this Consultation Statement

- Concerns around high development densities and tall buildings, in relation to the impact on heritage assets.

Economy

- Investment should be focused on the knowledge based economy.
- Provision of high speed broadband will support jobs and businesses.
- Need for more accommodation for smaller businesses.
- Need for more industrial space.
- Lots of empty offices in the Borough (suggesting there is no demand for more office stock).
- Some stakeholders suggested that a more flexible approach should be taken to land use zoning, allowing residential uses in industrial areas, and vice versa.
- Need to take into account the planning issues arising from more home-working.

Town Centres and High Streets

- Need to recognise changes in shopping patterns, in particular the increase in internet shopping.
- Need for more diversity in the range and quality of shops in the Borough.

Community and Social Infrastructure

- Current infrastructure is inadequate, especially public transport, hospitals and schools.
- Insufficient infrastructure capacity to support proposed development.
- Link between affordable housing provision and the key workers needed to provide local social services.
- Importance of ensuring new and improved social infrastructure is delivered by (and alongside) new development.
- Local Plan should provide greater certainty about the location and delivery of new schools.

Transport and Movement

- Need for improved public transport.
- The needs of pedestrians and cyclists should be prioritised.
- Significant existing infrastructure capacity issues need addressing before new development is delivered.
- Concerns around new development impacting on parking availability for existing residents.

Green and Blue Infrastructure

- The canals and waterways represent a significant, under-exploited, opportunity.
- Objection to development that would impact on the Green Belt, Metropolitan Open Land and open space.
- Provision needs to be made for burial space (providing for the different needs of different parts of the local community).
- Concerns around air quality in the Borough, both in terms of its impact on human health and in terms of its impact on habitats and protected species.
- The Local Plan should deliver net gains for the natural environment.

4.4 Alongside the comments received from local residents, detailed comments were received on the emerging spatial strategy options and draft policy wording from organisations including the Greater London Authority, Transport for London, Natural England, the Environment Agency, Historic England, Enfield Sport and the London Wildlife Trust.

4.5 The comments from these organisations, and others, have been particularly helpful to the Council in seeking to develop and refine the wording of the draft Local Plan policies for the second "Regulation 18" consultation document.

Appendix A

Public Drop-in Sessions and Invited Sessions

Table 1: Public drop in sessions

	Public drop-in sessions	When & Time	Number of attendees
Area ward forums	Enfield West: Southgate and Cockfosters joint area ward forum at Garfield Primary School	27 November 2018 at 7:30-9:30pm	50
	Enfield East: Edmonton Green, Upper Edmonton, Lower Edmonton and Haselbury at Community House	28 November 2018 at 8-9:30pm	50
	Jubilee area ward forum at Forest Road Health Centre	5 December 2018 at 7-9pm	8
	Enfield West joint area forum: Bowes, Palmers Green, Winchmore Hill and Grange at Friends Meeting House	16 January 2019 7:30-9:30pm at	50
	Enfield Town and Highlands at Enfield Civic Centre	17 January 2019 at 7:30-9:30pm	25
	Enfield North joint area ward forum: Chase, Turkey Street, Enfield Lock, Highway, Southbury, Town and Highlands at Ordnance Unity Centre	6 February 2019 at 7:30-9pm	20
	Ponders End area ward forum at The Qube	19 February 2019 at 7-8:30pm	35
Drop in sessions	Ponders End Library, 645 Hertford Road	29 January 2019 at 11-2:30pm	20
	Vincent House, 2E Naggs Head Road	29 January 2019 at 3-6pm	10
	Dugdale Centre, Enfield Town	5 February 2019 at 12-2pm	20
	Enfield Civic Centre	7 February 2019	100
	Edmonton Green Library	12 February 2019 at 3-6:30pm	20
Palmers Green Library	19 February 2019 at 11:30-2:30pm	50	

Table 2: Invited sessions

	Invited sessions	Where	When & Time	Number of attendees
Special meetings	Enfield Town Residents Association	Enfield Baptist Church, Cecil Road	29 November 2018 at 7-9pm	30
	Enfield's health and wellbeing board	Enfield Civic Centre	6 December 2018 at 4-6:30pm	20
	Voluntary Sector Strategy Group	Community House, Fore Street	10 December 2018 at 2-4pm	20
	Crews Hill Residents Association	Plough Pub		20
	Enfield Racial Equality Council	Enfield Civic Centre	9 January 2019 at 7:30-9:30pm	30
	Conservation Advisory Group	Enfield Civic Centre	15 January 2019	30
	Green Belt Forum	Enfield Civic Centre	29 January 2019	60
	Health and wellbeing board	Edmonton Green Shopping Centre	14 February 2019	100
Targeted outreach	Crews Hill Residents Association	Plough Pub	9 January 2019 at 7:30-9:30pm	20
	Turkish community	The Alevi Centre	12 January 2019 at 12-2pm	65
	Enfield Road Watch, CPRE and The Enfield Society	Civic Centre	30 January 2019	10
	Christian community		30 January 2019	25
	Residents of Angel, Edmonton Community Trust	Dyson Road	6 February 2019 at 7-8pm	25
	Hadley Wood Neighbourhood Forum	Civic Centre	11 February 2019 at 10:30-12:30pm	6
	Edmonton Green Residents Association	Green Towers	16 February 2019 at 12-2pm	100
Youth engagement	Enfield Youth Parliament – initial presentation and thoughts	Civic Centre	17 October 2018	25
	Enfield Youth Parliament – workshop	Civic Centre	14 December 2018	20
	College of Haringey, Enfield and North East London – workshop	College of Haringey, Enfield and North East London	23 January 2019	20
	Barnet and Southgate College – workshop	Barnet and Southgate College	28 February 2019	20

Appendix B

Local Plan Consultation Respondents (other than Members of the Public)

Enfield

Employment Topic Paper

June 2021

www.enfield.gov.uk/



1. Executive summary

- 1.1.1 Enfield's economic and employment evidence is extensive, this Topic Paper summarises key evidence that sets the direction of travel for our draft employment policies in the Enfield Local Plan (ELP). Employment policies, for the purpose of the ELP, are those which deal with industrial and logistics and office activities.
- 1.1.2 In Section 2 of this paper sets out how the Council arrived at its estimate of economic 'need', taking into consideration national policy and guidance.
- 1.1.3 The assessment of need tells us how much additional land and floorspace the ELP should look to accommodate. It is important that the Council tries to meet these needs in full, both to provide jobs for existing and future residents but also to secure a supply of land/ floorspace for business to grow and prosper.
- 1.1.4 The Council recognises that Covid will require us to review our evidence of need. Early indications suggest that Enfield may need more floorspace to meet the demands of a post Covid boom in logistics – partly related to the rapid decline of the retail high street. Office evidence will also need to be updated to reflect trends in homeworking and social distancing.
- 1.1.5 Section 3 considers the various routes to meet this need, starting with maximising brownfield potential by making several new employment and mixed use site allocations. The section also explores the future potential for new industrial sites where large format retail sites can be used for new industrial uses. The shift in retail has presented a small number of new opportunities that the Council will look to harness to meet our economic needs where possible.
- 1.1.6 This section also considers the scope to intensify industrial activity within existing employment areas. This is perhaps the most challenging area of policy and evidence. Here a large amount of our designated industrial land is considered strategic in the London Plan and it makes sense to use this as efficiently as possible for industrial uses before considering releases.
- 1.1.7 The draft ELP seeks to protect the existing floorspace on sites but also encourage genuine intensification of industrial land. This is a considerable challenge because viability and deliverability of intensified industrial property limits the quantum of space that can 'count' against our assessed need. The policy framework seeks to encourage developers to assemble industrial sites to deliver more intensive formats on our limited stock of land.
- 1.1.8 The approach taken by the draft ELP is to maximise the potential of urban sites as a means of meeting identified needs. However, as the potential of urban sites is insufficient, the plan also proposes the selective development of a small number of Green Belt sites.
- 1.1.9 Section 4 provides a summary and conclusion.

2. Policy context

2.1 Meeting identified needs

- 2.1.1 A crucial issue for the ELP is the extent to which the supply of employment sites can meet identified needs.
- 2.1.2 This requirement is grounded in national policy. The National Planning Policy Framework (NPPF) indicates that 'plans should positively seek opportunities to meet the development needs of their area' and 'strategic policies should, as a minimum, provide for objectively assessed needs for housing and other uses.' (Para 11). It indicates that plans should 'be prepared positively, in a way that is aspirational but deliverable.' (Para 16).
- 2.1.3 Strategic policies need to 'make sufficient provision for housing, employment, retail, leisure and other commercial development.' (Para 20).
- They should 'look ahead over a minimum 15-year period from adoption, to anticipate and respond to long-term requirements and opportunities, such as those arising from major improvements in infrastructure.' (para 22).
 - And 'provide a clear strategy for bringing sufficient land forward, and at a sufficient rate, to address objectively assessed needs over the plan period' (para 23).
- 2.1.4 The NPPF also requires Local Plans to 'set criteria, or identify strategic sites, for local and inward investment to match the strategy and to meet anticipated needs over the plan period.' (Para 81).

3. Economic need in Enfield

3.1 Introduction

3.1.1 In mid-2016 AECOM was commissioned to update the Borough's employment land evidence. This took the form of an Employment Land Review or ELR following the guidance set out in the Planning Practice Guidance (PPG).

3.1.2 The ELR assessed the quantity and quality of the Borough's employment land and reported in late 2018. The ELR was supplemented by a number of other documents including:

- Industry in Enfield (2017)
- Enfield Socio-Economic Assessment (2017)
- Enfield Functional Economic Market Study (2020)
- Enfield Industrial Intensification Study Final Draft Report (2020)
- Enfield Industrial Intensification Market Deliverability Study (2021)

2.1.2 This section first outlines the Borough's 'economic' need – as calculated by the evidence. The report then moves to examine how to apply this evidence in light of the new London Plan and set out how the Council intends to approach refreshing the evidence to reflect Covid and more recent changes in policy.

3.2 Assessment of economic need

3.2.1 The assessment of 'need' is found mainly in the 2018 Employment Land Review.

3.2.2 The Planning Practice Guidance (PPG) provides three broad approaches to assessing economic needs:

- Labour supply
- Projections based on past trends of development completions
- An assessment based on labour demand (economic forecasts)

3.2.3 The ELR considered all three approaches but ultimately promoted the use of the economic forecast (labour demand).

3.2.4 The labour supply approach was dismissed because:

“while providing a broad estimate of employment need across all sectors in the economy, the labour supply approach does not make any distinction between which sectors in the economy are expected to grow and hence does not account for structural economic changes. A simple review of population growth does not capture the potential for residents to travel elsewhere to work (whether in or out of the Borough) and how this is expected to change over time.” (Para 6.4.6).

3.2.5 The consultants also dismissed a past trends approach because:

“The suitability of this approach is contingent on the extent to which we may reasonably expect past trends to continue. This approach is also sensitive to the

effects of short term fluctuations in data, which do not provide an accurate representation of long term growth trends. This therefore may not provide the most accurate indication of future expectations” ... “As a result, historic take-up rates alone are not considered a suitable method of estimating future floorspace demand.” (Para 6.4.7).

- 3.2.6 To arrive at a view of need based on ‘labour demand’ the ELR used two sets of economic forecasts. The first forecast was from the East of England Forecasting Model (EEFM). The model was originally designed to support regional planning in the East of England but also covered Enfield. Although termed the EEFM in practice the model was based on a 2015/16 Cambridge Economics Forecast. The consultants also used the most recent GLA Economics forecasts.
- 3.2.7 Table 6.4 of the report presents the findings / conclusions for Enfield and its Functional Economic Market Area (FEMA).

	Use Class	2016	2036	Difference	Change (%)	CAGR (%)
LB Enfield	Office (B1a/b)	17,300	22,200	4,900	28.2%	1.3%
	Industrial (B1c/B2/B8)	17,500	20,900	3,400	19.2%	0.9%
FEMA	Office (B1a/b)	131,900	180,700	48,800	37.0%	1.6%
	Industrial (B1c/B2/B8)	88,600	103,000	14,400	16.3%	0.8%

Source: EEFM, (2016); ONS, (2016); GLA Economics (2015); AECOM calculations.

Figure 1: AECOM Employment Projections

- 3.2.8 Although data from both the Borough and FEMA is presented, the consultants advised that Enfield should plan for the growth rates reported at the FEMA level, derived from the East of England Forecasting Model (EEFM). They recommended this because:
- “The FEMA is considered a more suitable level of geography to forecast at” (paragraph 6.5.3)*
- 3.2.9 Practically this choice would appear to increase office need in Enfield because the FEMA growth rates were higher than Enfield alone. Conversely the choice would appear to slightly reduce industrial (and warehousing) need because the FEMA growth rate was very slightly lower. The council intends to update the economic evidence base once the impacts of COVID and Brexit have become clearer.
- 3.2.10 Finally, before concluding on need, AECOM made a number of allowances for vacancy and underused land before concluding on need in chapter 7 of their report.
- 3.2.11 For industrial and warehousing uses the final recommendation was to plan for an increase of 48.6ha of land. For offices the recommendation was expressed as 32,000 sqm of floorspace.

Demand for Industrial Land	Industrial Land (Ha)
A. Total stock of core industrial land (2016) plus vacant land [B+C]	329.1
B. Current vacant industrial land equivalent (4.7%) ...of which is actively marketed vacant land	15.5 ...2.9
C. Supply of occupied core industrial land (2016) [A-B]	313.6
D. Land demand to 2036	46.1
E. Optimum frictional vacancy at 2036 [5% of C+D]	18.0
F. Additional Demand for Utilities, Transport and Waste Management 2016-2036	0
G. Surplus/deficit of vacant land in 2036 [E-B]	2.5
H. Gross requirement for industrial land 2016-2036 [A+D+F+G]	377.7
I. Net requirement for industrial land 2016-2036 [H-A]	48.6

Figure 2 Net Additional Industrial Projections

Demand for Office Floorspace	Office Floorspace (sqm)
A. Supply of occupied office floorspace (2016)	215,100
B. Current vacant office floorspace (1.1%)	2,400
C. Total stock of office floorspace (2016) [A+B]	217,500
D. Floorspace demand to 2036	22,700
E. Optimum frictional vacancy at 2036 [5% of A+D]	11,900
F. Surplus/deficit of vacant floorspace in 2036 [E-B]	9,500
G. Gross requirement for office floorspace 2016-2036 [C+D+F]	249,700
H. Net requirement for office floorspace 2016-2036 [G-C]	32,200

Source: AECOM.

Note:

Point A: Using CoStar stock data (November 2016) rather than VOA data (December 2016) as this is closer to that estimated by Cushman and Wakefield for the London Office Policy Review 2017 (GLA), which estimated office stock to be 223,000sqm (para 6.2.39).

Point B: % vacancy rate as estimated by CoStar Data (November 2016).

Point D: Derived from the FEMA CAGR % pa in Table 6-6. The PPG advises that where possible employment floorspace should be converted to employment land using plot ratios. However, due to the wide range of densities of offices it is less meaningful to translate the floorspace demand figures into land. The demand for office space is therefore presented in terms of floorspace (sqm).

Figure 3 Net Additional Office Projections.

3.3 Aligning with the London Plan

- 3.3.1 The approach to assessing need was developed by AECOM in line with the PPG. As a cross check AECOM checked their recommendation with the London Plan evidence suite.
- 3.3.2 The London Office Policy Review suggested less growth in Enfield than recommended by AECOM, but the consultant team chose to recommend a quantity of need based on their EEFM FEMA analysis.
- 3.3.3 For Industrial, as part of their 2020 intensification evidence, AECOM noted that their recommendation to provide 48.6ha of land up to 2036 broadly aligned with the 52ha of land reported in the GLA Industrial Land Demand Study (2017). The GLA evidence was for a slightly longer period (2039) but the difference was not significant.

3.4 Adjusting for the Enfield Plan Period

- 3.4.1 As noted above, AECOM concluded that Enfield requires 48.6ha of net additional industrial (and warehousing) land and 32,200 sqm of office floorspace. This is for the period up to 2036, which was the former proposed plan period. The plan period has since been revised to extend to 2039, in line with the NPPF (para 22).
- 3.4.2 To provide an estimate of need for the new plan period the Council has 'rolled forward' the AECOM estimate – so increasing need for the period up to 2039 to 56ha (251,505 sq m) for industrial uses and 37,030 sq m for offices.

3.5 Managing Losses

- 3.5.1 The ELR presented its results 'net' without any allowance for windfall or plan led losses. This was in line with emerging London Plan policy which required Boroughs to adopt a nil net loss approach. But this may mask a trend of continuing losses from the stock – as opposed to gains.
- 3.5.2 Data from the Valuation Office Agency (VOA) shows that Enfield lost around 60,000 sqm of industrial space lost in the three years since the 2016 base date used by AECOM.
- 3.5.3 Our office stock losses have been proportionally even higher with 22,000 sqm lost between 2016 and 2019.
- 3.5.4 In both cases, industrial and office, the likelihood is that this space was occupied at the time it was lost. The ELR noted an office vacancy rate of only 1.1% and an industrial vacancy rate 4.7% rate. Both rates are below rates considered healthy for frictional vacancy (at least 5%).

3.6 Summary

- 3.6.1 The estimate of economic need in the Plan is based on a series of studies, undertaken by AECOM, between 2016 and 2020. This work followed the PPG with the consultants promoting a 'labour demand' scenario informed by economic forecasts from the EEFM (Cambridge) and GLA Economics.
- 3.6.2 Ultimately the Council was recommended to plan for:

- A net increase of 32,200 sqm of office floorspace up to 2036 (37,030 sq m up to 2039)
- A net increase of 48.6ha (218,700 sqm) of industrial and warehousing land up to 2036 (56ha/ 251,505 sqm up to 2039)

3.6.3 Compared to the GLA evidence available at the time, the recommendations for industrial land/floorspace broadly aligned with the GLA view as set out in the GLA Industrial Land Benchmarks study. For offices AECOM advised a more aspirational view of need – at least double the growth set out in the London Office Policy Review.

3.7 How has evidence been applied to the plan?

- 3.7.1 Our evidence was largely complete in early 2020 – just before the Covid emergency, and before changes were made to the London Plan by the Mayor in response to the Secretary of State's directions, prior to its adoption in 2021.
- 3.7.2 It is very likely a review of the evidence will be needed as a result of these events, but it has not been appropriate to do this through the lockdown period due to a lack of clarity in how demand dynamics could change in the medium to long term.

3.8 Use Class E

- 3.8.1 Since the Council's evidence concluded the Government has confirmed changes to the Use Classes Order and associated permitted development rights.
- 3.8.2 For this Topic Paper the most relevant change are those related to the new E use class. Offices were previously class B1a and light industrial B1c, but both are now included in the new Class E.
- 3.8.3 The NPPF/PPG has not been substantively updated, and it is still a requirement for the council to understand, and plan for, 'business needs' in the area.
- 3.8.4 Class E to residential permitted development rights are due to be introduced in August 2021. Buildings over 1,500 sqm are exempt, so their loss to residential would still be subject to the full planning process. Small premises can still be lost without planning control, although the Council is now able to consider the impact on the intended occupiers from the introduction of residential use in an area the authority considers is important for heavy industry, waste management, storage and distribution, or a mix of such uses. In the Enfield context this would appear to include designated industrial sites; namely Local and Strategic Industrial Sites as defined in the Development Plan.

3.9 Covid

- 3.9.1 All of the Borough's economic evidence was completed prior to the Covid pandemic. Covid will have profound impact on the way we live and work and could influence the demand for employment floorspace over the Plan period. However, it is not clear exactly how the economy will recover. Almost all reliable data published predates Covid or reflects the 'distressed' Covid economy and needs to be treated with care.
- 3.9.2 The short-term impact of Covid has been extreme. The impact was particularly acute for offices as employees switched to home working. Industrial activity was

harder to substitute for home working and much of the Borough's industrial stock continued operation as 'essential' activities.

- 3.9.3 The Council does not under-estimate the short-term impact of the crisis. But for planning purposes, the pandemic has not removed the pre-pandemic capacity of land and floorspace to re-accommodate jobs and economic activity. An office that closed in lockdown remains available for re-occupation, though could also of course be subject to permitted development change to residential. Sites allocated in plans for economic development remain available to be taken up post pandemic. So considerable care is needed before concluding that recovering from the pandemic needs more employment space.
- 3.9.4 In the short term then, space vacated in Covid remains available to be re-occupied as society recovers. But Covid has set in train a number of features that may now require the Borough to reconsider its assessment of need.
- 3.9.5 In recent years London has seen a reversal of fortunes for its industrial land demand. For many years demand was declining, sites were released for housing and local plans looked to manage this decline. But even pre-Covid this reversed with a widespread recognition that many boroughs (including Enfield) needed to grow its stock of industrial land, as is evidenced by the demand forecasts in the London Industrial Land Demand Study (2017) and Enfield's ELR.
- 3.9.6 This was partly driven to an improved manufacturing outlook but also a growing demand for logistics space – the presence of large distribution warehouses in the borough demonstrates this. Almost all emerging evidence suggests Covid has dramatically sped up this trend. But demand is not just coming from logistics – Enfield has also experienced demand for space from other sectors, most notably the Film and TV sector. There are currently three large format film studios in the borough and growing interest from the sector.
- 3.9.7 For offices this is much less certain – staff are only just starting to return to offices and in many instances this is on a hybrid basis with much greater emphasis on home working than pre-Covid. On one hand an increase in homeworking may reduce the need/demand for offices but conversely social distances means office space may not be as intensively used as previously.

4. Economic supply in Enfield

4.1 Assessing supply

- 4.1.1 Following the requirements of the NPPF, a robust assessment is an important source of evidence to inform the Local Plan and seeks to establish realistic assumptions about development potential of the land identified and when development is likely to occur.
- 4.1.2 An assessment was carried out in line with the methodology set out in the Government's National Planning Practice Guidance (NPPG) - Housing and economic land availability assessment (July 2019).¹
- 4.1.3 In summary, the method comprises the following five stages:
- Stage 1 - Identification of sites and broad locations with potential for development.
 - Stage 2 - assessing their development potential including site suitability, availability and achievability.
 - Stage 3 was omitted as the NPPF and NPPG indicates this is only appropriate for housing sites.
 - Stage 4 – reviewing the assessment.
 - Stage 5 – assessing the core outputs to inform the evidence base for the Local Plan.
- 4.1.4 The site assessment process is set out in Appendix B of this topic paper.
- 4.1.5 The detailed assessment of sites can be found in the forthcoming HELAA (2021).

4.2 Calculating capacity

- 4.2.1 For sites with potential as employment-led site allocations, the indicative capacity set out in Figures 4 and 5 below have been assessed by applying a plot ratio of 65%, in line with London Plan guidance.²
- 4.2.2 However, a more tailored approach has been followed for sites where existing activities need to be reprovided as part of a redevelopment scheme. In these cases, the floorspace figure has discounted reprovided floorspace.

¹ <https://www.gov.uk/guidance/housing-and-economic-land-availability-assessment>

² London Plan, p. 179.

4.3 Industrial and logistics: urban supply

- 4.3.1 A number of employment sites were identified as developable or potentially developable in the HELAA assessment exercise and so were carried forward as part of the site selection assessment.
- 4.3.2 The Council first looked at the potential of urban sites in order to prioritise the more efficient use of urban land and safeguard the Green Belt from development. Figure 4 sets out the urban sites identified for employment-led site allocations. A map of these sites can be found in Appendix C of this report.

Site ID	Site address	Estimated additional capacity (sq m)
Mixed use sites		
SA8	Sainsburys Baird Road	20,865
SA39	Travis Perkins Palmers Green	3,209.5
SA32	Sainsburys Green Lanes	13,325
SA30	Claverings Industrial Estate	TBC
Employment only sites		
SA47	Crown Road Lorry Park	4,530
SA46	Travis Perkins Crown Road	2,762.5
SA48	Ravenside Retail Park	21,645
SA50	Land to the south of Millmarsh Lane, Brimsdown Industrial Estate	10,500
SA51	6 Morson Road	2,600
SA52	Montagu Industrial Estate	6,613
SA30	Claverings Industrial Estate	TBC
Total		86,050

Figure 4 Urban Sites

- 4.3.3 Mixed use development sites offer the potential for industrial and logistics activity to be accommodated alongside other land uses. None of these sites are subject to policy or environmental designations that would prevent redevelopment for employment-led purposes.
- 4.3.4 The Sainsburys sites at Baird Road (SA8) and Green Lanes (SA32) offer potential for ground floor employment uses with residential above. A replacement retail store was not specified in either Call for Sites submissions. The owners have indicated their aspirations to redevelop the sites for a mix of uses, including employment activities. The developable area of the Green Lanes site has been calculated to retain the generous landscaping and mature trees at the perimeter of the site.
- 4.3.5 Two Travis Perkins builders' merchants have potential for mixed use development. Whilst the introduction of additional employment floorspace is not specified in the Call for Sites submissions, it is considered that there is some potential for additional ground floor employment uses alongside the reprovided builders' merchants. The Crown Road site (SA46) is located within SIL, so additional ground floor employment floorspace has been assumed alongside a reprovided builders' merchant with no upper floors. The Palmers Green site (SA39) has potential for residential uses above a reprovided builders' merchant plus additional ground floor employment as it is not located within SIL.
- 4.3.6 Several sites are suitable for solely industrial and logistics redevelopment. None of these sites are subject to policy or environmental designations that would prevent redevelopment for employment-led purposes.
- 4.3.7 The site with most potential is Ravenside Retail Park (SA48). Although the site was promoted by a third party, the landowner has informally expressed an interest in redeveloping the site for industrial/ logistics purposes. The site is currently occupied by large format retail stores and is close to existing designated employment sites and the strategic road network, so offers a good prospect for redevelopment for employment purposes.
- 4.3.8 Both Crown Road Lorry Park (SA47) and 6 Morson Road (SA51) are located within SIL. The former is under-occupied, and the latter does not have any buildings on site. Redevelopment offers the potential for an increase in employment floorspace.
- 4.3.9 Montagu Industrial Estate (SA52) and Claverings Industrial Estate (SA30) are council-owned sites with potential for redevelopment. The latter is occupied by multistorey buildings so further work is needed to ascertain development potential. Both sites are currently in industrial use so they do not represent 'new' supply, but there is potential to increase industrial floorspace at these locations.
- 4.3.10 As set out in Figure 4, the total urban supply amount to 86,050 sq m, or 34.2% of identified need for floorspace for industry and logistics. This can be expressed as 19.15ha of land for industry and logistics.

4.4 Industrial Intensification

- 4.4.1 The Council is keen to make the most of our stock of employment land. Industrial intensification, delivering more efficient multi-storey formats, offers a way of accommodating an uplift in industrial and logistics floorspace within the urban area, reducing the need for new employment sites.

- 4.4.2 The London Plan provides a supportive policy framework. Policy E7 indicates that:

“Development Plans and planning frameworks should be proactive and consider, in collaboration with the Mayor, whether certain logistics, industrial and related functions in selected parts of SIL or LSIS could be intensified to provide additional industrial capacity.”

- 4.4.3 The GLA has provided practice guidance for boroughs to follow in order to develop their plan strategies in line with the London Plan.³
- 4.4.4 AECOM and Avison Young (AY) were commissioned to carry out an industrial intensification study (2020) following the GLA guidance. It is important to note that the AECOM evidence applies the GLAs definition of industrial intensification and intensified space is only counted where it exceeds the current floorspace on site or a 65% plot ratio redevelopment.
- 4.4.5 The AECOM/ AY suite provides an up-to-date analysis of Enfield’s industrial land and estimates the likely floorspace which could be delivered through intensifying existing industrial land in the borough. It builds on the 2018 Employment Land Review’s analysis of industrial employment clusters with potential for intensification in the borough by assigning categories to the sites within them based on a comprehensive assessment of capacity including technical and market deliverability considerations.
- 4.4.6 Of the 297 sites assessed, 13 were identified as having potential for accommodating intensification. The study makes an assessment of the average uplift in floorspace which could reasonably be expected to come forward on these sites, totalling 198,500 sq m, or 91% of the net floorspace requirement identified in the Employment Land Review (2018) to 2036. This represents 79% of the need for industrial and logistics floorspace to 2039.
- 4.4.7 However, this work was not thoroughly tested for viability or deliverability. The London Plan Inspectors found that the London Plan strategy, and especially its reliance on intensification to meet economic needs was not realistic. Viability and deliverability were raised as a particular challenge and the Inspectors concluded that Green Belt release was very likely to be needed. This adverse Inspectors report has implications for the assessment of intensification potential.
- 4.4.8 The Council commissioned Stantec and Grant Mills Wood (GMW) to carry out a robust Market Deliverability Study (2021) to assess the findings with a bottom up view of demand and deliverability. GMW are agents active in the local market and well placed to advise the Council on the ‘realism’ of the AECOM work.
- 4.4.9 In summary this further work concluded that it would not be sound to rely on the full quantum of intensified space identified by AECOM.
- 4.4.10 Two main reasons are discussed in the Stantec/GMW report. First the issue that upper floor industrial space is generally more expensive to deliver but at the same time less attractive to occupiers. This is particularly the case where intensified formats are reliant on goods lifts to access upper floors.
- 4.4.11 Secondly the qualitative mix of some formats of intensified space does not meet the Boroughs identified economic need – nor the main driver of industrial demand

³ https://www.london.gov.uk/sites/default/files/136_industrial_intensification_and_co-location_study_-_design_and_delivery_testing_reduced_size.pdf

in Enfield. Enfield has a buoyant industrial market and is one of the prime locations for logistics – which would struggle to operate from some of the AECOM formats.

- 4.4.12 The Stantec work concluded that it would not be sound to rely on some intensification formats – generally where the format suggested by AECOM promoted the replacement of industrial and logistics space with ‘light’ workshop space on upper floors. But Stantec found that the strength of the logistics market in Enfield was such that some formats of intensified space were likely to become viable over the life of the plan, particularly formats that provided ramp access to upper floors and so could be used by logistics firms. GWM reported active developer interest in intensified logistics space – with their clients exploring new style logistics formats. Such proposals had not yet reached the planning stage, but the market was moving in a positive direction.
- 4.4.13 The Stantec work recognised the 198,500 sq m as a maximum capacity (as identified by AECOM) but for viability and deliverability reasons the ELP should not rely on all this space to meet needs.
- 4.4.14 The Stantec work recommended that the Council look to rely only on the formats that were most likely to be viable and deliverable in the plan period. These are still intensified formats but generally less intensive formats than the maximum cited in the AECOM work. The Stantec evidence recommended that the council only ‘count’ for plan making purposes 104,223 sqm of intensified space.
- 4.4.15 It is relevant here to note that the site with the most potential to deliver intensified space is found at the East Bank area of Meridian Water (Harbet Road) (ST77 & ST92 in the AECOM work).
- 4.4.16 The AECOM ELR (2018) recommended this area remain as SIL and the intensification evidence, building on this recommendation, highlighted this area as one which would meet a significant amount of the borough’s economic needs over the plan period through the delivery of intensified space. Together, ST77 and ST92 represent 67.4% of total intensification potential.
- 4.4.17 However; the Meridian Water area is one where the Council has been looking at large scale regeneration for many years. This programme of regeneration was put in train well before the current shortage of industrial property became so acute and the London Plan policies significantly tightened.
- 4.4.18 At present it is understood that there is no prospect of the Meridian Water landowners implementing the AECOM recommendations for the East Bank area, even though the Stantec/GMW work considered this as a realistic prospect over the plan period. It has been advised that it would be unsound to rely on this intensified space in the plan and to remove ST77 and the smaller ST92 as contributors to helping to meet industrial/logistics needs through intensification.
- 4.4.19 Their omission reduces significantly the contribution which intensification can make in meeting the borough’s identified needs for industry and logistics floorspace. Intensification could therefore only deliver 34,009 sq m, or 13.5% of total need for industrial and logistics floorspace up to 2039. This can be expressed as 7.5ha of land.

4.5 Other sources of urban supply?

- 4.5.1 The council's evidence base suggests there will be negative demand for comparison retail over the plan period. This raises the question of how best to deal with declining demand for comparison goods floorspace.
- 4.5.2 The Local Plan proposes de-designation of the borough's retail parks as a response to this quantitative driver. The London Plan provides a supportive policy framework for the managed transition of out-of-centre retail to other uses (Policy SD7).
- 4.5.3 Angel Road Retail Park (to the south of Eleys Estate) was de-designated as part of the Edmonton Leaside Area Action Plan (ELAAP). ELAAP identifies the site as a mixed-use employment location.
- 4.5.4 As has been discussed earlier, the owners of Ravenside Retail Park have aspirations for logistics-led redevelopment of the site.
- 4.5.5 In addition, Colosseum Retail Park in Southbury has been granted consent for mixed use redevelopment.
- 4.5.6 This leaves Enfield Retail Park and De Mandeville Retail Park, both situated on the A10 close to Southbury. These adjacent retail parks are already subject to redevelopment interest – the Morrisons and Sainsburys stores have been submitted as part of the Council's Call for Sites for mixed use redevelopment.
- 4.5.7 Five remaining sites within these retail parks have been identified as having some future potential for industry and logistics-led redevelopment. They comprise large format retail stores dating from the 1990s with an average of 30% site coverage.
- 4.5.8 If these sites came forward for redevelopment, they could provide approximately 53,580 sq m of industrial and logistics floorspace, assuming single storey development at a 65% plot coverage. This is equivalent to 21% of floorspace need up to 2039 and could be expressed as 12ha. This represents an indicative minimum, as more capacity could be gained by assembling sites to deliver larger intensified formats.
- 4.5.9 However, this initial desktop assessment is insufficient for this floorspace to robustly 'count' towards employment land supply for the purposes of the ELP.
- 4.5.10 The Council is nevertheless keen to manage the decline of physical comparison retail and ensure the future of these sites are properly and sustainably planned for. The ELP has identified these sites as potential future industrial locations, in recognition of the need for employment floorspace and their suitability to accommodate industrial and logistics activities.

4.6 Duty to Cooperate

- 4.6.1 As part of Duty to Cooperate (DtC) discussions, the Council reached out to local authorities within the FEMA area to explore whether there was any potential for Enfield's employment land needs to be met outside the borough boundaries.
- 4.6.2 Discussions have not been fruitful. Many DtC authorities face the same strategic challenges as Enfield, and most have limited capacity to meet their own needs. DtC partners have formally indicated that they are unable to help with meeting Enfield's employment need.

4.6.3 The Council is however continuing discussions and remains open to exploring potential for Enfield's employment land needs to be met with the cooperation of FEMA partners.

4.7 Green belt sites

4.7.1 Taken together, urban sites and industrial intensification sites have the potential to provide 120,059 sq m, equivalent to 48% of total need for industry and logistics floorspace up to 2039. This could be expressed as 27ha of land.

4.7.2 This leaves a shortfall of roughly half of the floorspace needed for industry and logistics. In order to address this shortfall, we examined the potential of sites located outside the urban area to be redeveloped for industry and logistics.

4.7.3 Following the site assessment and selection process set out in Appendices A and B of this report, five sites currently designated as Green Belt have been identified as being potentially appropriate and developable locations for industrial and logistics development.

Site ID	Site address	Estimated additional capacity (sq m)
SA49	Land at 135 Theobalds Park Road	3,250
SA53	Land West of Rammey Marsh	70,200
SA54	Car Park Site, Wharf Road	5,115
SA55	Land East of Junction 24	30,550
SA56	Land to the North West of Innova Park	16,445
Total		125,560

Figure 5 Green Belt Sites

4.7.4 With the exception of Land at Theobalds Park Road (SA49), which has been put forward for a mix of industrial and retail uses, all the Green Belt sites proposed for allocation are for solely industrial and logistics purposes.

4.7.5 The Car Park site at Wharf Road (SA54) is undeveloped but owned by a developer who aspires to develop the site for employment/ industrial purposes. It is located close to existing SIL.

4.7.6 The site with the most quantitative potential for new industrial and logistics development is Land West of Rammey Marsh (SA53). The site is close to the M25 with logistics occupiers close by. The site has been promoted for development in two separate Call for Sites submissions by Enfield Council and

Lee Valley Regional Park Authority respectively (two of the three landowners of the site).

- 4.7.7 However, the eastern portion of the site is designated SINC and flood risk zone 3 – for this reason this portion of the site has been excluded in calculating the potential developable area. The site is also designated as a local open space. The site is also being investigated as a potential location to deliver improvements to the road network. If these considerations could satisfactorily be addressed, the site could accommodate new industrial and logistics development.
- 4.7.8 Land to the North West of Innova Park (SA56) is located close by and is owned by a development company with aspirations for employment/ industrial redevelopment. Developing the two sites in tandem could yield benefits.
- 4.7.9 Land East of Junction 24 (SA55) is an 11ha site which spans the boundary between LB Enfield and Hertsmere, close to the M25. 4.7ha of the site lies within LB Enfield. The Hertsmere part of the site was submitted to Hertsmere's Call for Sites in 2021.
- 4.7.10 The entire site is owned by Enfield Council, who have aspirations for employment/ industrial development. The development of the wider site would require close collaboration between Enfield and Hertsmere, and it is estimated that approximately 5ha of the site could come forward during Enfield's plan period.
- 4.7.11 The capacities of the Green Belt sites have been calculated in line with the method set out in section 4.2. Taken together, the Green Belt sites have potential to provide 125,560 sq m of industrial and logistics floorspace, or 50% of identified needs up to 2039. This could be expressed as 28ha.
- 4.7.12 The development of green belt sites, alongside urban supply, have the potential to meet almost all industrial and logistics needs up to 2039.

4.8 Office supply

- 4.8.1 No sites have been allocated for significant office development. This is due to a lack of suitable sites coming forward as part of successive rounds of Call for Sites exercises.
- 4.8.2 However, some office supply may be forthcoming from current planning applications. These can be identified on the completion of the HELAA.
- 4.8.3 Whilst no sites can justifiably be allocated for significant office development, the local plan contains supportive policies to encourage office development in town centre locations and seeks to control losses where planning powers allow the local planning authority to do so.

4.9 Sites not carried forward to allocation

- 4.9.1 As detailed above the Council has a very limited supply of new land in the face of a positive requirement for additional floorspace.
- 4.9.2 The HELAA will set out site analyses and reasons for their inclusion or exclusion as Local Plan site allocations. Two of these sites are profiled in more detail below because they are relevant to the Council's employment policies.
- 4.9.3 Meridian Water East Bank (Harbet Road) (CFS139) is currently designated SIL.

- 4.9.4 The site has been put forward for the site for mixed use redevelopment. It has not been allocated for mixed use because de-designation of SIL at this stage would be difficult to justify for the following reasons:
- The Borough has an identified net need for floorspace for industry and logistics,
 - The proposals would result in the net loss of employment floorspace, and
 - The site is not currently available and not expected to be so for a further 15 years.
- 4.9.5 Elsewhere in the Borough – at Brimsdown – the site promoter has illustrated how they could deliver a mixed-use redevelopment scheme on land designated as SIL (CFS149). The site was not allocated for the following reasons:
- Redevelopment of the site would require de-designation from SIL status for a central east-west portion of the site, cutting through the centre of Brimsdown Industrial Estate.
 - High density residential-led mixed use development close to existing SIL occupiers and proposed intensified industry would create conflicts between incoming residential occupiers and businesses. This would negatively affect the integrity and effectiveness of the remaining SIL, and the operation of businesses within this location.
 - Additional employment floorspace is proposed through industrial intensification. Whilst the Local Plan strongly supports industrial intensification, it is not clear if intensified typologies capable of delivering an uplift of 31,000 sq m would be viable during the plan period.
- 4.9.6 Whilst it may be possible to deliver replacement floorspace via a mixed-use scheme, such solutions do not maximise the potential for sites to be assembled and intensified for industrial purposes.
- 4.9.7 Given this context, the net additional 31,000 sq m represents a poor yield for a 20ha SIL site. It is also unclear whether the 31,000 sqm is net additional given the GLAs definition of intensified space measures intensification from either the floorspace on site or from a 65% plot ratio hypothetical scenario. A mixed-use redevelopment proposal may not maximise the contribution the site could potentially make to meeting economic needs over the life of the plan.
- 4.9.8 Releasing SIL is not a matter the Council considers lightly given the need to maximise urban potential as a priority.

5. Summary and conclusions

5.1 Introduction

5.1.1 The Topic Paper has summarised the council's assessment of need, undertaken by AECOM in 2018 following the guidance set out in PPG.

5.1.2 This has identified a positive need for:

- 251,505 sqm of net additional industrial floorspace, and
- 37,030 sqm of net additional office floorspace.

5.2 Supply

5.2.1 In response to a positive need for more industrial and office space the Council has looked to maximise the use of brownfield land where possible. However; it is unlikely that Enfield can meet its needs from only brownfield land.

5.3 Urban sites

5.3.1 Several urban sites have come forward for redevelopment for employment purposes. A number of these are currently retail sites – the economics of a post covid economy suggest that a broader range of uses could beneficially be explored at these locations. Our retail evidence base suggests that this may indeed be the case.

5.3.2 Several urban sites are currently in employment use but underused (such as Crown Road Lorry Park and 6 Morson Road). Enfield's buoyant industrial land market supports demand for more intensive uses at these locations.

5.3.3 In addition, we have highlighted the potential of several large format retail sites at the A10 corridor. The ELR did not assess these sites because they were in active retail use and, at the time, there was no prospect that they could be delivered as new employment sites. However, they have potential as new urban industrial locations, but cannot be counted against our need on the basis of current evidence.

5.3.4 The limited supply of new sites but a positive need makes it very hard to substitute industrial land and facilitate the release of designated industrial sites. If, or when, additional capacity is identified, we need to use this to meet our growth needs before we actively consider releasing land from industrial designations.

5.3.5 Very little new office supply has been identified but this is not surprising given the ELR took an 'aspirational' view to assessing office needs in the plan and the office market has been struggling to deliver new space. However; there is scope to address office needs in town centres and via mixed use redevelopment proposals, including at Meridian Water. The Council will keep its office policy and evidence under special review given the need to respond quickly to the post Covid market.

5.4 Industrial Intensification

- 5.4.1 Industrial Intensification is one of the most challenging areas of policy and evidence. The London Plan has a strong focus on maximising the capacity of designated industrial sites in London to meet economic needs.
- 5.4.2 Large parts of Enfield's employment portfolio is under used and has potential to be redeveloped resulting in a net increase in industrial floorspace. The Council has undertaken considerable work to understand the scope for industrial intensification to meet economic needs.
- 5.4.3 The Stantec/GWM work concluded that some of the formats tested by AECOM were unlikely to be deliverable. But the strength of the logistics market in Enfield is such that intensified space, purposely designed to meet the needs of logistics firms, is likely to become viable in the plan period. In summary, if the Borough is to accommodate its growth 'need' the most likely route was via logistics driven intensification on larger sites and particularly SIL sites where 24-hour operation is possible.
- 5.4.4 Total industrial intensification potential in the borough amounts to 34,009 sq m.

5.5 Duty to Cooperate

- 5.5.1 The Council reached out to Duty to Cooperate partners, who have formally confirmed they are unable to help Enfield in meeting identified employment land needs. The Council remains open and willing to engage in further discussions.

5.6 New Green Belt Sites

- 5.6.1 The Council will continue to work with developers to encourage industrial intensification – with the priority to maximise industrial intensification potential by retaining strong policy designations (SIL/ LSIS).
- 5.6.2 But even with these protections in place it is unlikely that Enfield can meet its needs in full. The future of Meridian Water illustrates the dilemma the Council faces balancing the needs of core SIL activities with wider plan making and policy objectives.
- 5.6.3 As a result, the ELP is proposing selective releases of Green Belt land for industrial use. These Green belt sites include Land at Rammey Marsh, Land to the North West of Innova Park, and the Car Park site at Wharf Road.
- 5.6.4 The addition of Green Belt sites to urban and intensified sites will allow the council to meet almost all industrial and logistics needs in full (243,052 sq m)
- 5.6.5 By retaining the SIL designations for key sites for the time it is expected that this would work to encourage land assembly to deliver intensified industrial space and maximise the potential of brownfield sites to meet economic needs.

Appendix A: Land availability assessment process

The area selected for assessment was the plan-making area. The assessment took into consideration sites identified through three 'Call for Sites' exercises, sites submitted by Enfield Road Watch in collaboration with the Enfield Society and CPRE, London SHLAA 2017 sites, and pre-application sites.

A sift was then applied to remove sites which were:

- smaller than 0.25ha in size (the threshold at which employment sites should be assessed in Economic Development Needs Assessments based on PPG)
- subject to submitted planning applications for non-employment uses
- currently in residential use

In accordance with the National Planning Practice Guidance, sites were then assessed to determine their availability, suitability and achievability.

Sites submitted to the Council's Call for Sites exercise by either a) a landowner or site promoter, or b) by a third party with evidence of availability from a landowner or site promoter were considered to demonstrate evidence of availability, sufficient for them to be counted in the study. Sites which were submitted solely for housing redevelopment are considered not to be available. Sites which were submitted for employment uses, or for a mix of uses which could include an employment component, are considered to be available.

The suitability of sites was then assessed with regard to several key environmental and policy criteria, as set out in the Housing and Economic Land Availability Assessment (HELAA). These include 'level 1' constraints such as SSSI or Ancient Woodland designation which would merit the exclusion of the site. 'Level 2' constraints, such as Green Belt or MOL designation, are not cause alone for a site to be excluded, but rather this constraint would cause a site to be considered potentially suitable, and further work was undertaken to assess whether there is a need to review policy designations.

To establish whether a site is 'achievable' entailed a judgement on whether there is a reasonable prospect that the particular type of development will be developed on the site at a particular point in time. This is essentially a judgement about the economic and viability of a site, and the capacity of the developer to complete and let or sell the development over a certain period.

This process led to sites being classified as follows:

- Sites classified as "deliverable" or "developable" may be expected to be developed within the next 15 years.
- Sites classified as "potentially developable" comprise a basket of sites from which some might be deemed developable following further consideration through the local plan process.
- Sites classified as "not developable within the next 15 years" cannot realistically be expected to be developed in the foreseeable future.

The classification of sites can be found in the HELAA (2021).⁴

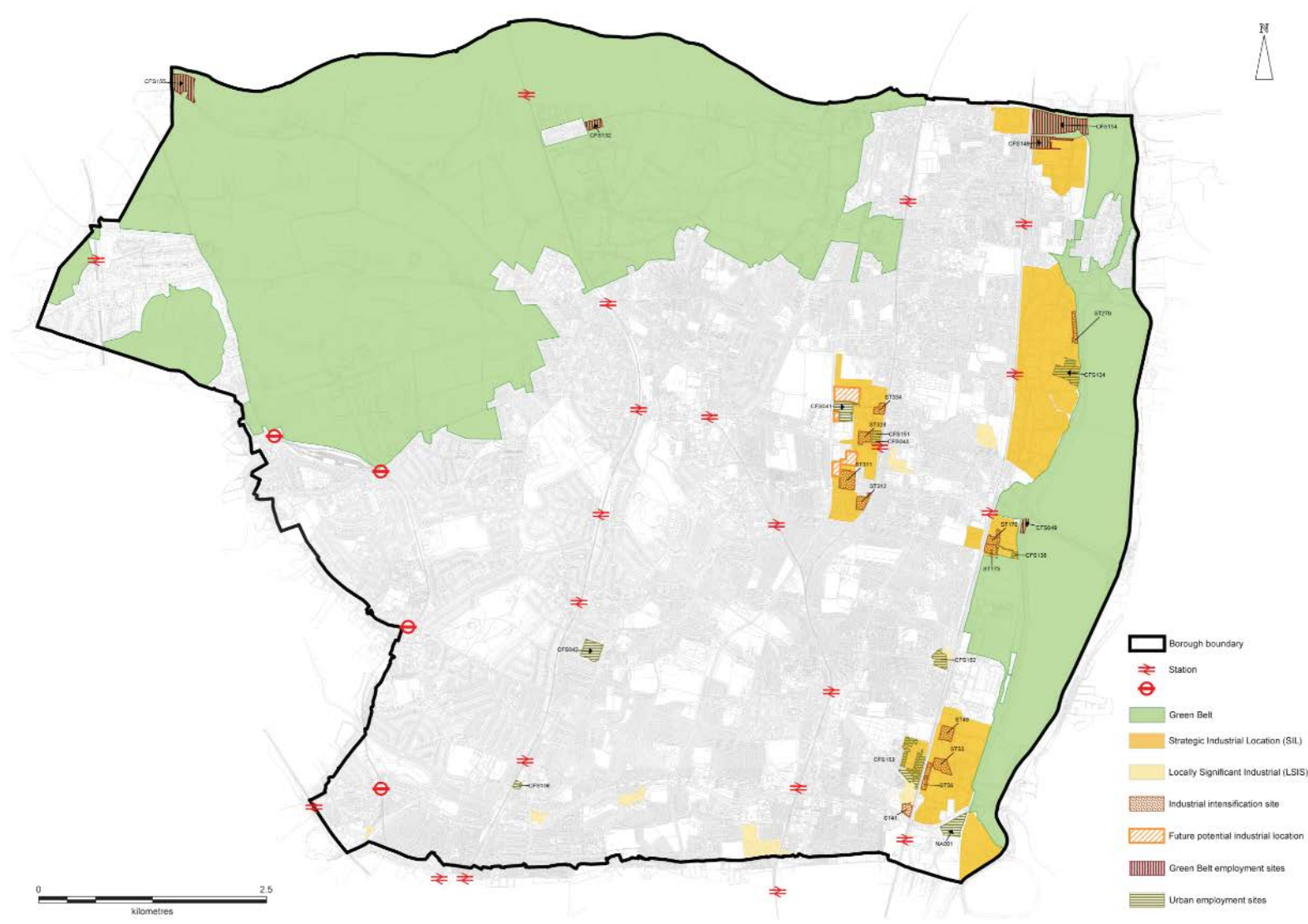
⁴ <https://new.enfield.gov.uk/services/planning/evidence-base/>

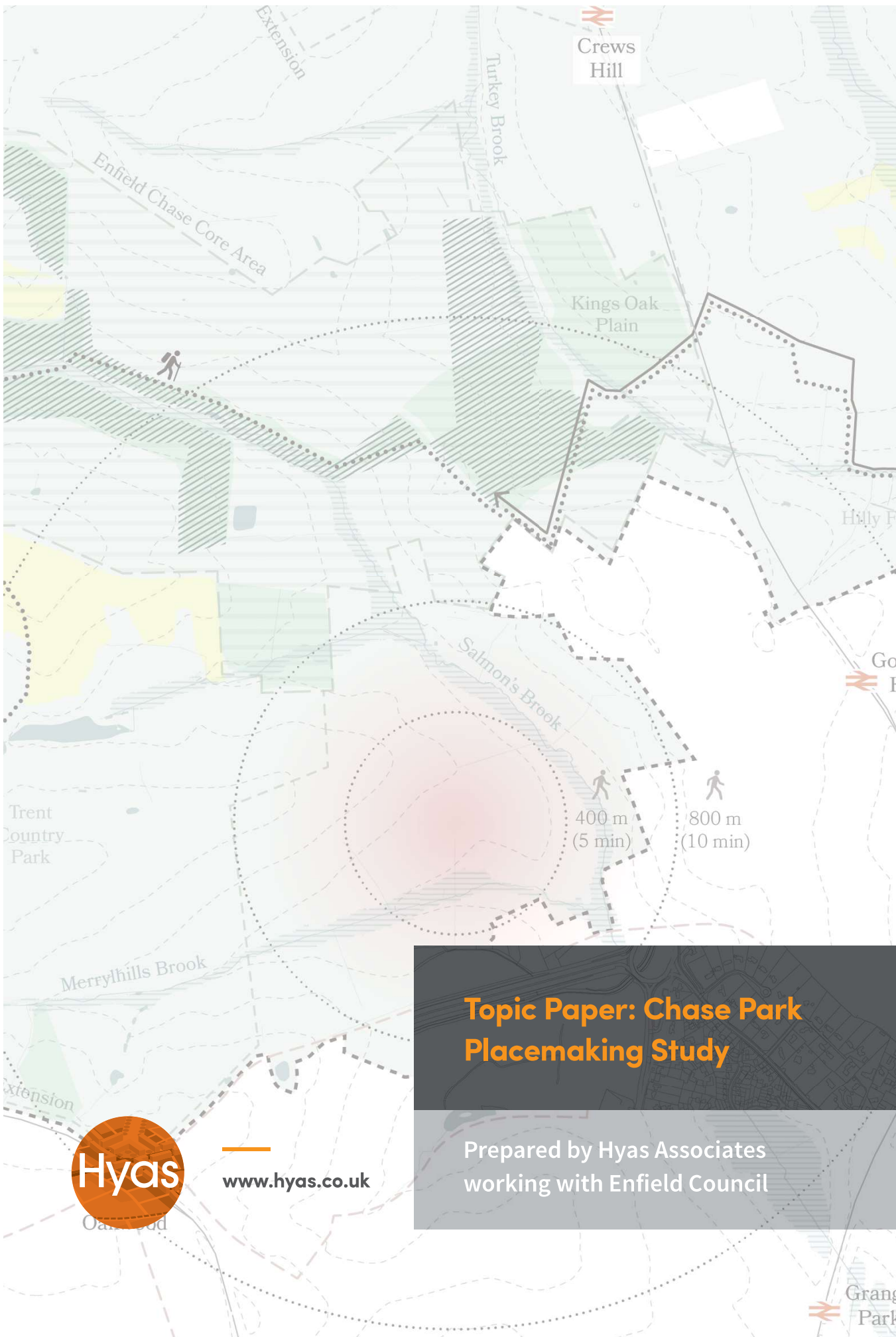
This assessment exercise was then supplemented by a further site selection process to determine which sites were allocated for employment-led uses in the local plan.

Appendix B: Site Selection Methodology

Site Assessment Process Overview	
Stage 1: Identification and initial sift of sites	<ul style="list-style-type: none"> • Stage 1a: Identification of sites • Stage 1b: Assessment of absolute constraints • Stage 1c: Size threshold (50 homes+ or 0.25ha / 500sqm or 0.25ha)
Stage 2: Promoting a Sustainable Pattern of Development	<ul style="list-style-type: none"> • Stage 2: Sites considered on a sequential approach directing growth to specific locations, based on the overall hierarchy which: <ul style="list-style-type: none"> ○ Prioritises land in the urban area, then ○ Prioritises brownfield land in the Green Belt, then ○ Prioritises lower performing land in the Green Belt
Stage 3: Detailed Planning Assessment	<ul style="list-style-type: none"> • Stage 3a: Consideration of technical constraints (e.g. highways) • Stage 3b: Consideration of other non-absolute constraints (e.g. historic/ecological etc.)
Stage 4: Integrated Impact Assessment	<ul style="list-style-type: none"> • Stage 4: Identify any significant negative effects that may require mitigation if site is put forward for allocation
Stage 5: Deliverability	<ul style="list-style-type: none"> • Stage 5: Does the evidence indicate that the site could be delivered within the plan period?
Stage 6: Overall Conclusion	<ul style="list-style-type: none"> • Stage 6: Identification of preferred site allocations.

Appendix 3: Map





Topic Paper: Chase Park Placemaking Study

Prepared by Hyas Associates working with Enfield Council



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Appendices

Appendix 1: Consultation responses on the new local plan for Enfield:

Appendix 2: The new Local Plan for Enfield Vision work

Appendix 3: Outputs from officer workshop ‘Jamboard’ session.

This study has been prepared by Hyas Associates Ltd, working with the London Borough of Enfield.

1 Introduction

- 1.1 Over the new plan period, Enfield is set to go through a period of rapid growth, change and development with a focus on main town centres, transport corridors & stations, housing estate renewal and regeneration programmes.
- 1.2 The emerging New Local Plan's spatial strategy options include considering growth in the urban area and Green Belt, seeking a balance between social and economic needs and environmental impacts whilst at the same time seeking to meet the expectations of national policy and reflecting the need for all authorities to do more to increase its housing supply.
- 1.3 In order to meet housing needs, a preferred strategic plan-led approach to the release of Green Belt land forms part of the Local Plan's emerging spatial strategy approach to 2039 and beyond. The emerging spatial strategy proposes two large-scale strategic allocations within the Green Belt in North Enfield - on land at and around Chase Park and at Crews Hill. This approach requires good growth principles to be adopted in meeting national policy and the London Plan objectives.
- 1.4 National Planning Policy Guidance notes that local plan allocations should provide sufficient detail "to provide clarity to developers, local communities and other interests about the nature and scale of development (addressing the 'what, where, when and how' questions)." This is particularly important for strategic areas and securing quality placemaking. Achieving design quality is high on the agenda with the focus on 'beauty' and emerging proposals through planning reform and initiatives such as the National Design Guide and National Model Design Code.

Purpose, scope and content of the Topic Paper

- 1.5 The Topic Paper sets out the approach taken to the consideration of potential policy and guidance for the study area, including analysis of the local plan approach; the site context and the available evidence. It forms part of the evidence base for the new Local Plan, setting out the justification for the specific placemaking policy at Chase Park and ensuring that this large strategic site is planned holistically and on a placemaking basis. A long term approach will be required to deliver a sustainable new community during the current local plan period and the next and to link with other proposals such as for Crews Hill.
- 1.6 The preparation of the Study has involved the following work areas:
 - Site familiarisation – site visits were undertaken to understand the existing site conditions and context; access arrangements; role and location of green infrastructure and the relationship of Chase Park to the wider area.
 - Baseline evidence review - included a review of: the representations made at the 2018 Issues and Options stage that are relevant to the area (albeit at that stage the location was not referenced as a location for potential growth); and existing and available plans, strategies and evidence documents.
 - Meetings with officers to gather background evidence and to discuss aspirations for the area and to discuss the evolving placemaking approach.

The Chase Park placemaking area

- 1.7 The emerging Local Plan identifies Chase Park as one of two proposed “Areas of Change” in the north of the borough where Green Belt release offers opportunities to accommodate plan-led growth and deliver environmental benefits such as flood water management, biodiversity net gain and improving public access.
- 1.8 Figure 1 below show the area covered by the placemaking area and approach at Chase Park as set out in this Topic Paper.

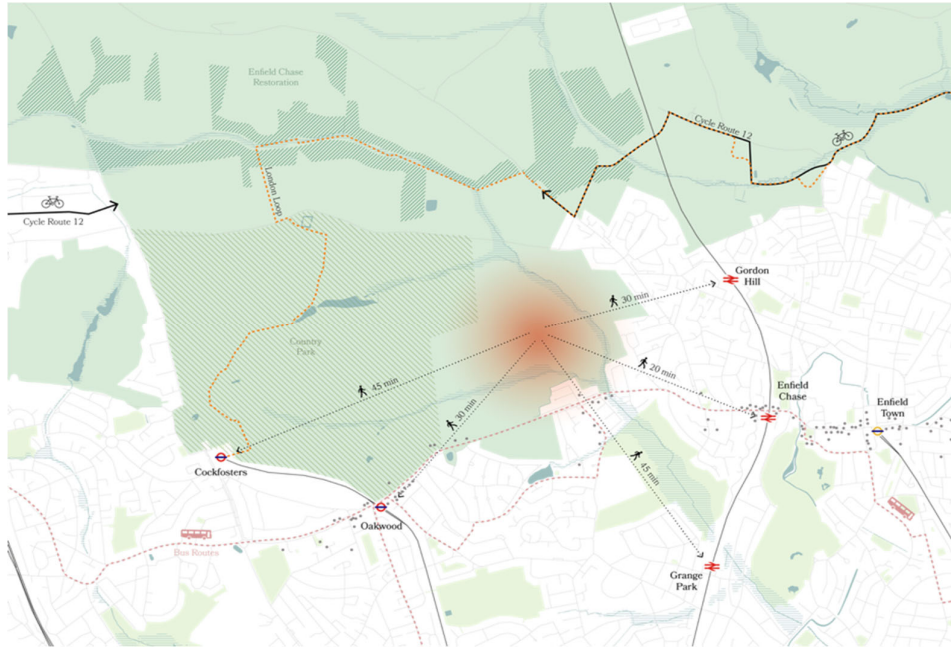


Figure 1: Chase Park area context

- 1.9 Chase Park is broadly an area that sits immediately adjacent to the existing suburban edge of north west Enfield. It is approximately 2.5km north west of Enfield Town, which is the borough’s primary shopping area and a major employment centre. The local area is mostly residential streets, although there are also a range of community facilities such as shops and schools. Chase Farm Hospital – a major local medical facility – lies to the north east of this area. As well as being a key healthcare facility serving North Enfield, the Hospital is a significant employment location.
- 1.10 The area comprises typical urban-edge open landscape, with extensive areas of pasture and some areas of trees and planting. There are several active recreational facilities in close proximity and the landscape is also well used by locals for informal recreation such as dog walking. The western boundary of the Area of Change abuts the Trent Park Grade II registered park and garden of special historic interest and affects the wider setting of the Grade II listed mansion house and statutorily and locally listed buildings and Trent Park Conservation Area.

2 Planning Policy Context

- 2.1 This section sets out the wider policy context and drivers for design and placemaking, from the borough's vision and wide-ranging local plans and strategies to the strategic policy context influencing development in Enfield.
- 2.2 The section goes on to review the responses and outcomes from previous stages of the Local Plan preparation that are of particular relevance to potential change at Chase Park.

Policy drivers for design and placemaking

Strategic Policy Context

- 2.3 The London Plan 2021 is the Spatial Development Strategy for Greater London. It sets out a framework for how London will develop over the next 20-25 years and the Mayor's vision for Good Growth. It is legally part of each of London's Local Planning Authorities' Development Plan and must be taken into account when planning decisions are taken in any part of Greater London. Enfield's Local Plan must be in 'general conformity' with the London Plan, ensuring that the planning system for London operates in a joined-up way and reflects the overall strategy for how London can develop sustainably. A 'good growth' approach underpins the whole of the London Plan 2021 which sets out six good growth objectives:
- GG1: Building strong and inclusive communities, planning with both existing and new communities, making new connections and eroding inequalities.
 - GG2: Making the best use of land, accommodate growth while protecting the Green Belt, more efficient uses of the city's land, directing growth towards the most accessible and well-connected places, making the most efficient use of the existing and future public transport, walking and cycling networks.
 - GG3: Creating a healthy city, the scale of London's health inequalities is great and the need to reduce them is urgent, the mental and physical health of Londoners is, to a large extent, determined by the environment in which they live
 - GG4: Delivering the homes Londoners need, providing a range of high quality, well-designed, accessible homes is important to delivering Good Growth, ensuring that London remains a mixed and inclusive place in which people have a choice about where to live.
 - GG5: Growing a good economy, the continuing success of London's economy is reliant upon making the city work better for everyone.
 - GG6: Increasing efficiency and resilience, a responsible city must limit its impact on climate change while adapting to the consequences of the environmental changes that human behaviour is already creating London's homes and infrastructure must be protected against the increasing likelihood of heatwaves, and developments must plan for a more integrated approach to water management, while minimising flood risk.

- 2.4 Good growth looks to make the best use of land through protecting open space, promoting the creation of new green infrastructure and urban greening, and improving access including planning sustainable travel options (policies G3 & G4). A green infrastructure approach (policy G1) recognises that the network of green and blue spaces, street trees, green roofs and other major assets such as natural or semi-natural drainage features must be planned, designed and managed in an integrated way.
- 2.5 Policy D1 focuses on London's form, character and capacity for growth – with an emphasis on defining an area's character to understand its capacity for growth with all Boroughs undertaking area assessments to define the characteristics, qualities and value of different places. Development plans and strategies should demonstrate a clear understanding of the historic environment and the heritage values of sites or areas and their relationship with their surroundings. The built environment, combined with its historic landscapes, provides a unique sense of place, whilst layers of architectural history provide an environment that is of local, national and international value (policy HC1). London's rich cultural offer includes visual and performing arts, music, spectator sports, festivals and carnivals, pop-ups and street markets, and a diverse and innovative food scene, which is important for London's cultural tourism (policy HC 5).
- 2.6 The London Plan requires development plans and development proposals to support and facilitate the delivery of the Mayor of London's strategic target of 80 per cent of all trips in London to be made by foot, cycle or public transport by 2041 (policy T1). All development should make the most effective use of land, reflecting its connectivity and accessibility by existing and future public transport, walking and cycling routes, and ensure that any impacts on London's transport networks and supporting infrastructure are mitigated. Rebalancing the transport system towards walking, cycling and public transport, including ensuring high quality interchanges, will require sustained investment including improving street environments to make walking and cycling safer and more attractive, and providing more, better-quality public transport services to ensure that alternatives to the car are accessible, affordable and appealing.
- 2.7 A Healthy Streets approach (policy T2) provides the framework for putting human health and experience at the heart of planning London - embedding public health in transport, public realm and planning. Streets must be welcoming places for everyone to walk, spend time and engage with other people - necessary to keep us all healthy through physical activity and social interaction. It is also what makes places vibrant and keeps communities strong. The best test set out for whether we are getting our streets right is whether the whole community, particularly children, older people and disabled people are enjoying using this space.
- 2.8 The London Plan links to, draws and works alongside a series of key strategies and initiatives for London which include:

- **Good Growth by Design**, a united programme of work to enhance the design of buildings and neighbourhoods for all Londoners - the Mayor of London's plan to create a city that works for all. New development should benefit everyone who lives in London and be sensitive to the local context, be environmentally sustainable and physically accessible. Six pillars of Good Growth by Design are Setting Standards, Applying the Standards, Building Capacity, Supporting Diversity, Commissioning Quality & Championing Good Growth by Design.
- **The Mayor of London's Environment Strategy** (May 2018) was one of the first plans of any world city to be compatible with the highest ambition of the Paris Agreement. It commits London to be a zero carbon city by 2050 and puts a number of policies and programmes in place to achieve this objective. The Mayor of London has committed to increasing tree canopy cover by 10 per cent by 2050, to c31% of the capital's land area and to make more than half of London green by 2050. The strategy aims for London to have the best air quality of any major world city by 2050, going beyond the legal requirements to protect human health and minimise inequalities.
- **Zero carbon London:** A 1.5°C compatible plan (December 2018) seeks to urgently increase the number of buildings retrofitted with energy efficiency measures, continue grid decarbonization, offset any increases in London's energy demand should be offset by energy efficiency deployment and increasing use of smart technology to smooth peaks in demand, decarbonise transport and increase the use of active and public transport.
- **London National Park City:** declared in July 2019 with a charter which sets out key actions to make London a city where people, places and nature are better connected and as a movement to improve life in London. Working with residents, visitors and partners to: enjoy London's great outdoors more; make the city greener, healthier and wilder; and promote London's identity as a National Park City
- **All London Green Grid Supplementary Planning Guidance**, March 2012: highlights a number of strategic links and corridors in the borough in the All London Green Grid which includes the Salmon Brook Link and the Turkey Brook Link which follows the London Loop from the Lee Valley Walk at the Prince of Wales Open Space via Albany Park and through built areas connecting to Forty Hall Country Park, Hillyfields Park and Whitewebbs Park.
- **London Recovery Board and London Recovery Programme** aims to: reverse the pattern of rising unemployment and lost economic growth caused by the economic scarring of COVID-19; support communities, including those most impacted by the virus; help young people to flourish with access to support and opportunities; narrow social, economic and health inequalities; and accelerate the delivery of a cleaner, greener London.

- **The Mayor of London's Transport Strategy 2018** establishes that the success of London's future transport system relies upon reducing Londoners' dependency on cars in favour of increased walking, cycling and public transport use. This will help address many of London's health problems, by reducing inactivity and cleaning up the air. This requires improving street environments to make walking and cycling the most attractive options for short journeys and providing more, and better, services to make public transport the most attractive option for longer ones. Changing the transport mix will put people back at the heart of the transport system, prioritising human health and experience over traffic dominance. Growth should encourage walking, cycling and the use of public transport and minimise the use of the car with development suitably located where there is good access to public transport. These locations will create high-density, mixed-use places where local amenities are within walking and cycling distance, and public transport options are available for longer trips.

Local Policy Context

- 2.9 The Council's vision and key strategies for Enfield provide important context for the study area and the overall Local Plan approach. This section highlights key ambitions and aspirations for the borough of Enfield. The council's wider vision is set out in 'A lifetime of opportunities for everyone' the Enfield Council Plan 2020-2022. Three priorities are identified as set out below along with four cross-cutting themes that inform the Council's work to deliver transformation in the borough: A modern council; Climate Action; Fairer Enfield; & Early Help:
- 2.10 Priority 1: Good homes in well-connected neighbourhoods, with priorities to build more and better homes for local residents; invest in and improve homes; deliver house-building and regeneration programmes with residents; and drive investment to deliver good growth for London.
- 2.11 This approach aims to ensure that anyone born in the borough has a home to grow up in, where they can choose to stay in and age in, to develop homes and neighbourhoods for people on different incomes, which help people of all ages live healthier and more environmentally sustainable lives and to put public spaces at the heart of the community, strengthening the connection between people and the places they live.
- 2.12 Priority 2: Safe, healthy and confident communities, with priorities to keep communities free from crime; inspire and empower young Enfield to reach their full potential; deliver essential services to protect and support vulnerable residents; and create healthy streets, parks and community spaces.
- 2.13 As Enfield's population continues to grow it is important that people of all ages can access the essential support services they need, with increasing older and young populations in the borough.
- 2.14 Priority 3, An economy that works for everyone, with priorities to: create more high-quality employment; enhance skills and connect local people to opportunities; develop town centres that are vibrant, safe and inclusive; and, craft a cultural offer for Enfield to support London's status as a world class city

- 2.15 The creation of a dynamic economy looks to provide high quality employment opportunities for local people and make Enfield a prime destination for business. This involves making the most of long-established manufacturing and logistics industries, Enfield’s heritage as a ‘making’ place and a growing base of creative industries and addressing the challenges facing town centres.

Key Strategies and Plans for Enfield

- 2.16 Local plan policies and site allocations will play a key role in helping to achieve the visions, priorities and objectives of various key strategies and plans for Enfield which are summarised in the table below.

Enfield Climate Action Plan 2020 (reflecting the 2019 Climate Pledge)	An Economy that Works for Everyone, Enfield’s Economic Development Strategy
<p>Vision: To work with staff, suppliers, residents, businesses, schools, statutory partners and government to become a carbon neutral organisation by 2030 and create a carbon neutral borough by 2040.</p> <p>Underpinning assumptions (for borough carbon neutrality): around a 25% net increase in green infrastructure, higher recycling rates, most energy generated nationally by wind, solar, hydroelectric, nuclear and decentralised energy, around 6,000 heat pumps installed every year and an expansion of the Council-owned Energetik community heat network, 100% of cars electrified, and all new builds meeting or exceeding the London Plan carbon neutral standards.</p>	<p>Four objectives: Create more high-quality employment; enhance skills and connect local people to opportunities; develop town centres that are vibrant, safe and inclusive and craft a cultural offer for Enfield to support London’s status as a world class city.</p> <p>Aims for 2030: transformed Enfield’s business base; upskilled residents to take full part in high-growth industries through new job opportunities, apprenticeships, training and education provision; transitioned our town centres from traditional retail hubs to places of welcome and exchange; and established Enfield as a leading London borough for fostering and enabling culture and creativity.</p>
Housing & Growth Strategy 2020-2030, More and Better Homes	Making Enfield, Enfield Heritage Strategy
<p>Five priorities: More affordable homes for local people, investment in existing council homes, quality and variety in private housing, inclusive placemaking, and accessible housing pathways and homes for everyone.</p> <p>Five underpinning principles for homes and places: Affordable to Enfield residents, safe and good for health and wellbeing, child, age and disability friendly, environmentally sustainable and digitally connected.</p>	<p>Vision for Enfield: Heritage for change - engaged, cherished, conserved and enjoyed.</p> <p>Key emphasis: memory-making, recording and telling stories about places; high quality of design; the heritage significance of green spaces across the borough, from the grand-scale formal landscapes through to parks and incidental green spaces; and the important role of waterways in the development of the borough.</p>

Blue and Green Strategy 2021-2031, May 2021	Culture Connects: A Cultural Strategy for Enfield 2020-2025
<p>Vision: By 2031, Enfield will be London’s greenest borough, forming the cornerstone of London’s national park city.</p> <p>For people: supporting longer and healthier lives, benefiting from cleaner air, water and improved access to open spaces and water spaces. Increasing visitor numbers and levels of physical and recreational activity. Reducing the longstanding gap between affluent (in the west) and deprived (in the east) wards in terms of access to open space and nature will have narrowed.</p> <p>For places: A network of green links will be created/enhanced within the green loop to connect urban centres with blue-green spaces. The arc of open countryside to the north and west of the main built-up area will be transformed into a publicly accessible parkland landscape, with over 300 hectares of new native species woodland (known as “Enfield Chase”). Enfield’s streets and public areas will be significantly greener, safer and more active & cars will no longer be the dominant mode of travel.</p>	<p>Vision: to connect Enfield through culture....as culture connects us, we will see the borough grow its economy and promote its identity more widely as a bright and diverse mix of city, countryside and creativity.</p> <p>Cultural infrastructure: the spaces and places where culture is made, experienced and shared.</p> <p>On the ground: physical conditions and spaces that create a platform for and generate cultural activity. From the macro scale, Enfield’s green spaces and urban landscapes, its connectivity and status as an outer London Borough, it’s theatres and venues; to the micro scale, the local hall or corner of public realm that hosts rehearsals or events.</p> <p>Celebrate: to help create fertile ground within which culture can flourish, both professional and grassroots. celebrate, strengthen and amplify the borough’s cultural identity, championing its rich and unique community diversity, it’s creativity and it’s heritage</p>
Enfield Transport Plan 2019	Joint Health and Wellbeing Strategy, 2020-23
<p>Strategic Fit: within the mayoral Transport Strategy’s framework of achieving more journeys made by walking, cycling and public transport and the nine MTS outcomes.</p> <p>Seven transport objectives: 1) Deliver Cycle Enfield and supporting measures which encourage more cycling and walking in the borough; 2) Promote safe, active and sustainable transport to and from schools; 3) Monitor air quality and develop and deliver interventions which address local issues; 4) Manage growing demand for on-street parking; 5) Focus on and improve priority</p>	<p>Vision: Making the healthy choice the first choice for everyone in Enfield. Preventing the preventable which use up NHS resources. Attempting to control and shape the determinants of poor health (i.e. the ‘causes of the causes’), particularly the local physical environment. Altering some of society’s norms of behaviour and remove the underlying causes that make certain behaviours and conditions more common. The overall aim is to reduce health inequalities by helping Enfield residents to eat well, be active, be smoke free and be socially connected.</p>

<p>locations making them safer for vulnerable road users; 6) Improve local reliability of and accessibility to the public transport network; 7) Maintain and improve the transport network in Enfield including developing potential interventions.</p> <p>Health outcomes: supporting the Corporate Plan objective to build measures into all our strategies and projects that will help improve people’s health.</p>	<p>Identified enablers: housing, education, welfare and work; social prescribing; supporting resilience; building capacity and integration.</p> <p>Key issues: Persistent health inequalities, some of the highest obesity levels in London across all age groups, poor mental health, which has been exacerbated by Covid-19, High levels of poverty and poor access to good quality green space in the east of the borough behaviours and lifestyles.</p>
<p>Air Quality Action Plan</p>	<p>Local Flood Risk Management Strategy 2016</p>
<p>Rationale: Air quality assessments undertaken by Enfield Council identified that the Government’s air quality objective for annual mean nitrogen dioxide and daily mean PM10 were not been met by the specified dates.</p> <p>AQMA: as a consequence the Council designated an Air Quality Management Area (AQMA) across the whole of the Borough and produced an Air Quality Action Plan in recognition of the legal requirement to work towards air quality objectives within the borough.</p> <p>Priorities: reflects that most of the air pollution in the Enfield AQMA is caused by road traffic by including measures to reduce the pollution emitted from vehicles on the roads. Also addressing emissions from non-road sources such as industrial, commercial and domestic activities. Increased walking, cycling and public transport use and low traffic neighbourhoods are key parts of the action plan. Exposure to poor air quality can have a long-term effect on health and air pollution can also have negative impacts on our environment.</p>	<p>Objectives: 1) Flood risk information; 2) Maintain flood risk management assets 3) Flood risk and development – ensure new development is safe from flooding, does not increase flood risk elsewhere and, through the re-development of previously developed land, reduces overall flood risk; 4) Reduce runoff rates – retrofit sustainable drainage to existing developments, store flood waters in parks and other open spaces during extreme flood events and apply natural flood management techniques where opportunities exist; 5) Protect existing properties from flooding; 6) Preparedness and resilience; 7.)Emergency response to flooding 8) Partnership.</p> <p>Requirements: a) all new developments to maximise the use of SuDS and restrict surface water runoff rates to greenfield rates where possible; b) Natural flood management - land management practices in the rural areas and alteration, restoration or use of landscaped features to slow runoff rates and reduce flood risk downstream; c) Safe dry access routes and finished floor levels.</p>

The new local plan for Enfield

- 2.17 Representations were submitted in response to the Issues & Options consultation (December 2018-January 2019) are included at Appendix 1 of this Topic Paper.
- 2.18 The outputs from further engagement in early 2021 that informed the evolution of the local plan Vision are summarised in Appendix 2.

3 Context & Analysis

- 3.1 This section draws together findings of the review of the evidence base for the Local Plan, including the outputs from ‘clinic’ sessions with key officers from a number of service areas at the Council. It sets out the context for the placemaking area and subsequent design approach and outlines a number of opportunities and challenges which help to shape the future of the area.

Evidence base summary analysis

- 3.2 Evidence gathering for the preparation of the placemaking approach for Chase Park has been structured on a thematic basis, with the themes set out in Figure 2 below reflecting a range of land use planning related issues.

1. Spatial Vision & Strategy	6. Landscape - character, sensitivity, enhancement	11. Employment land and business needs – land requirements (quantity & type), improving productivity, inclusive growth	16. Environmental protection – air quality; noise; light pollution; contaminated land
2. Housing – development needs & housing mix, types, demand, (incl gypsies and travellers)	7. Open space – burial land, formal open space, outdoor sport & recreation	12. Built character – urban character, heritage assets and characteristics	17. Minerals and waste
3. Climate change	8. Flood, water management & drainage	13. Transport – walking, cycling, PT, highways	18. Culture
4. Viability & deliverability, market conditions	9. Biodiversity - rewilding, ecological networks, nature recovery, natural solutions	14. Utility and energy infrastructure -	19. Planning history/context background
5. Green belt assessment	10. Green and blue infrastructure – corridors, networks,	15. Social infrastructure – education, health, community hubs/centres, libraries requirements & deficits	20. Public health / health and well-being etc.

Figure 2: Evidence Topics

- 3.3 Analysis of the constraints and opportunities for development of the Chase Farm placemaking area from the thematic evidence base analysis has been summarised according to a number of important “components of place” which provide a potential structure for any proposed placemaking policies.

Distinctiveness in the Landscape; Accessibility and variety of Open Space

Opportunities:

- 3.4 Development here provides an opportunity to increase the usability of the landscape, promoting different approaches to the role of open space, including opportunities for rewilding. Important features in the landscape such as the Enfield Chase Heritage Area AOSC (Area of Special Character) and Lee Valley AOSC should be enhanced, with ridges and valleys retained.

- 3.5 New development should be guided by existing landscape characteristics to determine the best location for tall buildings and climate change adaption. This should reflect the influence that topography has had on the land use pattern and development form across the borough, with higher densities found on the flatter valley floor and a looser and lower density form on sloping and higher ground.
- 3.6 Opportunities should be maximised to improve the quality, character and historic significance of the landscape/townscape (such as the registered parks at Trent Park, Forty Hall, and Myddelton House) within or adjacent to the Green Belt, primarily through environmental improvements and careful management of unauthorised uses and areas of public access. Development proposals within or on the edge of the Green Belt can contribute towards improvements to enhance green wedges and corridors and the wider green infrastructure network, including the connectivity of habitats and green routes and creation of new open spaces, linkages, green grid routes and corridors.

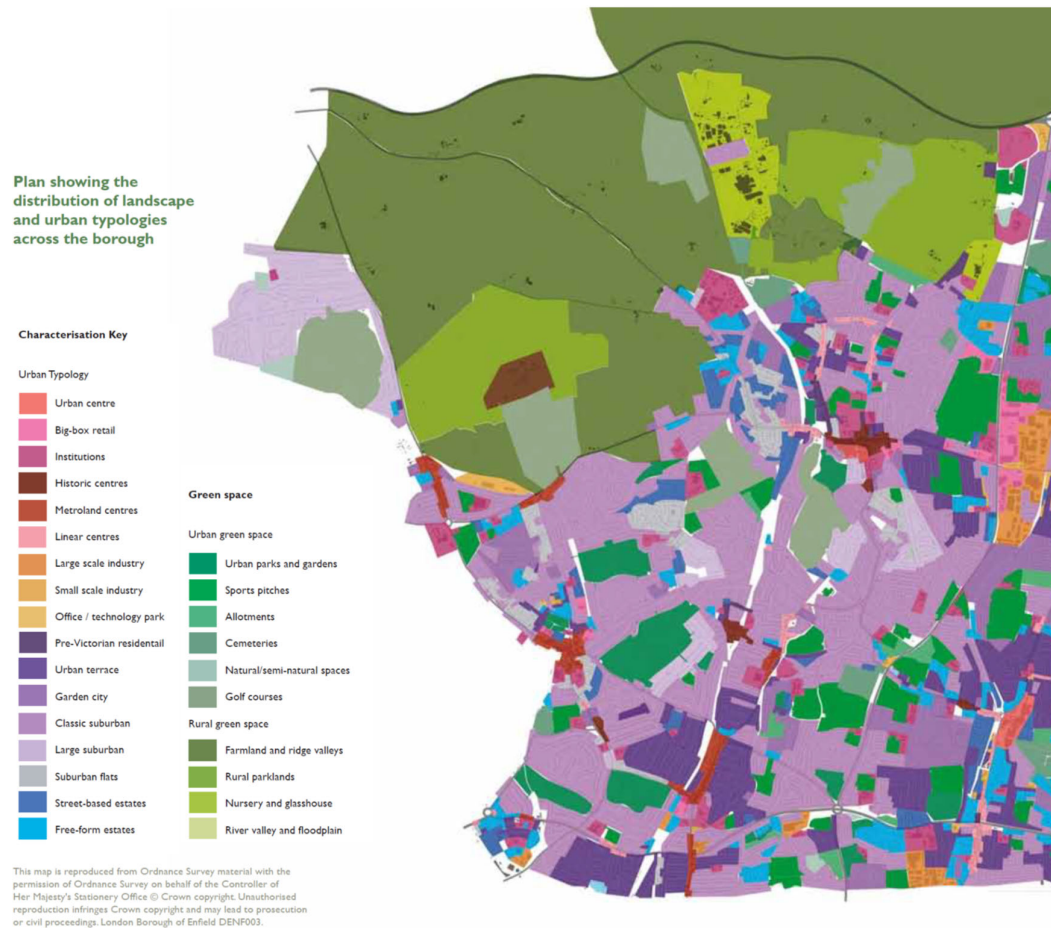


Figure 3: Landscape and urban typologies. Source: Enfield Characterisation Study 2011

- 3.7 Development provides an opportunity to improve connectivity between open spaces, recognising that access for those without a car is more limited. Improvements to streetscapes and public realm to provide family friendly places and incorporate new open spaces/play spaces within new development can further improve access. This can also help address inclusive access issues, in line with the Local Plan’s aspiration to create a borough that is a nurturing place for all. A local loop trail (known as the Green Loop) and a network of ‘green spurs’ is proposed along the rivers and key routes of the borough and provides a further opportunity to enhance connectivity, including with the London Loop – a strategic walking route which encircles the Capital and passes close to Chase Park. Development provides an opportunity to open up the landscape to quality recreational and nature experiences.
- 3.8 There are opportunities to protect and enhance the existing priority habitats and species, mostly concentrated in the open countryside but also scattered across semi-natural corridors, such as railway lines and watercourses, as identified in the Enfield Blue and Green Strategy. There are also strategic habitat opportunities for woodland planting identified by the Environment Agency including riparian woodland, floodplain woodland potential and wider catchment woodland potential. There are also opportunities to enhance heritage value within this placemaking area through recreation of the Chase Woodland.

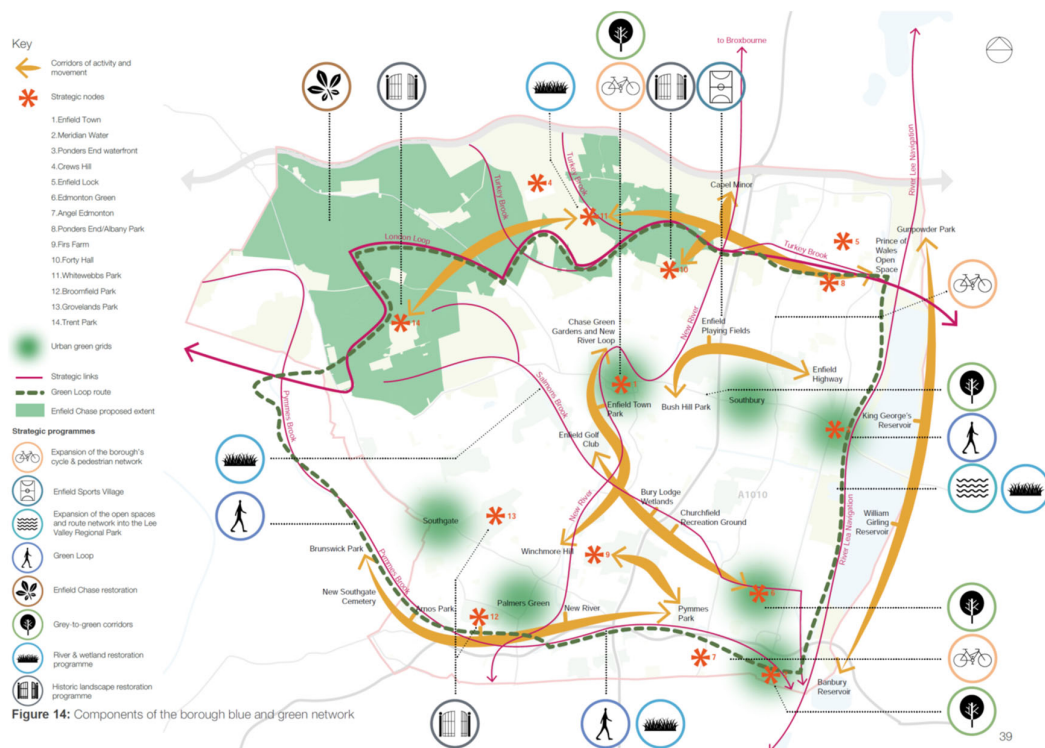


Figure 4: Components of the borough’s blue and green network, Source: Enfield Blue and Green Strategy, May 2021

Challenges:

- 3.9 There is a risk that poor land management can adversely impact local character and that creeping development will occur if fringes and interfaces to support high quality gateways are not in place. Further inappropriate development at the Merryhills Brook Valley is likely to prejudice the future character of this area at the urban edge and the heritage assets of Clay Hill and Enfield Chase/Trent Park as well as the Area of Special Character, listed buildings, registered parks, conservation areas and non-designated heritage assets on the local list.
- 3.10 East-west connectivity across the borough is limited by the area's industrial legacy and by a range of natural and man-made barriers including water courses, roads and railway lines resulting in deficiency in access in the east, centre and north-west of Enfield (especially within the Lee Valley). The restoration of Enfield Chase may require connectivity interventions to ensure good local access and maintain ecological corridor continuity.
- 3.11 Areas of deficiency on access to nature (over 1km walking distance from a Site of Importance for Nature Conservation), are principally in the north west of the borough (north west of Enfield Chase), and straddling the A1010 – A10 corridor between Enfield Highway and Lower Edmonton. There is a SINC in the placemaking area.

Character Response to Context*Opportunities:*

- 3.12 There is strong support through the London 'Good growth by Design' publication, to enhance the design of buildings and neighbourhoods. All development should be delivered through a design-led approach and informed by an understanding of local character reflecting the borough's unique character which is influenced strongly by its topography and balance of development and landscape.
- 3.13 There are many areas of real quality both in terms of highly attractive and well managed sections of rural landscape and historic centres within the urban areas of the borough, and these areas are to be celebrated.
- 3.14 The borough is crossed and connected by a series of historic connections and major routes and there is a need to ensure these routes continue to provide a focus and a sense of place for local centres, and support the network of local connections. Key routes act as gateways - the major road and rail routes act as important gateways into the borough and therefore the quality of the environment immediately around them has an impact on how the borough is perceived.
- 3.15 Heritage will be central to successful place making as part of growth. It can anchor new development and contribute to Enfield's sense of place. Existing vision established in the Making Enfield, Enfield Heritage Strategy: "Heritage for change - engaged, cherished, conserved and enjoyed". Green spaces across the borough have heritage significance, from the grand-scale formal landscapes through to parks and incidental green spaces around planned estates.

- 3.16 Ecological heritage - the borough's northern green spaces can be sensitively shaped to create a unique heritage-led environmental destination with a complementary culture and leisure offer.
- 3.17 Enfield has a rich base of community cultures, with unique heritage stories and creativity which shapes the borough's cultural identity. This can be made more visible through the town centres and new development areas, adding character and interest for everyone of all ages.
- 3.18 Culture Connects: A Culture Strategy for Enfield 2020-2025 sets the ambition for Enfield, including the visions of: "...We want to connect our rich history of cultivation and industry with creative activity throughout our green spaces, homes and town centres, our young people with opportunity, our diverse communities with shared celebrations and events..." The Culture Strategy will support cultural activity that in turn, will support the borough's health, educational attainment and employment objectives, and activity which reflects the borough's unique heritage and shares stories will support a cohesive community sense of belonging and well-being. The music, food and traditions of the borough's diverse communities are celebrated through community festivals and events that take place year.
- 3.19 Together with new affordable workspace for creative individuals and SMEs, focused efforts could position Enfield as north London's centre for creative employment, building on neighbouring Tottenham's creative enterprise zone that has begun to establish and Waltham Forest's recent year as Borough of Culture.
- 3.20 Chase Park is a natural extension to the existing north west urban edge of Enfield, and the scale of development that can be accommodated is determined by the boundaries of Trent Country Park and the restored Enfield Chase. Potential development zones within the Chase Farm area are in turn shaped by the brooks and landscape and will relate to the adjacent (existing) urban areas.



Figure 5: The opportunity to expand the existing urban area is shaped by the form of the landscape areas beyond.

Challenges:

- 3.21 The continued pressure for northerly development is evident at the urban-rural fringe where the intensification and extension of the urban area.
- 3.22 Whilst the green spaces are recognised as valuable, their relative heritage value is not always fully understood. The landscape at Trent Park is a registered designated landscape – of national significance. The existing Trent Park management plan has been produced in the context of the currently adopted Local Plan and will need revisiting in taking forward an allocation. The creation of a Trent park Conservation Management Plan would be beneficial in ensuring that the fragile historic ecology and historic form of the park can be best protected.

Sustainable Movement & Connectivity

Opportunities:

- 3.23 The London Mayor has made a manifesto commitment to make more than half of London green by 2050. The All London Green Grid Supplementary Planning Guidance (March 2012) highlighted the Salmon Brook Link and Turkey Brook Link as strategic links and corridors in the borough.
- 3.24 The vision in the Enfield Blue and Green Strategy outlines that by 2031 Enfield will be London’s greenest borough, forming the cornerstone of London as a national park city. It also highlights the opportunity to minimise the gap between east and west in terms of access to open space; identifies opportunities to maximise green tourism activities, increase food production and increase active participation. The strategy also outlines the opportunity to shift investment from grey-to-green infrastructure; improve accessibility and connectivity of the existing network, better connect spaces with communities, create new spaces, expand the woodland estate, and create an urban forest.

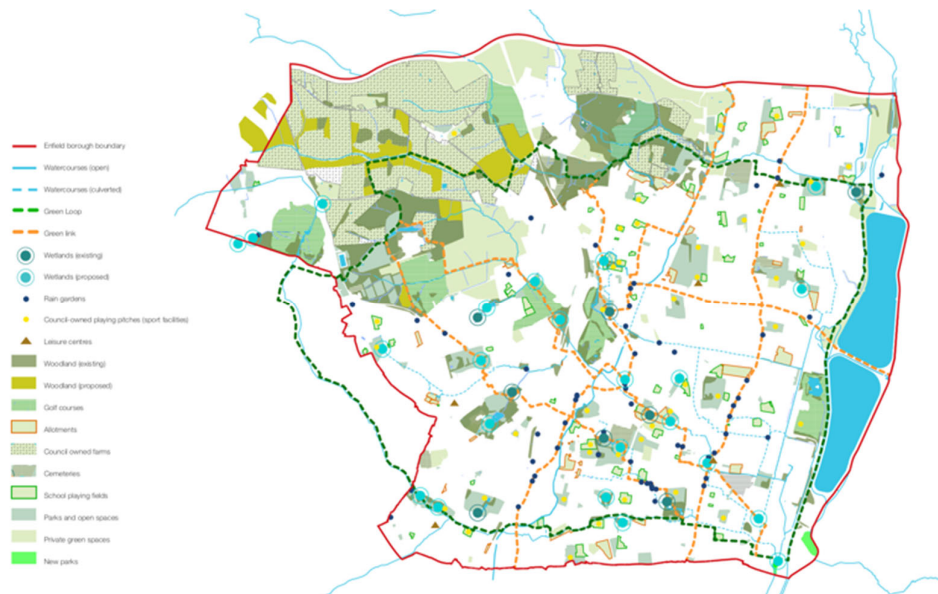


Figure 6: Proposed blue and green infrastructure including links and connections. Source: Enfield Blue & Green Strategy, May 2021

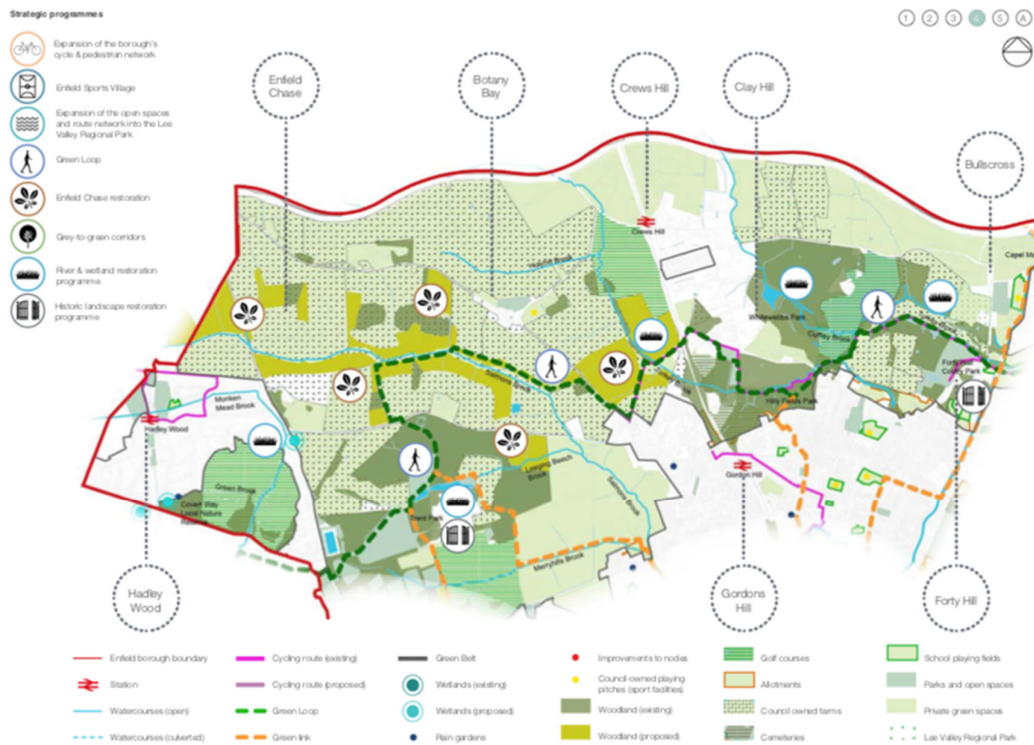


Figure 7:North Enfield Proposed Interventions. Source: Enfield Blue & Green Strategy, 2020

- 3.25 Opportunities exist to create grey-to-green corridors, where public realm improvements along main routes (A10, A406 and A101) and at key stations and town centre gateways, can include sustainable drainage systems and trees.
- 3.26 In the borough the creation of new crossings/bridges over the A10, A406 and Lee Valley line will help to overcome east - west severance.
- 3.27 A focus on improved sustainable transport infrastructure and placemaking provides an opportunity to improve health problems and street scene, including through use of the Healthy Streets approach to provide the framework for putting human health and experience at the heart of planning the city. Working with partners, growth provides the potential to to seek future funding to deliver new and improved community and strategic transport infrastructure.
- 3.28 Active travel and public transport focused development which makes use of the existing bus networks, and which delivers enhanced cycle and walking connections to the local stations, as well as improving local strategic routes, including the London Loop and Green Loop, is a realistic ambition for Chase Park.

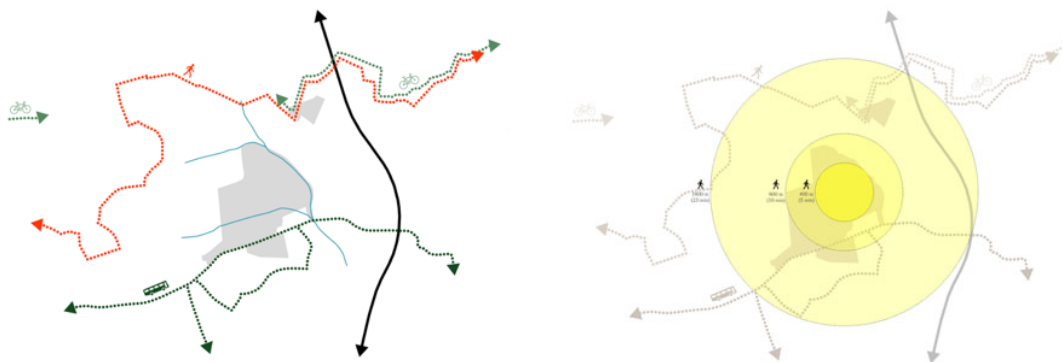


Figure 8: Chase Park is well located for both Active Travel and Public Transport Connections which could serve future development.

Challenges:

- 3.29 Much of the Green Belt is inaccessible to the public due to the lack of direct footpaths and physical barriers, such as river and rail corridors.
- 3.30 Whilst significant improvements to public transport services will be required to achieve the reduction in car dependency, significant wider investment in transport infrastructure is necessary to support the levels of planned growth, e.g., M25 Junction 25 upgrades, Piccadilly Line upgrades, four-tracking of West Anglia mainline, solutions to level-crossings, improvements to interchanges, upgrades to key bus routes, and new cycleways and footpaths.

Mix of People & Activity

Opportunities:

- 3.31 Overall, the housing market in this area is perceived to be active, with a strong market for the right scheme in the right place. The western and northern areas of the Borough (Cockfosters, Winchmore Hill, Southgate, Grange Bush Hill Park, Grange, Palmers Green) have the highest values.
- 3.32 Larger sites can generate their own sense of place and identity, that may generate values that are different to those in the immediate locality. Such schemes are well-placed to create a place for all – mix of housing including affordable, and opportunities for non-standard products e.g., for older people, build to rent.
- 3.33 Growth presents opportunities relating to design features that promote activity, e.g., inclusive design, sustainable transport links, safe and appealing streets that are conducive to Play Streets and School Streets, multi-functional spaces, nearby local amenities, etc.
- 3.34 New development can influence control over the determinants of poor health and disease in the population, enabling the whole community to benefit through improved behaviors and lifestyles. Growth also supports the provision of good quality homes that are accessible and affordable - designed to keep people healthy, contribute to wellbeing, and are adaptable and accessible for older people and those with disabilities.

- 3.35 Incorporating social infrastructure into larger developments and public spaces and careful design of neighbourhood can create opportunities for people to meet and socialise. Using the Healthy Streets for London, 10 evidence-based Healthy Streets Indicators can ensure new development gets the street right for the whole community.

Challenges:

- 3.36 Health inequality between the east and west of the borough is stark. The Joint Health and Wellbeing Strategy (2020 – 2023) found persistent health inequalities, some of the highest obesity levels in London across all age groups, poor mental health, which has been exacerbated by Covid-19, high levels of poverty and poor access to good quality green space in the east of the Borough.
- 3.37 The struggle of poorer households face trying to find decent, affordable housing is the single greatest challenge identified by the Enfield Poverty and Inequality Commission. The Enfield Children and Young People’s Mental Health Transformation Plan (2015-2020) found higher numbers of children and young people live in areas of deprivation.

Accessibility & Variety of Open Space Opportunities:

- 3.38 Rewilding opportunities exist through woodland creation from Salmons Brook to Whitewebbs Park, and with naturalisation of farmland areas adjacent. Natural flood management features (e.g., ponds and wetlands) at Salmons Brook will build on Enfield’s river and wetland restoration programme, restoring and renaturalising urban rivers through works such as rain gardens, river planters, and reedbeds. The naturalisation and restoration of the river corridors along Salmons Brook, Turkey Brook and Pymmes Park in particular, can enhance the borough’s habitat and wildlife resources, including through wetland creation and flood risk alleviation.
- 3.39 The Merryhills Brook flows east-west through the heart of the Chase Park area, and can shape the future development, which in turn can enhance its setting through careful environmental interventions along its course. Salmon’s Brook runs north-south. Any development would act as a gateway to these enhanced blue-green areas.

- 3.40 The Enfield Blue & Green Strategy encourages the revitalisation of sports and leisure activities at the waterside, and encourages a more diverse range of water-dependent activities along watercourses.

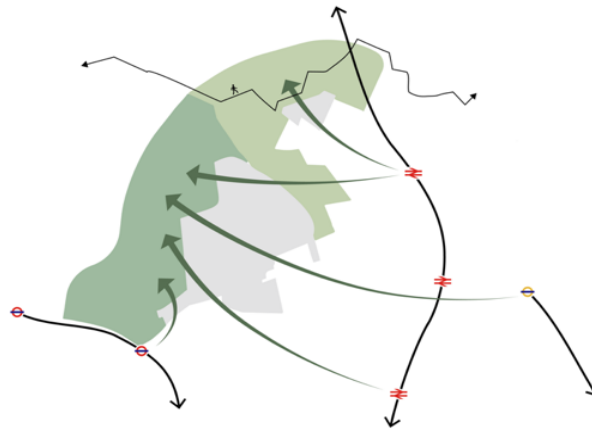


Figure 9: Chase Park and Crews Hill can act as a gateway to Trent Country Park and the restored Chase from the urban areas surrounding, and from the stations that provide access to the wider city

Challenges:

- 3.41 The Enfield Blue and Green Strategy identified insufficient food-growing spaces, historic parks and gardens on the national register of heritage risk, and maintenance and management costs as threats.
- 3.42 It also found a strong correlation between health inequalities open space deficiencies, poor quality environments and levels of deprivation.

Accessibility & Variety of Facilities & Services

Opportunities:

- 3.43 Growth provides the opportunity to build on the Economic Development Strategy, transforming the business base, upskilling residents, repurposing town centres and establishing Enfield as an area for culture and creativity. It will support the borough in continuing to play a vital role in strategic logistics and distributions, food and beverages, large scale industrial typologies, national and global media events.
- 3.44 Recent employment expansion in higher value jobs could provide a base from which the borough's economy can use as a foundation to develop more high value jobs with Enfield's location supporting the potential to take advantage of these sectors in the future.
- 3.45 The London Industrial Land Demand Study (2017) categorised that, at borough level, Enfield will have a baseline net gain requirement of 52ha over the period of 2016-41. Strong demand is reported for larger format distribution units in the north of the borough, with good access to the M25.

- 3.46 Development provides an opportunity to deliver local workspaces at a neighbourhood level to reduce the need for commuting, and to accommodate changing trends in working.

Challenges:

- 3.47 Across north west Enfield there is very little employment land identified in the Employment Land Review (except at Crews Hill, (employment land cluster C24, Kingswood Industrial Estate, 2.0 ha).
- 3.48 Industrial land is under intense pressure for repurposing and being used to meet London's housing demands.
- 3.49 Jobs in Enfield are lower value in comparison to the ones residents out-commute to elsewhere in London.
- 3.50 Enfield has a relatively small office market dominated by smaller units with, over half (58.5%) being under 250sqm in size, equating to 10.1% of total stock

Climate Change Adaptation and Resilience, and the Wider Environment

Opportunities:

- 3.51 There are opportunities to work with the Mayor and GLA group on rolling-out a public network of rapid EV chargers and the delivery of zero emission zones.
- 3.52 As outlined in the Enfield's Climate Action Plan (2020), meeting the carbon neutrality of the borough by 2040 will require several interventions such as a net increase in green infrastructure, increased recycling rates, increased decarbonisation, heat pumps installed, all cars and trains electrified, and all new builds meeting or exceeding carbon neutral standards. Working with developers can help to achieve this by supporting connectivity to the borough's heat network, minimising the risk of overheating, managing nuisances, improving air quality and reducing flood risk.
- 3.53 There is scope to connect development to the Energetik community heat network in helping to achieve carbon neutrality at north Enfield, in addition to space to consider roles of wind and solar technologies.
- 3.54 There are key opportunities around low carbon energy for Enfield and the natural landscape across Enfield to capture carbon emissions and improve biodiversity. Development at north Enfield, in particular, could support natural offsetting through green infrastructure - including wetlands, tree planting and expansion of the natural environment.
- 3.55 All new developments to maximise the use of SuDS and restrict surface water runoff rates to greenfield rates where possible, as per the Local Flood Risk Management Strategy (2016) and the approach of reducing the impact of flooding downstream.

Challenges:

- 3.56 Enfield's low-lying topography and urban form makes it vulnerable to river and surface water flooding and the urban heat island effect. The Local Flood Risk Management Strategy (2016) outlines the number of properties at risk of flooding in Enfield is high compared to most other local authorities, mainly due to the geography and layout of Enfield.
- 3.57 Exposure to poor air quality can have a long-term effect on health. Existing concentrations of nitrogen dioxide and particulates (PM10) are of considerable concern and pose a significant threat to human health; where they are most heavily concentrated along major roads and in areas of high motor vehicle activity.

Land ownership arrangements

- 3.58 The Chase Park area is in a limited number of different ownerships. The majority of the central area of the allocation (Vicarage Farm) is within the control of Comer Homes who hold the freehold to the land.
- 3.59 The relatively small number of separate landownerships in this area should be advantageous for working with all parties to agree a comprehensive masterplan for the area in due course, albeit the approach to funding and delivery of shared infrastructure will still be important. The location of the different land parcels, each with their own access points onto the strategic road network should also ensure that delivery of development at Chase Park could proceed on a number of different development front, contributing positively to the borough's housing delivery targets.

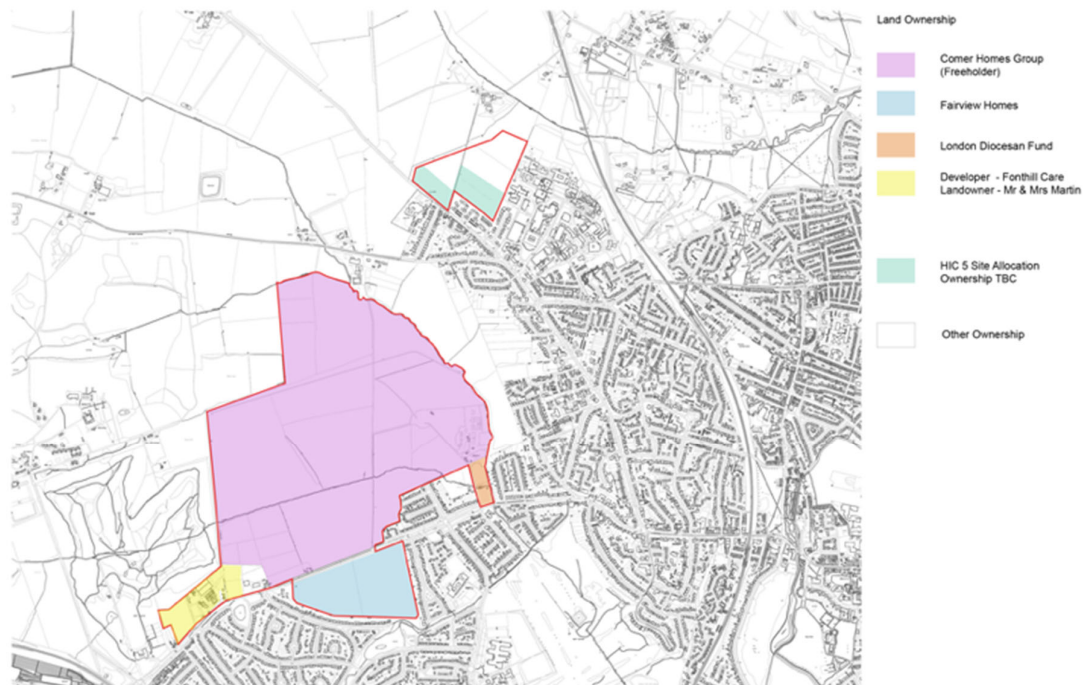


Figure 10: Land ownership arrangement at Chase Park

Outcomes from Officer workshop

- 3.60 A workshop was held with Council officers in April, 2021 providing a further opportunity (in addition to the evidence clinics) to check and capture emerging placemaking thinking for the north of the Borough, together with key priorities for Enfield from existing strategies and the body of work underway across the authority for the Local Plan.
- 3.61 Defining the role that each of the strategic allocation areas has in the place-identity and function of the Borough formed a key part of the workshop activity. It also provided an opportunity to understand relationships between the objectives across different departments and teams and between different policy areas and topics. An interactive exercise formed part of the workshop - designed to facilitate joined up story telling of the future of north west Enfield in order to help highlight where opportunities exist for the placemaking strategy to take unified approach to delivering multiple objectives.
- 3.62 The outputs from the workshop provided a mixture of new information; informed the emerging design approach for the proposed allocations at Chase Park; and posed a number of questions for further investigation.
- 3.63 The first part of the workshop presented a brief overview of the evidence review underway; the discussion highlighted the following:
- The need to relate fully to the “Good Growth” agenda.
 - More emphasis needed on the quality of housing which is as important as the quality of the living environment, in ensuring delivery of good growth.
 - Ensure that cross-cutting elements, such as zero carbon are considered across all relevant themes.
 - Include suitable consideration of energy/sustainability issues.
- 3.64 The second part used baseline mapping & extracts from key documents to discuss the characteristics of north Enfield as an important first step in defining a placemaking strategy for each site allocation area. The discussion covered:
- The rationale for the choice of sites proposed to be allocated in at Crews Hill and Chase Park, and the alternative options considered ,especially with regard to Council-owned land in the area.
 - The need to consider the potential for mitigating or resolving constraints identified at this early stage of placemaking, to ensure that those constraints do not unreasonably rule out options at this stage.
 - Consideration of views and building heights as part of placemaking - a review of local views as set out in the emerging local plan and local character studies is underway. It was noted that it was important to consider the views around Crews Hill to contextualise the site and consider the relationship between southern sites in that area with heritage assets around Clay Hill.
 - The potential use of and reference to Garden City principles in developing the placemaking approach

- The potential benefits of growth for addressing flood risk and delivering Enfield Chase, as flood management approach in the upper catchments of the Salmon and Turkey Brooks, linked to new development can help to improve the existing situation in Enfield.
 - The importance of sustainable transport across the area.
- 3.65 The third part of the Workshop used an interactive Jamboard template to encourage discussion and record the notes in real time. Participants were split into two breakout groups and asked to consider a number of placemaking themes, the opportunities they present and how those opportunities can be built on, using the prompt “Yes, and...” (rather than “No, but...” to generate positive and creative responses.
- 3.66 The themes were taken from the Local Plan Vision where Enfield was a:
- Deeply Green Space
 - Productive Place
 - Place for all
 - Part of London
- 3.67 For each of the Vision headings, a number of placemaking themes were identified and the discussion focused on how the Vision could be achieved for the two placemaking areas. The outputs from the discussions are summarised In Appendix 3.

SWOT Analysis

- 3.68 The review of existing and available evidence relevant to the Chase Park area and the discussions at the officer clinics and workshop have identified a range of strengths, challenges and opportunities for development at Chase Park. These are summarised in the following table.

Strengths	Weaknesses
<ul style="list-style-type: none"> • Areas of existing open space are accessible from to the west of the site, and it is in close proximity to Trent Park. • Existing open space facilities for existing and new residents. • Potential to act a Gateway to provide access to the National Park City to the north. • Energetik, a council owned, community heat network is already in place to help to achieve carbon neutrality. • Existing employment opportunities at Chase Farm hospital and Enfield town. • 3 stations within a 30 min walk, as well as regular bus services and the National Cycle Route 12 to the north. • Site comprises of a limited number of ownerships. • Existing local centres at Enfield Chase and Oakwood are within active travel distances. 	<ul style="list-style-type: none"> • An Air Quality Management Area (AQMA) across the whole of the borough. • Limited connectivity to existing cycleways, e.g., National Cycle Network route 12 and the link between the Chase landscape and its namesake station • Enfield’s low-lying topography and urban form makes it vulnerable to river and surface water flooding and the urban heat island effect. • The Chase Park area is quite hilly which may limit the potential for active travel by some sections of the community, • Limited public open spaces within the existing adjoining urban area (although there is extensive recreational space at Trent Park) • A110 corridor, dominated by highway with narrow footways and poor cycle provision, not conducive to walking and cycling.
Opportunities	Threats/Challenges
<ul style="list-style-type: none"> • Create a place of distinctive character through design at all scales. Deliver a positive relationship with Trent Park, and create gateways to the site, for example, at Enfield Road. • Deliver good quality, accessible and affordable homes especially for families.. • Turn existing grey corridors (i.e., main infrastructure routes) into green corridors along key routes into centres/activity hubs. • Provide a gateway to the National Park City and link to the rewilded areas of Enfield Chase and historic parkland in Trent Park • Introduce natural flood management features (e.g., ponds and wetlands) along Salmons Brook and address flooding issues downstream • To connect new homes to the community heat network 	<ul style="list-style-type: none"> • An area of the site falls within an Archaeology Priority Area (APA). • Ensuring development is resilient to flood risk and does not has a negative effect elsewhere if developed. New development should be designed to have the capacity and means of retaining storm runoff which would otherwise be dealt with at on site locations downstream and in more constrained urban infill locations. • Significant improvements to public transport services will be required to achieve a meaningful reduction in car dependency. • Impact of additional population on the heritage assets and their setting at Trent Park and key views identified within the Conservation Area Management Plan from increased visitor numbers and recreational activities

Issues, challenges and key drivers for placemaking at Chase Park

- 3.69 The scale of development that can be accommodated is shaped by the existing urban edge of Enfield, and the protected (and potentially future protected) landscapes beyond. It is of sufficient size and critical mass that it can support some community facilities and will potentially deliver housing across different plan periods. It will also support the ambitions for enhancing the blue and green infrastructure in this part of the Borough, both within the site and in the wider area.
- 3.70 Development will need to mediate between the existing low-density and often car-dominated suburbs, and the environmentally important landscapes beyond. To do this successfully it must be delivered at a scale and density which supports sustainable transport and with a design that makes active travel – walking and cycling – the natural choice for getting around. By doing this, it can successfully act as a transition between the urban and the peri-urban landscape of this part of north west Enfield.
- 3.71 Whilst on-site provision of open space and green infrastructure is important, the improvement and provision of connections to areas of open space in beyond the immediate study area, and the east-west green corridors that lie to the south of the M25, is potentially more important. Providing paths and corridors which are designed for pedestrians, cyclists and nature are equally key to creating a healthy, sustainable community at Chase Farm.

4 The Placemaking Approach and Concept for Chase Park

Enfield North Context and Characteristics

- 4.1 Land to the north of the Borough comprising nearly entirely green belt accounts for approximately a third of the overall area of the Borough. While contrasting with many of the more intensely built up areas of the Borough, the green north is a significant contributor to the character and function of the Borough. The green north is a key asset to the Borough as it changes over the coming plan period and beyond

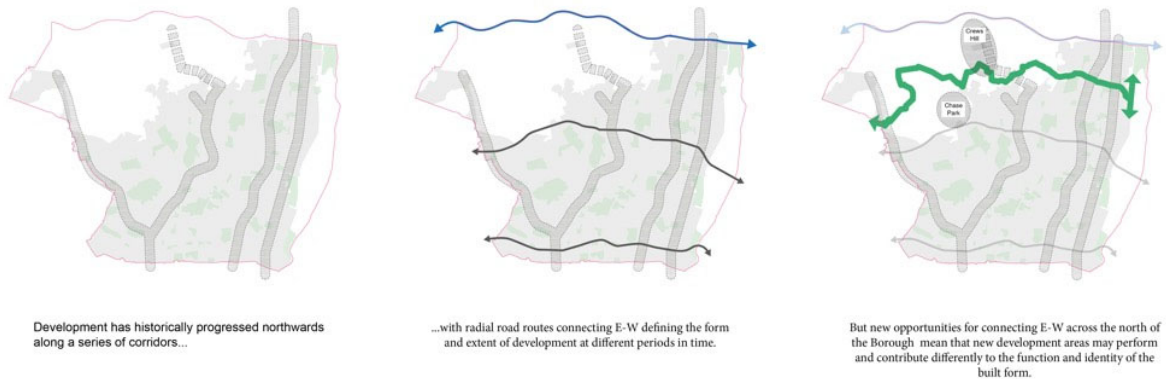


Figure 11: key Influences

- 4.2 Historically, development to the north of London has been along corridors extending out from the centre. Coupled with this, radial (primarily road) routes have become established, defining London's structure of inner and outer rings, the outer most of these being the M25. The structure of character across Enfield broadly comprises corridors and concentric rings separated by radial road routes. The Borough is bounded to the north by the M25 -the outer London orbital route and most recently defined radial route. This is a significant factor in defining movement, development form and landscape continuity as the landscape to the north of Enfield transitions into the surrounding countryside to the north of London.
- 4.3 The relationship between built form and landscape varies across the northern margins of the Borough. In the east a more abrupt relationship exists between industrial land uses and the the Lee Valley landscapes. To the west around Hadleigh Wood suburbs of detached housing meets a mostly open landscape with long reaching views over relatively level countryside to the east. In between relationship with the green edge varies from the defined perimeter of Trent Park, greater publicly accessible green and wild spaces to the north of Gordon Hill at Hilly Fields and White Webbs, and the relationship with the formal landscapes like Forty Hall.
- 4.4 The Crews Hill area is positioned to experience a variety of these relationships by virtue of its mixed aspect looking west, east and south and bounded to the north by the M25. As a development area it stands to be informed by these contrasting surrounding areas and create new relationships with these landscapes. The Chase Park area lies adjacent to Gordon Hill and Oakwood (to the east and south respectively) residential areas comprising agricultural land currently inaccessible to the public.

- 4.5 Development at Chase Park is positioned to provide a new settlement edge, creating a new relationship with the green north and providing access to public green space at Trent Park, and the newly restored Enfield.
- 4.6 Development in the north of the Borough can serve a strategic role in creating east-west Green Infrastructure continuity across the north of the Borough and the opportunity to facilitate active travel, stimulate nature recovery by ensuring a diversity of habitats are created and make varied open space provision available within local and regional catchments.
- 4.7 By integrating with the green and blue infrastructure across the north of the Borough the development of the Crews Hill and Chase Park areas can contribute to a catchment based approach to flood mitigation and ecological networks contributing to nature recovery which utilises the landscapes and natural resources of the green north of the Borough. The green and blue features within the allocation areas themselves are important resources which when considered within a comprehensive approach can inform the structure of development approach with each allocation area, allow the creation of multi-functional landscapes which contribute to sustainable movement, access to open space for recreation and sport and underpin the wellbeing of existing and new communities.
- 4.8 Across the north of the Borough there is a legacy of productivity in the landscape. This is represented by varied general agricultural activity in the rural hinterland and which is reflected across the wider north of London area. The existing land use at Chase Park which comprises Vicarage Farm and other surrounding agricultural parcels reflects this general agricultural land use type. The productivity of the landscape is reflected in a more specific way at Crews Hill where horticultural and market garden functions have predominated and have contributed to local identity and economy.
- 4.9 In considering development in the two northerly strategic allocation areas there is an opportunity to renew the Borough's direct relationship with the productive landscapes and in doing support a local economy of food growing and horticultural produce. By being local, supply chains can utilise sustainable means of transport to create a uniquely interdependent urban and rural Borough.
- 4.10 The variety of site scales and situations provides the opportunity for a variety of development form and type, increasing inclusivity across the north of the Borough as housing and opportunities for sustainable lifestyles are diversified.
- 4.11 This variety of sites and within the context of overall allocation areas taking into account both comprehensive and long term (beyond plan period) development opportunity builds in flexibility of delivery and resilience to ongoing and future need. The coordination of short and long term development within an overall place based strategy enables a pragmatic and visioning approach to climate change adaptation.

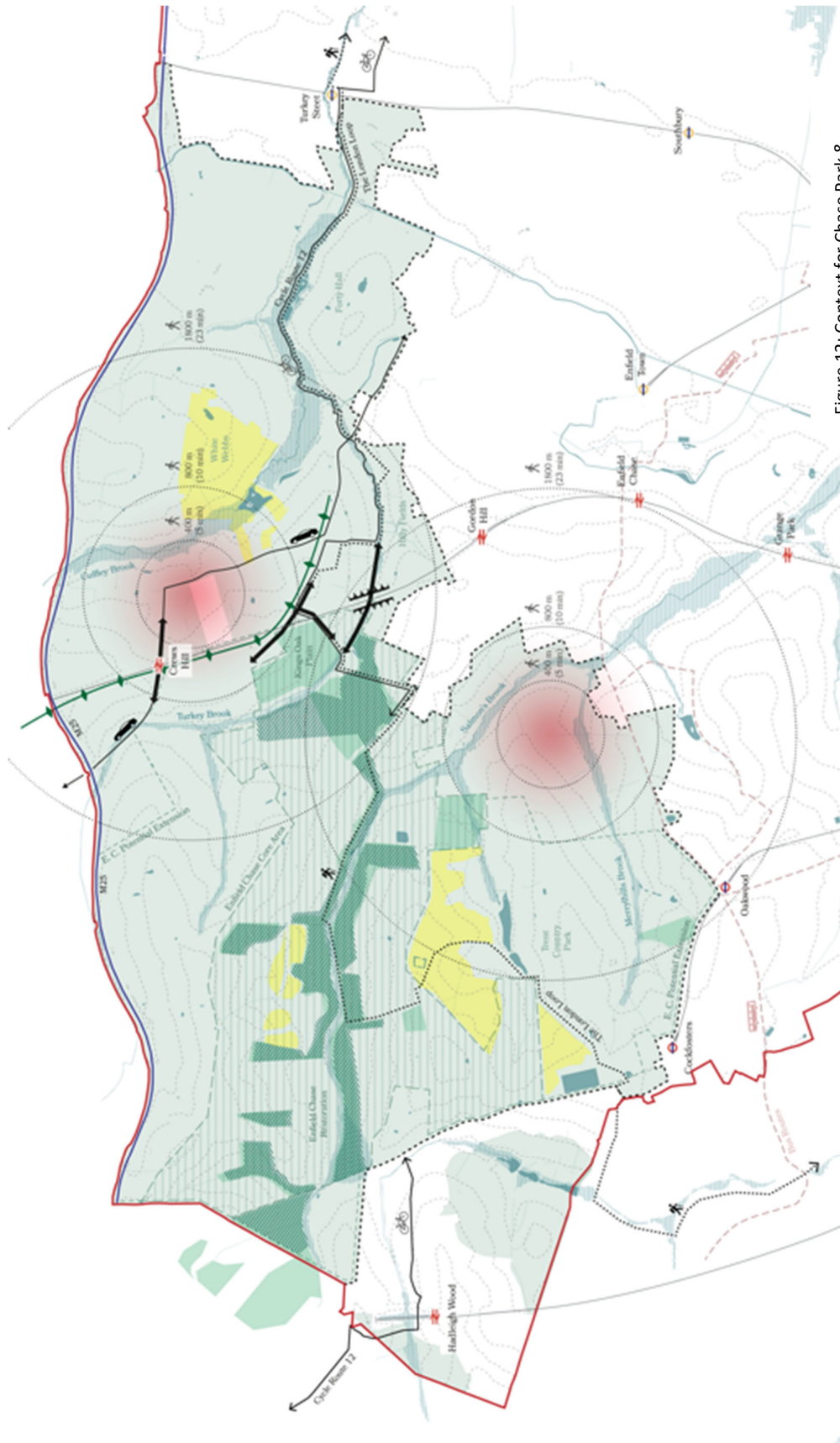


Figure 12: Context for Chase Park & Crews Hill

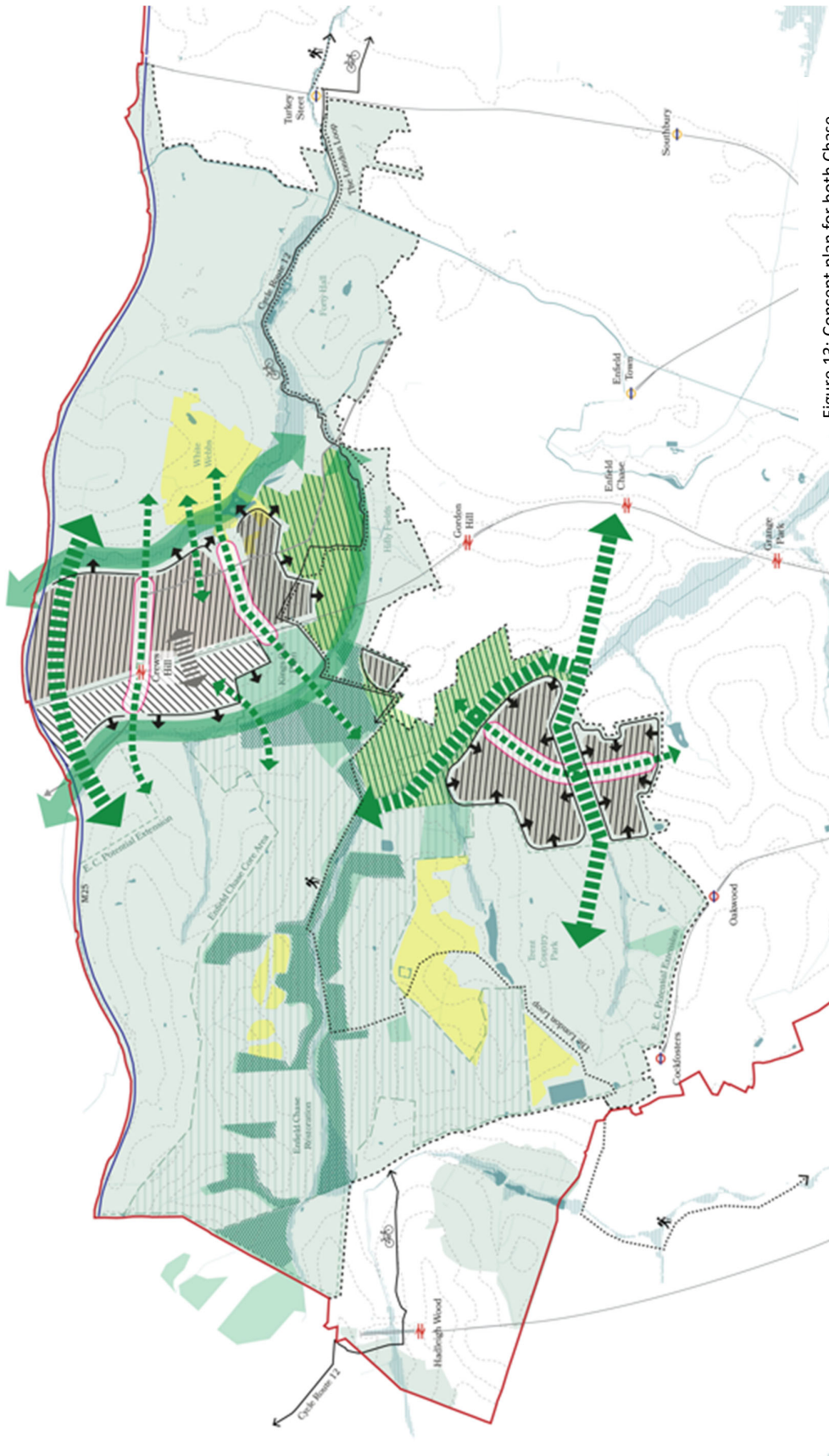


Figure 13: Concept plan for both Chase Park and Crews Hill

The Chase Park placemaking area

- 4.12 The Chase Park placemaking area is focused on the area of land that lies east of Trent Country Park, and west of the existing urban edge of Enfield. The land is criss-crossed by a number of water courses, most notably the Salmon's and Merryhills Brooks. It lies within reach of a number of stations on both the Overground and Underground network.
- 4.13 The area comprises land bounded by natural landscape features and the existing urban edge of Enfield and includes three allocations identified in the first draft Site Allocations (HIC6, HIC9 & HIC10), along with part of two others (HIC5 & HIC11). There are also some small areas of land which were not put forward during the Call for Sites process but which lie within the contiguous Chase Park Area immediately adjacent to promoted sites. Two of these sites – HIC 6 & HIC 10 – have been promoted as sites for extra care or older age housing, and this is to be welcomed, although one of these sites is located at the closest point to Oakwood tube station, which as an Underground station with a high-frequency service may be better suited to housing which is likely to attract commuters.

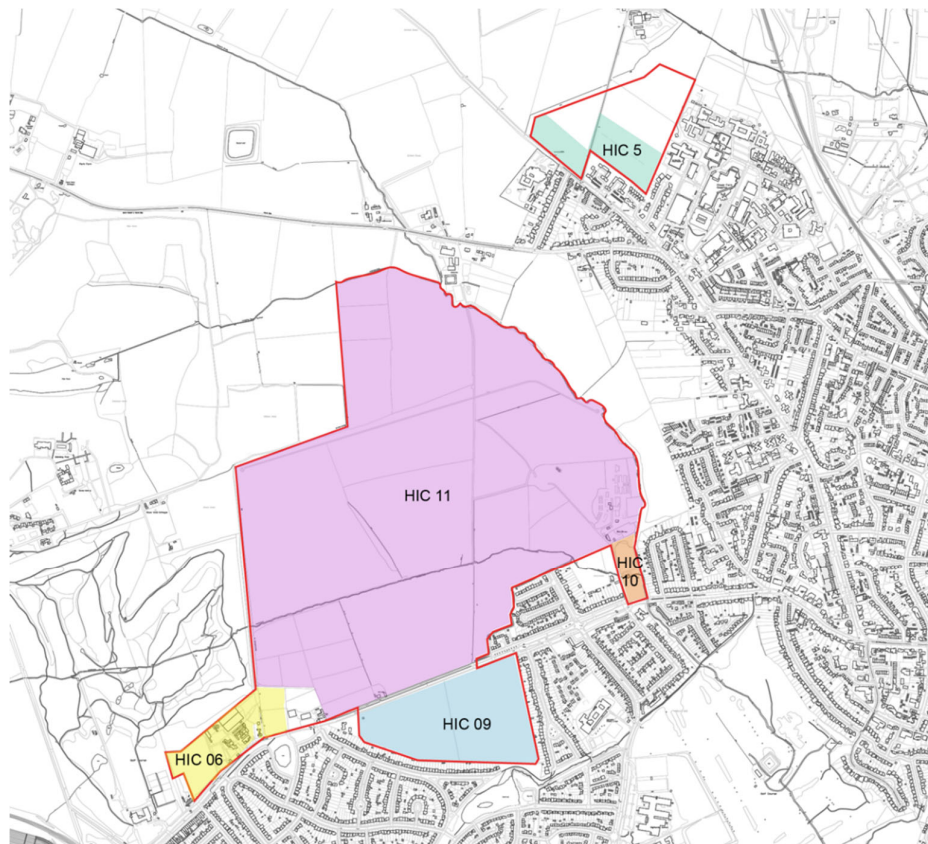


Figure 14: individual sites at Chase Park

- 4.14 To address the Climate and ecological emergencies, it is critical that where land (especially greenfield land) is removed from Green Belt, it is developed in a way that maximises sustainability and minimises carbon footprint. This begins with the location of the development. Chase Park offers an opportunity to deliver housing in a location which will be accessible with good public transport connections within walking and cycling distance, and where there are opportunities for leisure and active lifestyles on the doorstep. The development must not be low-density and car-dominated, but rather show how contemporary suburbs can offer high-quality family accommodation in a way that makes active travel – walking and cycling – the natural choice for day to day moving around.
- 4.15 The Vision for Chase Park has been prepared with regard to the wider local plan Vision themes. It is envisaged to be a place, where vehicles do not dominate the streets and instead green corridors, with space for cycling and walking, are what forms the primary movement networks around the area, with people being able to easily access public transport, including high frequency bus services, via these routes. While the development must be a "good neighbour" to the existing urban edge of Enfield, and the outer suburbs against which it will abut, it should not be shaped by these existing townscapes, but rather by the blue and green spaces which surround it on the other sides, and which should run through the heart of the development itself.

Vision for Chase Park

a) A Deeply Green Place

- The scheme would promote active travel in preference to the motor car
- The development would be shaped by the Brooks, Forests and Green Spaces, and there would be green connections running between the three zones to link them.
- Provides a model for housing where net zero can be achieved in both fabric and operation.

b) The Workshop of London

- Opportunities for doorstep workspaces would be integral to the typologies, providing the chance to work in-home or local to it, removing the need to commute.
- Links to the wider landscape where growing is a key part of the economy – such as Crews Hill, Forty Hall and Capel Manor.

c) A distinct and leading part of London

- An opportunity to be an exemplar Greenbelt Development which looks at the relationship between the urban form of the city and its rural landscape setting
- Demonstrating how to build high quality suburban homes at a scale and density which is sustainable and a model for good growth.
- Provide access to open spaces and the countryside for all Londoners, including unique landscape settings such as the Chase – for which it provides the link between Enfield Chase Station and the Chase Landscape.

d) A Nurturing Place

- A mixture of homes that allow people to live here in all stages of life – from first time buyer, families through to retiree.
- Easy access to the rural landscape on foot and by bicycle for residents and visitors
- Opportunities to engage with the landscape – such as growing and edible landscapes

- 4.16 Through the evolution of the design narrative, the site boundaries have naturally emerged from the strong landscape framework of the local area – existing natural watercourses, historic open spaces (such as Trent Park), and the proposed new strategic landscapes of the restored and rewilded Enfield Chase. The desire to create a quality of place which reflects this setting also leads to a typology of development that seeks to provide high density neighbourhoods served by generous blue-green corridors which provide a strong setting and support ecological corridors which in turn connect wider habitats and greenspaces to form a coherent network.
- 4.17 In the northern part of the allocation area, higher density housing, potentially with a higher percentage of smaller units, that has a synergy with Chase Farm Hospital could be provided. This could take the form of extra care facilities where residents may need easy access to the hospital, or key worker housing which can accommodate those that work there, recognising its importance as a major employment centre.
- 4.18 In the southern part of the allocation area the bulk of the development will be located as part of a long-term phased approach which can encapsulate more than one plan period. The development will typically be more mixed and have areas of varying density, although this should never fall below 40-50dph in order to ensure that the high sustainability ambitions for Chase Park as a whole can be achieved. There is scope for a mixture of property types, sizes and tenures and the levels of private space provided should be balanced against the high accessibility of high quality and natural public spaces in the wider area, as well as shifting use patterns.
- 4.19 This area can also accommodate other uses such as community facilities, possibly some commercial or retail space and also specialist forms of residential use such as later living accommodation or extra care facilities. It is also likely to require new school/s and health facilities. In order to relieve pressure on transport infrastructure, the provision of uses such as local workspace should be incorporated, so that the need to commute can be reduced and localised retail could be supported. In any case, additional bus service capacity is likely to be required.
- 4.20 Overall, the story of Chase Park has emerged from the desire to create a high quality and liveable new suburb that takes the best of the existing 1930s suburbs and combines it with a highly green environment where the environment is protected, conserved, and enhanced. It has shaped a place which can act as the gateway to the parkland landscapes of north Enfield while also being a great place to live sustainably.

5 Next Steps & approach to Delivery

- 5.1 It is anticipated that the Council will consider the findings of this Placemaking Study alongside the wider evidence base and use it to establish a strong policy basis for the future of the Chase Park area. The inclusion of strategic policies for the area and this initial work on the spatial approach provides a suitable basis for the future planning of the site, but it is also important to consider how the area as a whole would then progress to the submission of planning applications and onwards to implementation. This will require additional and ongoing coordination and further guidance to ensure that the overall planning objectives can be realised.
- 5.2 The intention has been to prepare clear succinct guidance and principles which set out key environmental, social, design and economic requirements of the study area and its constituent parts. The proposed policy defined within the new Local Plan would provide a suitable basis for the preparation of a subsequent area wide 'masterplan' which could potentially be adopted as a 'Supplementary Planning Document' (SPD) or be taken forward via an equivalent process of consideration and approval. This period of further masterplanning will be important to inform the preparation, assessment and determination of potential planning applications in the area.
- 5.3 Whilst the Chase Park area has a limited number of separate landownership & promoters, and a large key site that is anticipated to contain the majority of development, there are still a number of separate proposals which will require some degree of coordination. In order to meet the overall expectations, it will be important that the Council is committed to see the various sites through to delivery, starting by getting the right guidance in place up front but continuing to take a role throughout the process. Councils increasingly need to work proactively with landowners and developers to drive forward site delivery, provide coordination and strong leadership, in particular to ensure that strategic infrastructure can be provided in a properly planned and phased manner.

Overall Coordination

- 5.4 The nature of the Chase Park area given its scale and significance will mean that Enfield will need take an important overall leadership role to ensure that proposals come forward in a joined up way and deliver on the overall placemaking aspirations and objectives. This role could take a number of forms, potentially to include a combination of:
- Establishing a corporate approach within the Council, to link up planning with other associated activities such as transport, environmental and other infrastructure related services and functions. This may require dedicated resources and a related governance structure such as a project focussed board/steering/working group to coordinate matters.
 - Establishing a landowners/developers forum or group to engage with the various interests in a clear, consistent and formalised basis.
 - Establishing the most appropriate approach to infrastructure planning, delivery and funding.

- Evolving specific area wide project and initiatives and consideration of bids for funding support key elements, such as with regard to strategic transport, green infrastructure and environmental sustainability initiatives.

Planning & Design Control

- 5.5 It is anticipated that strategic policy for the area will set out a requirement for the preparation of an area-wide masterplan prior to the grant of planning permissions on sites within the area in order to ensure a co-ordinated and comprehensive approach to the development. The sensitivity and significance of the site also drives a need to ensure that the highest possible design outcomes can be secured.
- 5.6 This process could be initiated in advance of a formal examination and adoption of the new Local Plan. The commencement of work on a masterplan could provide reassurance to any inspector that will be considering the new Local Plan as to the Council's commitment to ensure a coordinated approach to delivery and that the preparation of a further level of design guidance would enable start on site at an appropriate time to meet the stated housing trajectory and land supply.
- 5.7 The preparation of a masterplan, especially if it were heading towards potential adoption or formal approval by the Council (such as to become an SPD) will need to be led by the Council. The process should involve working collaboratively with landowners and developers involved through a formal and transparent process. Effective community and stakeholder engagement will be an important part of the process, going beyond any statutory consultation requirements (such as relating to the preparation of an SPD) to ensure that there is active engagement and participation in the process from the outset.
- 5.8 A policy requirement is proposed for the preparation of an area-wide masterplan to show how a high quality new place will be created in this location, and how a comprehensive approach would come forward. This could be integrated into a potential SPD together with addressing any other relevant policy matters that may be appropriate, for example to provide more detail on environmental aspects, sustainability or housing considerations. The preparation of a masterplan for the whole area would help to provide more definition to the distribution (and density) of land uses, strategic infrastructure provision including green infrastructure and the approach to access and movement. Such an approach should:
- Evolve and refine the overall vision for the area and provide further definition to design parameters and principles into specific development parcels or discrete character zones.
 - Support co-ordinated, comprehensive and integrated development and encourage joint/partnership working.
 - Test site constraints, capacity and site specific issues in more detail. This could for example include matters such as Impact on views from the wider Green Belt, the setting of historic assets, the integration of new development into the landscape, the scope to encourage renewable energy, etc.

- Ensure physical, social and green infrastructure can support new housing and be phased and provided at the right time in line with the requirements set out in the Local Plan both on site and off site, including education and health facilities, new open spaces, food-growing spaces and public transport improvements .
 - Understand viability and equalise costs of development in more detail (including phasing, specific S106 asks and CIL calculations).
- 5.9 To support the delivery of high quality and co-ordinated development in this location, pre-application discussions will be required for any specific proposals and these should be taken forward through the use of Planning Performance Agreements (PPAs).
- 5.10 PPAs can provide an effective mechanism for giving advice to applicants before applications are made, to an agreed project plan and work programme. They provide a framework for the involvement of key stakeholders. They can be used to agree timescales, actions, and resources for handling particular applications and can be used as part of pre-application and application stages, as well as extending through to the post-application stage. They could also establish a formal and transparent approach to the site masterplanning process.
- 5.11 Nationally local authorities and planning applicants have identified a number of clear advantages for using PPAs. PPAs can be used effectively to:
- Establish a shared commitment for the development process to be progressed as quickly and efficiently as possible.
 - Establish and meet an agreed timetable towards the determination of a planning application in due course and compliance with statutory procedures.
 - Set out the appropriate level of engagement with stakeholders.
 - Identify determining issues and agree tasks & actions to resolve them.
 - Identify, address, and determine the requirements of all necessary planning considerations including accompanying S106 agreement(s) where relevant.
- 5.12 Material prepared to support planning applications will also play a role. Design and Access Statements will be required to accompany planning applications for major developments. The design principles and components set out in Design and Access Statements at the outline stage should be in accordance with policies set out in the new Local Plan and any masterplan that may be prepared for this area. The Design and Access Statements should provide the basis for the quality of design to be controlled through subsequent Design Codes and Reserved Matters applications. Applicants would be expected to demonstrate how they have incorporated high standards of design throughout the design evolution process and how these will be carried through to completion and subsequent maintenance.

- 5.13 Design Codes will set out specific rules to guide the nature of the built form, streets and spaces and should be prepared in accordance with the principles of the local policy basis. They will help to deliver the highest feasible and viable design standards and provide certainty and clarity to developers and other stakeholders about the form of development expected at the detailed stage. They should be prepared in accordance with the emerging national requirements (consultation on proposed changes to the National Planning Policy Framework which directly refer to design coding), the National Design Guide and process as set out in the National Model Design Code. Codes should come forward in partnership with the Council, local community interests, services providers and other stakeholders.

Viability, Infrastructure Planning & Delivery

- 5.14 The Whole Plan and CIL Viability Update (April 2021) prepared by HDH Planning & Development examines the viability elements of the Local Plan evidence base as required by the NPPF and relevant guidance. It tests the new Local Plan to ensure it is viable and deliverable. As the Councils consideration of proposed allocations and policies have been evolving, the work has been based on typologies that were considered to be representative of the sites to be allocated in the new Local Plan. This has included the consideration of several potential Strategic Sites. The key findings of relevance to the Chase Park area include:

- The London Borough of Enfield has a vibrant and active property market, although some areas, particularly those associated with the east of the Borough do have challenges.
- In analysing the differences between viability across the Borough, the western and northern areas of the Borough (Chase, Cockfosters, Highlands, Grange, Palmer's Green, Southgate, Winchmore Hill) are identified as higher value areas.
- 35% affordable housing is achievable on most sites in most areas, in addition to other policy requirements. There is substantial scope to have a considerably higher (50%) affordable housing target in the higher values areas.
- Greenfield sites in the higher value area are likely to be able to bear both higher levels of affordable housing of up to 50%, and substantial levels of developer contributions of at least £50,000/unit, in addition to the current rates of CIL, (£50,000/unit is the maximum amount tested).
- The Council can be confident that development that is planned for in this area will be deliverable and forthcoming.

- 5.15 In relation to potential strategic sites, the study recognises that the delivery of any large site is challenging in that it is likely to have specific infrastructure needs and phasing implications, and a need to deliver across a wide range of policy requirements and objectives. Rather than drawing firm conclusions, the Viability Update recommends that the Council engages with the landowners at the earliest opportunity. Such work can continue in parallel with the further evolution of land use proposals and the consideration of all influences via the preparation of a masterplan for the site.

- 5.16 The Infrastructure Delivery Plan (IDP) submitted alongside the new Local Plan will need to set out the infrastructure requirements across the Council area as a whole. It will also inform the approach taken to infrastructure requirements deemed necessary on site.

- 5.17 Depending on the ultimate conclusions of the Infrastructure Delivery Plan, it is anticipated that this placemaking area will need to secure and provide:
- New and improved areas of formal and informal open space provided as part of the emerging proposals including contributions for longer term management and stewardship.
 - Contributions towards the active management and restoration of the Trent Park historic park and garden and Enfield Chase.
 - A network of new and improved active travel routes to key destinations, including Enfield Chase hospital and Trent Park, enabling good connectivity and accessibility by walking and cycling.
 - New bus routes (including improved links between Trent Park, Enfield Chase and Enfield Town) and increased frequencies, serving the local centre and wider new community, with potential subsidies for the provision of services in the early phases to promote use.
 - New road infrastructure that is necessary to facilitate the scale of proposed development, including connecting the site to the main route network and any other related off-site improvements (subject to transport capacity modelling).
 - Provision of new local centre with town centre uses.
 - Provision and contributions towards new social infrastructure including addressing health, education and recreational needs of an increased local population.
 - A new gateway into the site from Oakwood tube station, forming a key link through the heart of the development, connecting people to the tube network.
 - Natural flood management and other environmental, ecological & biodiversity measures for example wetland creation along Salmons Brook and Merryhills Brook.
- 5.18 The potential measures and contributions will require further assessment to ensure that sufficient infrastructure can come forward at the right time, taking account of viability and delivery considerations and the cumulative impact of neighbouring development schemes. Any future masterplan of the site can help to provide certainty around the phasing of infrastructure, who will fund and deliver it and when, alongside more detailed viability analysis and an overall delivery framework.
- 5.19 Any amendments that may arise through further consultation and modifications will mean that a review of the current emerging IDP will undoubtedly be required as part of the examination process.
- 5.20 Whilst the evidence base supporting the new Local Plan as a whole will be updated to reflect any potential modifications, the separate production of an area wide masterplan will need to consider the specific infrastructure needs and phasing of the Chase Park area. Such an approach will need to:
- Review and identify the full scope of infrastructure required for the Chase Park area and any specific site.
 - Clarify the location and scale of necessary infrastructure works.

- Set out an approach to phasing of each infrastructure item, including identifying (as appropriate) thresholds and triggers for when certain facilities and measures are required.
 - Set out the approach to funding and delivery, including consideration of the role of S106, CIL or other measures, and any necessary mechanisms for funding between multiple sites/developments to ensure a fair and equitable approach.
 - Clarify wider stakeholder roles and responsibilities including requirements relating to third parties such as statutory and/or external bodies, including their approach to funding, planning and delivering any requirements, and mechanism to ensure they can come forward in accordance with the overall development programme.
- 5.21 A key part of the approach to infrastructure will be to secure suitable agreements between separate landowners as to how infrastructure will be funded and delivered comprehensively, including full consideration of various mechanisms including S106, the Community Infrastructure Levy (CIL) and any new mechanisms which may come forward via the future reform of the planning system (for example proposals for a new consolidated infrastructure levy).

Appendices

Appendix 1: Consultation on the new local plan for Enfield:

Key issues and matters arising from consultation on the Towards a New Local Plan for Enfield 2036, Issues and Options

The following representations were submitted in response to the Issues & Options consultation (December 2018-January 2019) and provide an indication of wider community, stakeholder and landowner views on the potential approach to change across the area. It is important to note that a wide range of representations across a number of topics and spatial areas were submitted in response to the consultation including from many individuals. The overview below does not attempt to review all relevant matters raised or directly refer to all parties that responded. It does however assist to set some wider context to some of the main issues of concern and how future proposals ought to respond as part of the approach to the placemaking work.

Greater London Authority: The GLA's response indicated that the Mayor did not support the release of the Green Belt, indicating that Green Belt boundaries should only be altered where exceptional circumstances are fully evidenced and justified. This is in line with the more recently adopted London Plan within which the Mayor strongly supports the continued protection of London's Green Belt.

The Mayor welcomed proposed policies that were seeking to future-proof development from the impacts of climate change and that aimed to secure net biodiversity gain. The Mayor also welcomed Enfield's support for the protection, provision and enhancement of social and green infrastructure and proposals to improve the health and well-being of residents across the borough, including addressing poor air quality.

Natural England (NE) NE raised particular concern over proposals that would fall within the Epping Forest Special Area of Conservation 'zone of influence', but the proposed land at Chase Park lies outside of this area and is therefore in a less sensitive area (when compared to the eastern side of the Council area). Natural England advised that the Plan's vision and emerging development strategy should address impacts on and opportunities for the natural environment and set out the environmental ambition for the plan area.

NE would like the plan to take a strategic approach to the protection and enhancement of the natural environment including providing a net gain for biodiversity and considering opportunities to enhance and improve connectivity. The Plan should set out a strategic approach, planning positively for the creation, protection, enhancement and management of networks of biodiversity. Overall NE would like to see a strategic approach to green infrastructure to ensure its protection and enhancement.

Environment Agency (EA): The EA make reference that the approach to the green belt should be carried out in line with the National Planning Policy Framework environmental objective: "to contribute to protecting and enhancing our natural, built and historic environment; including making effective use of land, [and] helping to improve biodiversity". The EA raise particular concerns regarding the impact of developments on the water environment – rivers, streams and ditches, ponds and lakes, all wetland habitats - and wish to ensure that this receives adequate protection.

The EA also suggest that if development is proposed in the Green Belt, areas of ecological value (land and water based) should be protected, conserved, and where feasible enhanced. The overall vision should make greater reference to the natural environment, “to celebrate, and aspire to enhance, the natural environment of the borough, recognising the multiple benefits it has to offer.”

The Enfield Society: The Enfield Society promotes the conservation and enhancement of the civic and natural environments of the London Borough of Enfield and its immediate surrounding area. The Society did not believe that there was a need to carry out a review of the Green Belt in Enfield, and that the search for potential sites for housing and employment should firstly focus on previously developed land particularly in the Upper Lee Valley and the London, Stansted, Cambridge Corridor. Strategic expansion should be based on residential-led mixed use development with highest densities related to locations with high public transport accessibility. If land was required from the Green Belt, proposals should be approached in a way to enhance and improve the Green Belt overall.

The Society considered that a prerequisite for all new developments was that infrastructure improvements (schools, medical facilities, public transport and utilities) must be in place to support housing expansion. Public transport within the Borough and beyond must be made more accessible and the natural choice for local and longer trips with investment to improve transport interchange facilities.

Enfield Road Watch Action Group: The Action Group accepted the need for change and development so long as this is linked to the protection of Enfield’s heritage and its green spaces. The Action Group did not believe that there was a need to review the Green Belt in Enfield. The emerging Local Plan should include policies to encourage, promote and protect agriculture and productive use of agricultural land in the borough.

In a separate consultation response on the Council’s Enfield Vision work, which supported a future focus on green and healthy solutions and measures to promote sustainable movement and alternatives to car use. The Group also believed that post-Covid the future housing mix should be considered in light of home-working and/or provision for local work hubs. In relation to spatial vision options support was expressed for an approach that could Improve air quality, human health, mitigate and adapt to climate change reducing reliance on the car. In summary the Action Group indicated a preference for a creative vision for a borough that was greener, cleaner and healthier and that provides all of the amenities for the benefit of all residents. The key element identified was a need to embrace and work with nature and the environment.

Trent Park Conservation Committee: The Committee expressed general concern over potential loss of green belt and sufficient alternative brownfield sites. Green space was identified as having a key role to sustain wildlife and promote general wellbeing.

Tottenham Hotspur Football Club (THFC): THFC supported the growth ambitions and the need for the Plan to consider a range of options for delivering future growth. Each option would need to be assessed against appropriate and proportionate evidence to determine whether growth could be accommodated in a sustainable manner, having regard to the environmental and infrastructure capacity within the Borough.

Chase Park Landowners: Whilst the Chase Park area was not specifically identified as a potential area of growth in the Issues & Options Local Plan, various landowners and their agents submitted representations directly and/or via the call for sites exercise and expressed views on the potential approach to the area.

Savills on Behalf of Comer Homes Group considered that it was highly unlikely that a 'brownfield only' approach would be able to yield sufficient sites to meet housing needs, that additional greenfield allocations would be needed in the Local Plan, and that it was inevitable that Green Belt land would need to be considered. Savills considered that Comer Home's land at Vicarage Farm had good access to transport services and stations, as well as easy to reach local shops and facilities, such as at Enfield Chase and around Oakwood Tube Station. Savills considered that should the site be released from the Green Belt, then Trent Park and Trent Park Golf Club would be able to check the unrestricted sprawl of large built up areas and could become a new natural defensible boundary. Accompanying promotional material indicated that the site could accommodate new community services and facilities, including a primary school, and that development could be integrated with existing landscape and ecological features, provide new accessible open spaces and improved access overall into the wider countryside. Vicarage Farm was considered to offer a sustainable and appropriate location for development and that it should be considered for release from the Green Belt.

Iceni Projects Limited on behalf of Fairview Homes consider that land being promoted at Enfield Road was highly accessible, close to Oakwood Underground Station and with existing bus routes. It was also considered to link into the existing urban area with access to existing local social infrastructure including primary schools and local shops. They considered that the site was infill, surrounded by development on 3 sides.

PJB Planning acting on behalf of Lanes Land & New Homes consider a site west of The Ridgeway to form a natural infill site, being contiguous with existing neighbouring residential areas to the east and south, with development brought forward through a landscape led approach, with enhanced woodland provision and improved public access.

Walbrook Planning Consultants acting on behalf of Trent Park Equestrian Centre are promoting a Care Village proposal, and consider their site has high public transport accessibility (with PTAL rating of 3/4), including good access to Oakwood Station and wider local facilities. The site was considered to be previously developed and adjacent to existing development, and the proposals would provide housing for an ageing population.

Appendix 2: The new Local Plan for Enfield Vision work

As part of preparing work for the Local Plan, the Council undertook additional engagement in early 2021 to consider the evolution of a strategic vision - as a succinct framing statement, to be supported by strategic objectives and guiding principles that would help to inform the evolution of spatial options, the scale of growth and where in the borough growth could be accommodated.

A series of engagement sessions were held during February 2021, including with Council Officers, Members and the Enfield Youth Parliament to gain the input of young people and understand priorities for the future development of the borough. A public survey was used to capture wider views around several key themes such as the future role of Enfield and type of place it could become. The survey attracted 278 responses of which 84% residents of Enfield. 65% were aged over 50, and the same proportion identified as White British, albeit this did not fully align with the Borough's overall profile of which only 31% of residents are aged over 50 and 35% are estimated to be White British.

Some of the key findings from the engagement activities included the following:

- Future growth and development should be spread throughout the borough and help to address disparities between east and west.
- There was a need to focus on quality and supporting infrastructure including where possible improvements to east-west transport connectivity.
- The need to address housing needs and deliver affordable housing. Focus on the needs of families and existing residents and support a good quality of life.
- A desire to create a broad-based economy, improving industrial areas to building on successes.
- Support for wildlife and food growing in rural Enfield.

In terms of the future character of Enfield, responses favoured maintaining the distinct character of Enfield's communities and that heritage should be valued. Green space was considered to be of crucial importance in all parts of the borough, and opportunities to make the most of natural assets as part of new development.

In relation to Enfield's role, the public survey indicated considerable support in relation to the area being 'deeply green' (72%) providing access for all to green and blue infrastructure, nature recovery and access to green spaces, and as a 'family retreat' (63%) catering to the needs of families, with excellent educational facilities, and opportunities for young families to stay in the borough and flourish.

Sustainable movement was a clear priority with 67% wanting to see Enfield highly connected by networks of walking, cycling, bus and train routes, 45% supported improving the network of east to west walking, cycling, bus and train routes, and there was least support (14%) for improved east west connections for cars and vehicles.

In relation to the type of place, environmental aspirations are strong with 68% wanting the borough to be a clean and unpolluted place where water and air quality is prioritised and protected. 60%

wanted Enfield to be a deeply green place where nature and green and blue spaces penetrate through streets, open spaces and buildings through innovative and pioneering design. Also, 67% believed that Enfield should be an intergenerational place. There was least support (11%) for Enfield to have a 'vibrant city scale place'.

With respect to character, 61% thought that Enfield should be a place where built heritage was prioritised and protected from the potential negative impact of modern developments. 49% favoured a mix of suburbs, town centres, regeneration areas, large and small employment areas, recreation and open spaces linked by transport corridors. There was least support (11%) for growth accommodated through tall buildings.

The most popular choices in terms of the spatial vision included:

- 41% agreed with providing for improved biodiversity and networks of green spaces and access to nature to improve people's health and wellbeing should take priority.
- 40% agreed that the borough should improve air quality, human health and mitigate and adapt to climate change, even if it meant reducing the reliance on the car.

Given the need to reflect the wider issues across the whole population, further analysis was undertaken of the views expressed by those under 30 years old. Whilst the analysis is only based a smaller number of survey responses, it revealed that there was strong support for the 'deeply green' vision for Enfield, for sustainable transport options, for meeting employment needs and for the provision of new homes with gardens and access to green space, improved biodiversity and air quality. Young people also wanted Enfield to become a place that nurtured young talent/entrepreneurs, a place of equality, an intergenerational place with green links.

Appendix 3:

Outputs from officer workshop ‘Jamboard’ session.

Vision theme 1: what if... Enfield was a Deeply Green place with:

- Connecting green, east to west
- Radial green routes \doorstep landscapes
- Connecting with nature
- Destination landscapes
- New functional green belt
- Linking with countryside
- Higher density/ taller buildings for reduced land take
- Increase publicly accessible green space

The discussion generated the following ideas to help to achieve the Vision theme:

- Maximising opportunity for interface with nature, including street planting/ green roofs/ walls etc especially in high density developments
- The parks and landscapes would be in good condition and not on the at risk register; with diverse ecologies, a direct result of proactive management and with more people able to access them.
- Any site would have biodiversity net gain over existing – protected/ re-wilded areas, bringing more biodiversity into the borough and supporting diverse ecosystems. Needs to be safeguarded by a range of landscape management approaches.
- Role of Stewardship – how to create the sense of community/ bringing people together/ social prescribing to encourage people who wouldn’t usually use parks to get involved.
- Council ownership of fairly significant parts of the area can be a valuable factor in a cohesive development and in delivering a clear vision.
- Health inequalities and inclusive spaces – design of green spaces can include or exclude different communities – consider the impact of wilder areas vs traditional parks in terms of user groups.

Vision theme 2: What if... Enfield was a productive place with:

- Productive landscapes
- Circular-local
- Nurturing skills and talent
- Energy generation and distribution
- District food network
- Enfield Town centre economic function

The discussion generated the following ideas and opportunities to help to achieve the Vision theme:

- Crews Hill opportunities – place of special character and economic function (the ‘wild west?’); opportunities to retain the garden centre/retail function as these are a sub-regional attractors. Including people in food growing – brings social and economic benefits including education, small scale food production with health and wellbeing benefits, eg OrganicLea.
- Link district heating to market gardening to provide near zero carbon heat for heated growing. Would work on either site. Renewable energy – any potential here? Wind / solar?
- Horticultural skill building; linked to the rewilding/ skills academy.
- Build on the heritage of growing at Crews Hill as part of the placemaking story – a very unique aspect for Enfield.
- Other industries potential? Eg brewing – although most of those activities focus on the eastern corridor where there are connections and real estate opportunities.
- Both sites have opportunity for productive landscapes in different ways. Crews Hill has an existing growing/ gardening focus and there is a cooking/ eating focus at Oakwood with a number of restaurants (Michelin starred??), which could be a focus for Chase Park.

Vision theme 3: What if.. Enfield was a place for all, with:

- Lifetime learning
- Mixed buildings; spaces; communities; employment
- Consolidation/intensity for critical mass
- Sociable streets
- ‘I’m from Enfield’
- Private car independence
- Walkable neighborhoods

The discussion generated the following ideas and opportunities to help to achieve the Vision theme:

- Inequalities and access to green space makes sociable and safe spaces and streets all the more important, eg for the elderly and households with young children
- Access to cheaper /cost effective food eg small supermarkets tend to be more expensive than superstores
- About 1/3 of Enfield residents don’t have access to a private car therefore sustainable transport and accessible spaces is key. Fuel poverty an issue; homes need to be accessible for a wider group of people in the future.
- Walkable neighborhood – would need a local centre at Crews Hill and one at Chase Park. Provide services close to where people live in order to reduce car dependence and make them true communities, not just dormitory settlements.
- Shortage of outstanding schools in LBE – people who buy around Oakwood tend to be driven by schools.

- Both sites have easy access to substantial parkland / rural spaces. This is an opportunity to develop a different/ new typology of home
- The areas provide different job opportunities – home to Enfield’s farming community?
- How do we factor in the needs of children; the older population? Inter-generational housing requirement.
- Think about post-covid home requirements. How can we deliver housing for people to down-size into as well as starter homes for young couples?

Vision theme 4: What if... Enfield was a part of London with:

- Unique but interdependent
- I’m from London
- Post-suburbia
- Host to Enfield’s existing economic strengths and contributing to London
- Accessible to London
- Improving corridors
- City-functioning public transport
- Regionally significant branded park

The discussion generated the following ideas and opportunities to help to achieve the Vision theme:

- Crews Hill – LBE owns land. Balance between housing and Green & Blue infrastructure; natural burial site. Train station is an asset
- Opportunity at Crews Hill for family housing – targets vs type of housing. Pocket village concept.
- CH is an access point to countryside.... where city meets country.
- If Green Belt land is being released, it must meet the highest standards of design, build and sustainability. Exemplar development is the price to pay for better access to build on GB land. At Chase Park, the land form is better suited to accommodate taller buildings
- Crews Hill can be a gateway to the re-wilding work. Public transport focused, not car ...car free? An idea location for self-build and non-standard forms role of community land trusts etc
- Chase Park would have a different density; proximity to Oakwood would make it feel more London... on the tube map! Good opportunities to link into the new Chase. Further from the rail stations but more choices and better service within reach .



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Whole Plan and CIL – Viability Update

April 2021

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1. Introduction

Scope

- 1.1 Enfield Council is producing a new a Local Plan and considering a review of CIL. HDH Planning & Development Ltd has been appointed to update the viability elements of the evidence base as required by the 2019 NPPF and relevant guidance.
- 1.2 The new Local Plan will set out the contributions expected from development, including the quantum and mix of affordable housing as well as other infrastructure such as education, health, transport, digital, water and green infrastructure. As part of its preparation, the new Local Plan needs to be tested to ensure it remains viable and deliverable in line with tests set out in the National Planning Policy Framework (NPPF) and National Planning Practice Guidance (PPG) and the revised Community Infrastructure Levy Regulations. This includes:
 - assessing the cumulative impact of the emerging policies, including affordable housing and open space requirements.
 - testing the deliverability of the key development site allocations that are earmarked to come forward over the course of the Local Plan period.
 - considering the ability of development to accommodate developer contributions alongside other policy requirements.
- 1.3 The current adopted Enfield CIL Charging Schedule came into effect in April 2016 and pre-dates the adopted London Plan and the recent changes to the CIL Regulations (e.g. removal of the pooling restrictions) and related viability guidance set out in the NPPF and PPG. Consideration will also be given for the scope to review CIL. As and when the development strategy has been refined through the Regulation 18 consultation process, this report will be the starting point to review the adopted rates of CIL, with a view to a formal review to be undertaken concurrently with the preparation of the new Local Plan.
- 1.4 S106 contributions will continue to be used to address policy requirements which cannot be addressed through CIL or other mechanisms, such as carbon funding, affordable housing and non-financial obligations (e.g. employment, business and skills). The adopted Section 106 Supplementary Planning Document sets out the approach to calculating s106 contributions. The new Local Plan will effectively replace the majority of the requirements set out in the s106 Supplementary Planning Document.
- 1.5 This document sets out the methodology used, and the key assumptions adopted. It contains an assessment of the effect of the emerging local policies, and the emerging national policies, in relation to the planned development. This will allow the Council to further engage with stakeholders, to ensure that the new Plan is effective.
- 1.6 A consultation process was held during February 2021. Representatives of the main developers, development site landowners, their agents, planning agents and consultants

working in the area and housing associations were invited to comment on an early draft of this report.

- 1.7 In the several years before this report, various Government announcements were made about changes to the planning processes. The Ministry of Housing Communities and Local Government (MHCLG) updated the National Planning Policy Framework, (2018 NPPF), and published new Planning Practice Guidance (PPG) in July 2018. In February 2019, the NPPF was further updated (2019 NPPF), although these changes did not impact on viability. In May 2019, the viability sections of the PPG were updated again. In addition to these changes, the CIL Regulations and accompanying guidance (within the PPG) were also updated from 1st September 2019. The methodology used in this report is consistent with the 2019 NPPF, the CIL Regulations (as amended) and the updated PPG.
- 1.8 In the autumn, the Government published *White Paper: Planning for the Future* (MHCLG, August 2020) and various supporting documents. The implications in relation to viability are set out in Chapter 2 below but are not material to this report. The Government commenced a further consultation in January 2021, under the title *National Planning Policy Framework and National Model Design Code: consultation proposals*. This consultation does not alter the place of viability within the planning system or the approach to viability testing. It does however seek views on the introduction a new National Design Code.
- 1.9 It is important to note, at the start of a study of this type, that not all sites will be viable, even without any policy requirements (or CIL). It is inevitable that the Council's requirements will render some sites unviable. The question for this report is not whether some development site or other would be rendered unviable, it is whether the delivery of the overall Plan is likely to be threatened.

Report Structure

- 1.10 This report follows the following format:

Chapter 2	The reasons for, and approach to viability testing, including a review of the requirements of the NPPF, the CIL Regulations, and updated PPG.
Chapter 3	The methodology used.
Chapter 4	An assessment of the housing market, including market and Affordable Housing, with the purpose of establishing the worth of different types of housing in different areas.
Chapter 5	An assessment of the non-residential market.
Chapter 6	An assessment of the costs of land to be used when assessing viability.
Chapter 7	The cost and general development assumptions to be used in the development appraisals.
Chapter 8	A summary of the various policy requirements and constraints that influence the type of development that come forward.

- Chapter 9** A summary of the range of modelled sites used for the financial development appraisals.
- Chapter 10** The results of the appraisals and consideration of residential development.
- Chapter 11** The results of the appraisals and consideration of non-residential development.
- Chapter 12** Conclusions in relation to the deliverability of development and the scope to review CIL.

HDH Planning & Development Ltd (HDH)

- 1.11 HDH is a specialist planning consultancy providing evidence to support planning and housing authorities. The firm's main areas of expertise are:
- a. District wide and site-specific viability analysis.
 - b. Community Infrastructure Levy.
 - c. Housing Market Assessments.
- 1.12 The findings contained in this report are based upon information from various sources including that provided by the Council and by others, upon the assumption that all relevant information has been provided. This information has not been independently verified by HDH. The conclusions and recommendations contained in this report are concerned with policy requirements, guidance and regulations which may be subject to change. They reflect a Chartered Surveyor's perspective and do not reflect or constitute legal advice.

Caveat and Material Uncertainty (COVID-19)

- 1.13 No part of this report constitutes a valuation, and the report should not be relied on in that regard.
- 1.14 The outbreak of the Novel Coronavirus (COVID-19), declared by the World Health Organisation as a "Global Pandemic" on 11th March 2020, has impacted global financial markets. Travel restrictions have been implemented by many countries.
- 1.15 Market activity is being impacted in many sectors. As at the date of this report, we consider that we can attach less weight to previous market evidence for comparison purposes to inform opinions of value. Indeed, the current response to COVID-19 means that we are faced with an unprecedented set of circumstances on which to base a judgement.
- 1.16 Our assessment is therefore reported on the basis of 'material valuation uncertainty' as per VPS 3 and VPGA 10 of the RICS Red Book Global. Consequently, less certainty – and a higher degree of caution – should be attached to our report than would normally be the case. Given the unknown future impact that COVID-19 might have on the real estate market, we recommend that the Council keeps the assessment under frequent review.

Compliance

- 1.17 HDH Planning & Development Ltd is a firm regulated by the Royal Institution of Chartered Surveyors (RICS). As a firm regulated by the RICS it is necessary to have regard to RICS Professional Standards and Guidance. There are two principle pieces of relevant guidance, being the *Financial viability in planning: conduct and reporting RICS professional statement, England (1st Edition, May 2019)* and *Financial Viability in planning (1st edition), RICS guidance note 2012*.
- 1.18 *Financial Viability in planning (1st edition), RICS guidance note 2012* is currently subject to a full review to reflect the changes in the 2019 NPPF and the updated PPG. As part of the review, *Financial viability in planning: conduct and reporting. 1st edition, May 2019* was published in May 2019. This includes mandatory requirements for RICS members and RICS-regulated firms. HDH confirms that the May 2019 Guidance has been followed in full.
- a. HDH confirms that in preparing this report the firm has acted with objectivity, impartially and without interference and with reference to all appropriate available sources of information.
 - b. HDH is appointed by the London Borough of Enfield and has followed a collaborative approach involving the LPA, developers, landowners and other interested parties, all be it in it within a constrained timetable.
 - c. The tender specification under which this project is undertaken is included as **Appendix 1** of this report. Through the iterative process the terms have been refined to consider policy options, rather than to test specific policies.
 - d. HDH confirms it has no conflicts of interest in undertaking this project. HDH confirms that, in preparing this report, no performance-related or contingent fees have been agreed.
 - e. The presumption is that a viability assessment should be published in full. HDH has prepared this report on the assumption that it will be published in full.
 - f. HDH confirms that a non-technical summary has been provided. Viability in the plan-making process is a technical exercise that is undertaken specifically to demonstrate compliance (or otherwise) with the NPPF and PPG. It is firmly recommended that this report only be published and read in full.
 - g. HDH confirms that adequate time has been taken to allow engagement with stakeholders through this project. It is accepted that the timescale was constrained, however due to the wider plan-making timetable it was not possible for the Council to extend the period further.
 - h. This assessment includes appropriate sensitivity testing in Chapter 10. This includes the effect of different tenures, different Affordable Housing requirements against different levels of developer contributions, and the impact of price and cost change.
 - i. The Guidance includes a requirement that, '*all contributions to reports relating to assessments of viability, on behalf of both the applicants and authorities, must comply*

with these mandatory requirements. Determining the competency of subcontractors is the responsibility of the RICS member or RICS-regulated firm. Much of the information that informed this Viability Assessment was provided by the Borough Council or its consultants. This information was not provided in a subcontractor role and, in accordance with HDH's instructions, this information has not been challenged nor independently verified.

- 1.19 As this report was being completed, the RICS published a new Guidance Note, *Assessing Viability in planning under the National Planning Policy Framework 2019 for England, 1st Edition* (RICS, March 2021). This is effective from the 1st July 2021 so does not apply to this report. This new Guidance Note cancels *Financial Viability in planning (1st edition), RICS guidance note 2012*. We confirm that this report is generally in accordance with this further guidance (in as far as it relates to plan-wide viability assessments).

Metric or Imperial

- 1.20 The property industry uses both imperial and metric data – often working out costings in metric (£/m²) and values in imperial (£/acre and £/sqft). This is confusing so metric measurements are used throughout this report. The following conversion rates may assist readers.

1m	=	3.28ft (3' and 3.37")	1ft	=	0.30m
1m ²	=	10.76 sqft	1sqft	=	0.0929m ²
1ha	=	2.471acres	1acre	=	0.405ha

- 1.21 A useful broad rule of thumb to convert m² to sqft is simply to add a final zero.



2. Viability Testing

- 2.1 Viability testing is an important part of the planning process. The requirement to assess viability forms part of the National Planning Policy Framework (NPPF) and is a requirement of the Community Infrastructure Levy (CIL) Regulations. In each case the requirement is slightly different, but they have much in common.

2019 National Planning Policy Framework

- 2.2 Paragraph 34 of the 2019 NPPF says that Plans should set out what development is expected to provide, and that the requirement should not be so high as to undermine the delivery of the Plan.

Plans should set out the contributions expected from development. This should include setting out the levels and types of affordable housing provision required, along with other infrastructure (such as that needed for education, health, transport, flood and water management, green and digital infrastructure). Such policies should not undermine the deliverability of the plan.

- 2.3 As in the 2012 NPPF (and 2018 NPPF), viability remains an important part of the plan-making process. The 2019 NPPF does not include detail on the viability process, rather stresses the importance of viability. The main change is a shift of viability testing from the development management stage to the plan-making stage.

Where up-to-date policies have set out the contributions expected from development, planning applications that comply with them should be assumed to be viable. It is up to the applicant to demonstrate whether particular circumstances justify the need for a viability assessment at the application stage. The weight to be given to a viability assessment is a matter for the decision maker, having regard to all the circumstances in the case, including whether the plan and the viability evidence underpinning it is up to date, and any change in site circumstances since the plan was brought into force. All viability assessments, including any undertaken at the plan-making stage, should reflect the recommended approach in national planning guidance, including standardised inputs, and should be made publicly available.

2019 NPPF Paragraph 57

- 2.4 Consideration has been made to the updated PPG (see below). This Viability Update will become the reference point for viability assessments submitted through the development management process in the future.
- 2.5 The effectiveness of plans was important under the 2012 NPPF, but a greater emphasis is put on deliverability in the 2019 NPPF which includes an updated definition:

Deliverable: *To be considered deliverable, sites for housing should be available now, offer a suitable location for development now, and be achievable with a realistic prospect that housing will be delivered on the site within five years. In particular:*

- a) *sites which do not involve major development and have planning permission, and all sites with detailed planning permission, should be considered deliverable until permission expires, unless there is clear evidence that homes will not be delivered within five years (for example because they are no longer viable, there is no longer a demand for the type of units or sites have long term phasing plans).*

- b) *where a site has outline planning permission for major development, has been allocated in a development plan, has a grant of permission in principle, or is identified on a brownfield register, it should only be considered deliverable where there is clear evidence that housing completions will begin on site within five years.*

2019 NPPF Glossary

- 2.6 Under the heading *Identifying land for homes*, the importance of viability is highlighted:

Strategic policy-making authorities should have a clear understanding of the land available in their area through the preparation of a strategic housing land availability assessment. From this, planning policies should identify a sufficient supply and mix of sites, taking into account their availability, suitability and likely economic viability. Planning policies should identify a supply of:

- a) *specific, deliverable sites for years one to five of the plan period⁹²; and*
 b) *specific, developable sites or broad locations for growth, for years 6-10 and, where possible, for years 11-15 of the plan.*

2019 NPPF Paragraph 67

- 2.7 Under the heading *Making effective use of land*, viability forms part of ensuring land is suitable for development:

Local planning authorities, and other plan-making bodies, should take a proactive role in identifying and helping to bring forward land that may be suitable for meeting development needs, including suitable sites on brownfield registers or held in public ownership, using the full range of powers available to them. This should include identifying opportunities to facilitate land assembly, supported where necessary by compulsory purchase powers, where this can help to bring more land forward for meeting development needs and/or secure better development outcomes.

2019 NPPF Paragraph 119

- 2.8 The 2019 NPPF does not include technical guidance on undertaking viability work. This is included within the Planning Practice Guidance (PPG), the viability sections of which were updated in July 2018 and again in May 2019. The relevant CIL sections of the PPG were updated in September 2019.

Planning Practice Guidance

- 2.9 The viability sections of the PPG (Chapter 10) were rewritten in 2018. The changes provide clarity and confirm best practice, rather than prescribe a new approach or methodology. Having said this, the underlying emphasis of viability testing has changed. The, now superseded, requirements for viability testing were set out in paragraphs 173 and 174 of the 2012 NPPF which said:

173 ... To ensure viability, the costs of any requirements likely to be applied to development, such as requirements for affordable housing, standards, infrastructure contributions or other requirements should, when taking account of the normal cost of development and mitigation, provide competitive returns to a willing land owner and willing developer to enable the development to be deliverable.

174 ... the cumulative impact of these standards and policies should not put implementation of the plan at serious risk, and should facilitate development throughout the economic cycle...

- 2.10 The test was whether or not the policy requirements were so high that development was threatened. Paragraphs 10-009-20190509 and 10-010-20180724 change this:

... ensure policy compliance and optimal public benefits through economic cycles...

PPG 10-009-20190509

... and the aims of the planning system to secure maximum benefits in the public interest through the granting of planning permission.

PPG 10-010-20180724

- 2.11 The purpose of viability testing is now to ensure that ‘*maximum benefits in the public interest*’ has been secured. This is a notable change in emphasis, albeit in the wider context of striking a balance between the aspirations of developers and landowners, in terms of returns against risk.

- 2.12 The core requirement to consider viability links to paragraph 56 of the 2019 NPPF:

Plans should be informed by evidence of infrastructure and affordable housing need, and a proportionate assessment of viability that takes into account all relevant policies, and local and national standards including the cost implications of the Community Infrastructure Levy (CIL) and planning obligations. Viability assessment should not compromise sustainable development but should be used to ensure that policies are realistic, and the total cumulative cost of all relevant policies will not undermine deliverability of the plan.

PPG 23b-005-20190315

- 2.13 This Viability Update takes a proportionate approach to considering the cumulative impact of policies and planning obligations.

- 2.14 The updated PPG includes 4 main sections:

Section 1 - Viability and plan making

- 2.15 The overall requirement is that:

...policy requirements should be informed by evidence of infrastructure and affordable housing need, and a proportionate assessment of viability that takes into account all relevant policies, and local and national standards, including the cost implications of the Community Infrastructure Levy (CIL) and section 106...

PPG 10-001-20190509

- 2.16 This Update takes a proportionate approach, building on the Council’s existing evidence (and the evidence that supports the London Plan), and considers all the local and national policies that will apply to new development.

Viability assessment should not compromise sustainable development but should be used to ensure that policies are realistic, and that the total cumulative cost of all relevant policies will not undermine deliverability of the plan. ... Policy requirements, particularly for affordable housing, should be set at a level that takes account of affordable housing and infrastructure needs and allows for the planned types of sites and development to be deliverable, without the need for further viability assessment at the decision making stage.

PPG 10-002-20190509

- 2.17 The policies in the emerging Plan are tested individually and cumulatively, to ensure that they are set at a realistic level.

It is the responsibility of plan makers in collaboration with the local community, developers and other stakeholders, to create realistic, deliverable policies. Drafting of plan policies should be iterative and informed by engagement with developers, landowners, and infrastructure and affordable housing providers.

PPG 10-002-20190509

- 2.18 Consultation forms part of this study.

Policy requirements, particularly for affordable housing, should be set at a level that takes account of affordable housing and infrastructure needs and allows for the planned types of sites and development to be deliverable, without the need for further viability assessment at the decision making stage.

PPG 10-002-20190509

- 2.19 A range of levels of policy requirements have been tested against a range of levels of developer contributions (including CIL).

It is the responsibility of site promoters to engage in plan making, take into account any costs including their own profit expectations and risks, and ensure that proposals for development are policy compliant. Policy compliant means development which fully complies with up to date plan policies.

PPG 10-002-20190509

- 2.20 Consultation forms part of this study. The Council is considering a range of potential strategic sites however this work is at an early stage. In due course, the Borough Council will further engage with the promoters of the selected Strategic Sites.

- 2.21 The modelling in this assessment is based on the sites that are being considered for allocation or are likely to come forward over the plan-period. This may be subject to further change so, in due course, it may be necessary to revisit this when the actual preferred allocations have been selected. The purpose of this Viability Assessment is to ensure the deliverability of the overall Plan.

Assessing the viability of plans does not require individual testing of every site or assurance that individual sites are viable. Plan makers can use site typologies to determine viability at the plan making stage. Assessment of samples of sites may be helpful to support evidence. In some circumstances more detailed assessment may be necessary for particular areas or key sites on which the delivery of the plan relies.

PPG 10-003-20180724

- 2.22 This study is based on typologies¹ that have been developed by having regard to the potential development sites that are most likely to be identified through the emerging Plan. The testing

¹ The PPG provides further detail at 10-004-20190509:

A typology approach is a process plan makers can follow to ensure that they are creating realistic, deliverable policies based on the type of sites that are likely to come forward for development over the plan period.

includes typologies that may inform the selection of strategic sites, either being representative of the whole site or of parts of sites. In due course it may be necessary to work further with site promoters in relation to these.

Average costs and values can then be used to make assumptions about how the viability of each type of site would be affected by all relevant policies. Plan makers may wish to consider different potential policy requirements and assess the viability impacts of these. Plan makers can then come to a view on what might be an appropriate benchmark land value and policy requirement for each typology.

PPG 10-004-20190509

- 2.23 This study draws on a wide range of data sources, including those collected through the development management process.

It is important to consider the specific circumstances of strategic sites. Plan makers can undertake site specific viability assessment for sites that are critical to delivering the strategic priorities of the plan. This could include, for example, large sites, sites that provide a significant proportion of planned supply, sites that enable or unlock other development sites or sites within priority regeneration areas. Information from other evidence informing the plan (such as Strategic Housing Land Availability Assessments) can help inform viability assessment for strategic sites.

PPG 10-005-20180724

- 2.24 The Strategic Sites are not tested at this stage as they have not been identified. In due course they will be considered individually. For the purpose of this Viability Update, Strategic Sites are those which are considered key sites on which the delivery of the Plan relies or may rely.

Plan makers should engage with landowners, developers, and infrastructure and affordable housing providers to secure evidence on costs and values to inform viability assessment at the plan making stage.

It is the responsibility of site promoters to engage in plan making, take into account any costs including their own profit expectations and risks, and ensure that proposals for development are policy compliant. Policy compliant means development which fully complies with up to date plan policies. A decision maker can give appropriate weight to emerging policies. It is important for developers and other parties buying (or interested in buying) land to have regard to the total cumulative cost of all relevant policies when agreeing a price for the land. Under no circumstances will the price paid for land be a relevant justification for failing to accord with relevant policies in the plan.

PPG 10-006-20190509

- 2.25 Consultation has formed part of the preparation of this Update. This study specifically considers the total cumulative cost of all relevant policies (including national policies and policies from the London Plan).

In following this process plan makers can first group sites by shared characteristics such as location, whether brownfield or greenfield, size of site and current and proposed use or type of development. The characteristics used to group sites should reflect the nature of typical sites that may be developed within the plan area and the type of development proposed for allocation in the plan.

Section 2 - Viability and decision taking

- 2.26 It is beyond the scope of this study to consider viability in decision making. It is however important to note that this study will form the starting point for future development management consideration of viability.

Section 3 - Standardised inputs to viability assessment

- 2.27 The general principles of viability testing are set out under paragraph 10-010-20180724 of the PPG.

Viability assessment is a process of assessing whether a site is financially viable, by looking at whether the value generated by a development is more than the cost of developing it. This includes looking at the key elements of gross development value, costs, land value, landowner premium, and developer return. ...

... Any viability assessment should be supported by appropriate available evidence informed by engagement with developers, landowners, and infrastructure and affordable housing providers. Any viability assessment should follow the government's recommended approach to assessing viability as set out in this National Planning Guidance and be proportionate, simple, transparent and publicly available. Improving transparency of data associated with viability assessment will, over time, improve the data available for future assessment as well as provide more accountability regarding how viability informs decision making.

In plan making and decision making viability helps to strike a balance between the aspirations of developers and landowners, in terms of returns against risk, and the aims of the planning system to secure maximum benefits in the public interest through the granting of planning permission.

PPG 10-010-20180724

- 2.28 This report sets out the approach, methodology and assumptions used. These have been subject to consultation and have drawn on a range of data sources. Ultimately, the Council will use this report to judge the appropriateness of the new policies in the emerging Local Plan and the deliverability of the allocations.

Gross development value is an assessment of the value of development. For residential development, this may be total sales and/or capitalised net rental income from developments. Grant and other external sources of funding should be considered. For commercial development broad assessment of value in line with industry practice may be necessary.

For broad area-wide or site typology assessment at the plan making stage, average figures can be used, with adjustment to take into account land use, form, scale, location, rents and yields, disregarding outliers in the data. For housing, historic information about delivery rates can be informative.

PPG 10-011-20180724

- 2.29 The residential values have been established using data from the Land Registry and other sources. These have been averaged as suggested. Non-residential values have been derived though consideration of capitalised rents as well as sales.

- 2.30 PPG paragraph 10-012-20180724 lists a range of costs to be taken into account.

- *build costs based on appropriate data, for example that of the Building Cost Information Service*

- *abnormal costs, including those associated with treatment for contaminated sites or listed buildings, or costs associated with brownfield, phased or complex sites. These costs should be taken into account when defining benchmark land value*
- *site-specific infrastructure costs, which might include access roads, sustainable drainage systems, green infrastructure, connection to utilities and decentralised energy. These costs should be taken into account when defining benchmark land value*
- *the total cost of all relevant policy requirements including contributions towards affordable housing and infrastructure, Community Infrastructure Levy charges, and any other relevant policies or standards. These costs should be taken into account when defining benchmark land value*
- *general finance costs including those incurred through loans*
- *professional, project management, sales, marketing and legal costs incorporating organisational overheads associated with the site. Any professional site fees should also be taken into account when defining benchmark land value*
- *explicit reference to project contingency costs should be included in circumstances where scheme specific assessment is deemed necessary, with a justification for contingency relative to project risk and developers return*

2.31 All these costs are taken into account.

2.32 The PPG then sets out how land values should be considered, confirming the use of the Existing Use Value Plus (EUV+) approach.

To define land value for any viability assessment, a benchmark land value should be established on the basis of the existing use value (EUV) of the land, plus a premium for the landowner. The premium for the landowner should reflect the minimum return at which it is considered a reasonable landowner would be willing to sell their land. The premium should provide a reasonable incentive, in comparison with other options available, for the landowner to sell land for development while allowing a sufficient contribution to comply with policy requirements. Landowners and site purchasers should consider policy requirements when agreeing land transactions. This approach is often called 'existing use value plus' (EUV+).

PPG 10-013-20190509

2.33 The PPG goes on to set out:

Benchmark land value should:

- *be based upon existing use value*
- *allow for a premium to landowners (including equity resulting from those building their own homes)*
- *reflect the implications of abnormal costs; site-specific infrastructure costs; and professional site fees*

Viability assessments should be undertaken using benchmark land values derived in accordance with this guidance. Existing use value should be informed by market evidence of current uses, costs and values. Market evidence can also be used as a cross-check of benchmark land value but should not be used in place of benchmark land value. There may be a divergence between benchmark land values and market evidence; and plan makers should be aware that this could be due to different assumptions and methodologies used by individual developers, site promoters and landowners.

This evidence should be based on developments which are fully compliant with emerging or up to date plan policies, including affordable housing requirements at the relevant levels set out in the plan. Where this evidence is not available plan makers and applicants should identify and

evidence any adjustments to reflect the cost of policy compliance. This is so that historic benchmark land values of non-policy compliant developments are not used to inflate values over time.

In plan making, the landowner premium should be tested and balanced against emerging policies. In decision making, the cost implications of all relevant policy requirements, including planning obligations and, where relevant, any Community Infrastructure Levy (CIL) charge should be taken into account.

PPG 10-014-20190509

- 2.34 The approach adopted in this study is to start with the EUV. The ‘plus’ element is informed by the price paid for policy compliant schemes to ensure an appropriate landowners’ premium.

Existing use value (EUV) is the first component of calculating benchmark land value. EUV is the value of the land in its existing use. Existing use value is not the price paid and should disregard hope value. Existing use values will vary depending on the type of site and development types. EUV can be established in collaboration between plan makers, developers and landowners by assessing the value of the specific site or type of site using published sources of information such as agricultural or industrial land values, or if appropriate capitalised rental levels at an appropriate yield (excluding any hope value for development).

Sources of data can include (but are not limited to): land registry records of transactions; real estate licensed software packages; real estate market reports; real estate research; estate agent websites; property auction results; valuation office agency data; public sector estate/property teams’ locally held evidence.

PPG 10-015-20190509

- 2.35 This report has applied this methodology to establish the EUV.

- 2.36 The PPG sets out an approach to the developers’ return:

Potential risk is accounted for in the assumed return for developers at the plan making stage. It is the role of developers, not plan makers or decision makers, to mitigate these risks. The cost of complying with policy requirements should be accounted for in benchmark land value. Under no circumstances will the price paid for land be relevant justification for failing to accord with relevant policies in the plan.

For the purpose of plan making an assumption of 15-20% of gross development value (GDV) may be considered a suitable return to developers in order to establish the viability of plan policies. Plan makers may choose to apply alternative figures where there is evidence to support this according to the type, scale and risk profile of planned development. A lower figure may be more appropriate in consideration of delivery of affordable housing in circumstances where this guarantees an end sale at a known value and reduces risk. Alternative figures may also be appropriate for different development types.

PPG 10-018-20190509

- 2.37 As set out in Chapter 7 below, this approach is followed.

Section 4 - Accountability

- 2.38 This section in the PPG sets out requirements on reporting. These are covered, by the Council, outside this report.

- 2.39 In line with paragraph 10-020-20180724 of the PPG that says that ‘*practitioners should ensure that the findings of a viability assessment are presented clearly. An executive summary should*

be used to set out key findings of a viability assessment in a clear way'. Chapter 12 of this report is written as a standalone non-technical summary that brings the evidence together.

Community Infrastructure Levy Regulations and Guidance

- 2.40 The Council has adopted CIL, and this study includes an assessment as to whether or not there is scope to formally review CIL. In any event, the CIL Regulations are broad, so it is necessary to have regard to them and the CIL Guidance (which is contained within the PPG) when undertaking any plan-wide viability assessment and considering the deliverability of development.
- 2.41 The CIL Regulations came into effect in April 2010 and have been subject to several subsequent amendments². CIL Regulation 14 (as amended) sets out the core principle for setting CIL.

Setting rates

- (1) *In setting rates (including differential rates) in a charging schedule, a charging authority must strike an appropriate balance between—*
- (a) *the desirability of funding from CIL (in whole or in part) the actual and expected estimated total cost of infrastructure required to support the development of its area, taking into account other actual and expected sources of funding; and*
 - (b) *the potential effects (taken as a whole) of the imposition of CIL on the economic viability of development across its area.*
- (2) *In setting rates ...*

- 2.42 Viability testing in the context of CIL is to assess the 'effects' on development. Ultimately the test that will be applied to CIL is as set out in the examination section of the PPG. On preparing the evidence base on economic viability, the Guidance says:

A charging authority should be able to explain how their proposed levy rate or rates will contribute towards new infrastructure to support development across their area. Charging

² **SI 2010 No. 948.** The Community Infrastructure Levy Regulations 2010 *Made 23rd March 2010, Coming into force 6th April 2010.* **SI 2011 No. 987.** The Community Infrastructure Levy (Amendment) Regulations 2011 *Made 28th March 2011, Coming into force 6th April 2011.* **SI 2011 No. 2918.** The Local Authorities (Contracting Out of Community Infrastructure Levy Functions) Order 2011. *Made 6th December 2011, Coming into force 7th December 2011.* **SI 2012 No. 2975.** The Community Infrastructure Levy (Amendment) Regulations 2012. *Made 28th November 2012, Coming into force 29th November 2012.* **SI 2013 No. 982.** The Community Infrastructure Levy (Amendment) Regulations 2013. *Made 24th April 2013, Coming into force 25th April 2013.* **SI 2014 No. 385.** The Community Infrastructure Levy (Amendment) Regulations 2013. *Made 24th February 2014, Coming into force 24th February 2014.* **SI 2015 No. 836.** COMMUNITY INFRASTRUCTURE LEVY, ENGLAND AND WALES, The Community Infrastructure Levy (Amendment) Regulations 2015. *Made 20th March 2015.* **SI 2018 No. 172** COMMUNITY INFRASTRUCTURE LEVY, ENGLAND AND WALES. The Community Infrastructure Levy (Amendment) Regulations 2018. *Made 8th February 2018. Coming into force in accordance with regulation 1.* **SI 2019 No. 966** COMMUNITY INFRASTRUCTURE LEVY, ENGLAND The Community Infrastructure Levy (Amendment) (England) Regulations 2019. *Made - 22nd May 2019.* **SI 2019 No. 1103** COMMUNITY INFRASTRUCTURE LEVY, ENGLAND AND WALES The Community Infrastructure Levy (Amendment) (No. 2) Regulations 2019 *Made 9th July 2019. Coming into Force 1st September 2019.* **SI 2020 No. 781** The Community Infrastructure Levy (Coronavirus) (Amendment) (England) Regulations 2020. *Made 21st July 2020, Coming into force 22nd July 2020.* **SI 2020 No. 1226** COMMUNITY INFRASTRUCTURE LEVY, ENGLAND, The Community Infrastructure Levy (Amendment) (England) (No. 2) Regulations 2020. *Made 5th November 2020. Coming into force 16th November 2020.*

authorities will need to summarise their viability assessment. Viability assessments should be proportionate, simple, transparent and publicly available in accordance with the viability guidance. Viability assessments can be prepared jointly for the purposes of both plan making and preparing charging schedules. This evidence should be presented in a document (separate from the charging schedule) that shows the potential effects of the proposed levy rate or rates on the viability of development across the authority's area. Where the levy is introduced after a plan has been made, it may be appropriate for a local authority to supplement plan viability evidence with assessments of recent economic and development trends, and through working with developers (e.g. through local developer forums), rather than by procuring new evidence.

PPG 25-019-20190901

- 2.43 This study has drawn on the existing available evidence. In due course, this study will form one part of the evidence that LB Enfield will use if a decision is made to formally review CIL. The Council would also need consider other 'existing available evidence', the comments of stakeholders and wider priorities.
- 2.44 From April 2015, councils were restricted in relation to pooling S106 contributions from more than five developments³ (where the obligation in the s106 agreement / undertaking is a reason for granting consent). CIL Regulations were amended from September 2019 lifting these restrictions. Payments requested under the s106 regime must be (as set out in CIL Regulation 122):
- a. necessary to make the development acceptable in planning terms;
 - b. directly related to the development; and
 - c. fairly and reasonably related in scale and kind to the development.
- 2.45 CIL, once introduced, is mandatory on all developments within the categories and areas where the levy applies. This is unlike s106 agreements (including Affordable Housing) which are negotiated with developers on a site by site basis (subject to the restrictions in CIL Regulation 122 and within paragraphs 10-007 and 10-008 of the PPG). This means that CIL must not prejudice the viability of most sites.

Wider Changes Impacting on Viability

- 2.46 There have been a number of changes at a national level since the Council's existing viability work. Paragraph 63 of the 2019 NPPF now sets out national thresholds for the provision of Affordable Housing:

Provision of affordable housing should not be sought for residential developments that are not major developments, other than in designated rural areas (where policies may set out a lower threshold of 5 units or fewer). To support the re-use of brownfield land, where vacant buildings are being reused or redeveloped, any affordable housing contribution due should be reduced by a proportionate amount.

- 2.47 In this context, major development is as set out in the Glossary to the 2019 NPPF:

³ CIL Regulations 123(3)

Major development: For housing, development where 10 or more homes will be provided, or the site has an area of 0.5 hectares or more. For non-residential development it means additional floorspace of 1,000m² or more, or a site of 1 hectare or more, or as otherwise provided in the Town and Country Planning (Development Management Procedure) (England) Order 2015.

- 2.48 No part of the Borough is defined as being within a Designated Rural Area. A threshold of 10 units is assumed to apply.

Affordable Home Ownership

- 2.49 The 2019 NPPF (paragraph 64) sets out a policy for a minimum of 10% affordable home ownership units on larger sites.

Where major development involving the provision of housing is proposed, planning policies and decisions should expect at least 10% of the homes to be available for affordable home ownership⁴, unless this would exceed the level of affordable housing required in the area, or significantly prejudice the ability to meet the identified affordable housing needs of specific groups. Exemptions to this 10% requirement should also be made where the site or proposed development:

- a) provides solely for Build to Rent homes;*
- b) provides specialist accommodation for a group of people with specific needs (such as purpose-built accommodation for the elderly or students);*
- c) is proposed to be developed by people who wish to build or commission their own homes; or*
- d) is exclusively for affordable housing, an entry-level exception site or a rural exception site.*

Paragraph 64, 2019 NPPF

- 2.50 To some extent the flexibility around tenure split has been reduced with the Government's consultation⁵ in January 2021. Amongst other things this clarified that that 10% relates to all the homes on a site. This is assumed to apply.

First Homes Consultation

- 2.51 In February 2020, the Government launched a consultation on First Homes. The Government's *Changes to the current planning system – Consultation on changes to planning policy and regulations* (MHCLG, August 2020) has provided some clarity in this regard:

48. The Government intends to set out in policy that a minimum of 25 per cent of all affordable housing units secured through developer contributions should be First Homes. This will be a national threshold, set out in planning policy....

59. The minimum discount for First Homes should be 30% from market price which will be set by an independent registered valuer. The valuation should assume the home is sold as an open market dwelling without restrictions. Local authorities will have discretion to increase the discount to 40% or 50%. This would need to be evidenced in the local plan making process.

⁴ Footnote 29 of the 2018 NPPF clarifies as 'As part of the overall affordable housing contribution from the site'.

⁵ 29th January 2021. [NPPF draft for consultation \(publishing.service.gov.uk\)](https://www.gov.uk/government/consultations/nppf-draft-for-consultation)

61. *In line with other affordable housing tenures, we intend to introduce an exemption from the Community Infrastructure Levy (CIL) for First Homes. We intend to introduce this national exemption through regulations.*

2.52 This requirement has been tested.

Environmental Standards

2.53 Early in October 2019, the Government launched a consultation on ‘The Future Homes Standard’⁶. This is linked to achieving the ‘net zero’ greenhouse gas emissions by 2050. The outcome of the consultation was announced during January⁷ and is considered in Chapter 8 below.

Biodiversity

2.54 In March 2019, the Government announced that new developments must deliver an overall increase in biodiversity. Following a consultation, the Chancellor confirmed in the 2019 Spring Statement that the Government will use the forthcoming Environment Bill to mandate ‘biodiversity net gain’. Within the current iteration of the Bill, it is anticipated that all consented developments (with a few exceptions), will be mandated to deliver a biodiversity net gain of 10%.

2.55 The requirement is that developers ensure habitats for wildlife are enhanced and left in a measurably better state than they were pre-development. They must assess the type of habitat and its condition before submitting plans, and then demonstrate how they are improving biodiversity – such as through the creation of green corridors, planting more trees, or forming local nature spaces.

2.56 Green improvements on-site would be preferred (and expected), but in the rare circumstances where they are not possible, developers will need to pay a levy for habitat creation or improvement elsewhere. The costs of this type of requirement are considered in Chapter 8 below.

White Paper: Planning for the Future (MHCLG, August 2020)

2.57 The Government has consulted on *White Paper: Planning for the Future* (MHCLG, August 2020) and various supporting documents. In terms of viability the two key paragraphs are:

Assessments of housing need, viability and environmental impacts are too complex and opaque: *Land supply decisions are based on projections of household and business ‘need’ typically over 15- or 20-year periods. These figures are highly contested and do not provide a clear basis for the scale of development to be planned for. Assessments of environmental*

⁶ https://www.gov.uk/government/consultations/the-future-homes-standard-changes-to-part-l-and-part-f-of-the-building-regulations-for-new-dwellings?utm_source=7711646e-e9bf-4b38-ab4f-9ef9a8133f14&utm_medium=email&utm_campaign=govuk-notifications&utm_content=immediate

⁷ [The Future Buildings Standard - GOV.UK \(www.gov.uk\)](https://www.gov.uk/government/consultations/the-future-buildings-standard)

impacts and viability add complexity and bureaucracy but do not necessarily lead to environment improvements nor ensure sites are brought forward and delivered;

Local Plans should be subject to a single statutory “sustainable development” test, and unnecessary assessments and requirements that cause delay and challenge in the current system should be abolished. This would mean replacing the existing tests of soundness, updating requirements for assessments (including on the environment and viability) and abolishing the Duty to Cooperate.

- 2.58 Pillar Three of the White Paper then goes on to set out options around the requirements for infrastructure and how these may be funded. The key proposals are:

Proposal 19: The Community Infrastructure Levy should be reformed to be charged as a fixed proportion of the development value above a threshold, with a mandatory nationally- set rate or rates and the current system of planning obligations abolished.

Proposal 21: The reformed Infrastructure Levy should deliver affordable housing provision

- 2.59 The above suggests a downgrading of viability in the planning system, however, as it stands, the proposals in the White Paper are options which may or may not come to be adopted so, at the time of this report (February 2021) a viability assessment is a requirement.

NPPF and National Model Design Code: consultation proposals

- 2.60 The Government announced a further consultation on the 31st January 2021, under the title *National Planning Policy Framework and National Model Design Code: consultation proposals*⁸. This consultation does not alter the place of viability within the planning system or the approach to viability testing. It does however seek views on the introduction of a new National Design Code.
- 2.61 The proposed National Design Code does not add to the cost of development. Rather it sets out good practice in a consistent format. It will provide a checklist of design principles to consider for new schemes, including street character, building type and requirements addressing wellbeing and environmental impact. Local authorities can use the code to form their own local design codes.

Viability Guidance

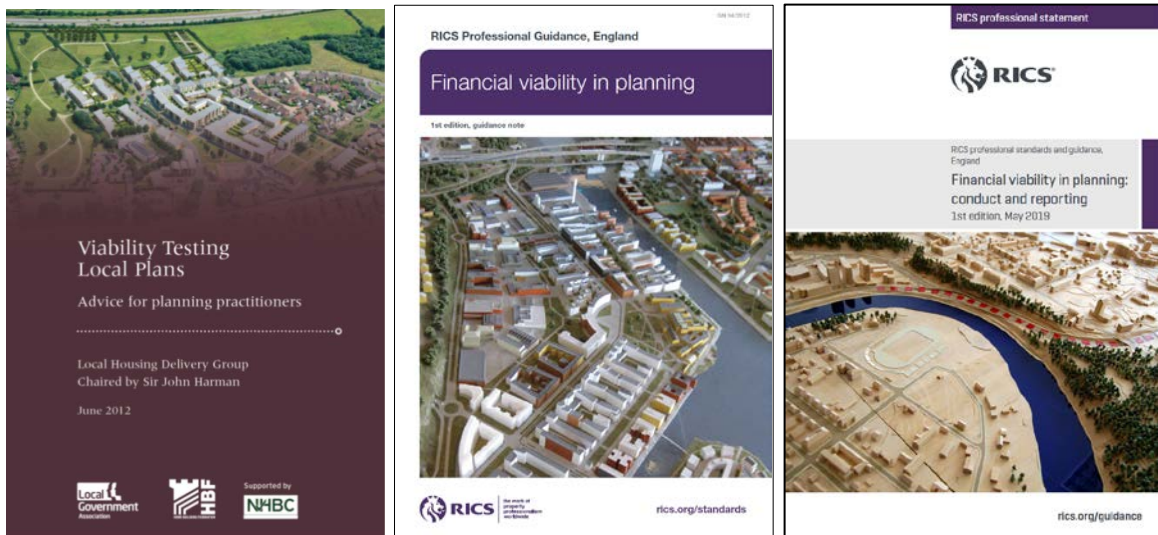
- 2.62 There is no specific technical guidance on how to test viability in the 2019 NPPF or the updated PPG, although the updated PPG includes guidance in a number of specific areas. There are several sources of guidance and appeal decisions⁹ that support the methodology HDH has

⁸ [National Planning Policy Framework and National Model Design Code: consultation proposals - GOV.UK \(www.gov.uk\)](https://www.gov.uk/government/consultations/national-planning-policy-framework-and-national-model-design-code-consultation-proposals)

⁹ Barnet: APP/Q5300/ A/07/2043798/NWF, Bristol: APP/P0119/ A/08/2069226, Beckenham: APP/G5180/ A/08/2084559, Bishops Cleeve: APP/G1630/A/11/2146206 Burgess Farm: APP/U4230/A/11/2157433, CLAY FARM: APP/Q0505/A/09/2103599/NWF, Woodstock: APP/D3125/ A/09/2104658, Shinfield APP/X0360/ A/12/2179141, Oxenholme Road, APP/M0933/A/13/2193338, Former Territorial Army Centre, Parkhurst Road, Islington APP/V5570/W/16/3151698, Vannes: Court of Appeal 22 April 2010, [2010] EWHC 1092 (Admin) 2010 WL 1608437.

developed. This study follows the *Viability Testing in Local Plans – Advice for planning practitioners* (LGA/HBF – Sir John Harman) June 2012¹⁰ (known as the **Harman Guidance**).

- 2.63 The planning appeal decisions and the HCA good practice publication¹¹ suggest that the most appropriate test of viability for planning policy purposes is to consider the Residual Value of schemes compared with the Existing Use Value (EUV), plus a premium. The premium over and above the EUV being set at a level to provide the landowner with an inducement to sell. This approach is now specified in the PPG.
- 2.64 The Harman Guidance and *Financial viability in planning, RICS guidance note, 1st edition* (GN 94/2012) which was published during August 2012 (known as the **RICS Guidance**) set out the principles of viability testing. Additionally, the Planning Advisory Service (PAS) provides viability guidance and manuals for local authorities.



- 2.65 There is common ground between the 2012 RICS Guidance and the Harman Guidance, but they are not consistent. The RICS Guidance recommends against the ‘EUV plus a margin’ – which is the methodology recommended in the Harman Guidance and required by the updated PPG.
- 2.66 The Harman Guidance advocates an approach based on Threshold Land Value (Threshold Land Value is equivalent to Benchmark Land Value as referred to in the updated PPG):
- 2.67 The RICS Guidance dismisses the Threshold Land Value approach. As set out in Chapter 1 above, *Financial viability in planning, RICS guidance note, 1st edition* (GN 94/2012) is not consistent with the 2019 NPPF and updated PPG so is subject to a full review. Relatively little weight is given to this RICS Guidance. As this report was being completed in late March 2021, the RICS published a new Guidance Note, *Assessing Viability in planning under the National*

¹⁰ Viability Testing in Local Plans has been endorsed by the Local Government Association and forms the basis of advice given by the, CLG funded, Planning Advisory Service (PAS).

¹¹ *Good Practice Guide*. Homes and Communities Agency (July 2009).

Planning Policy Framework 2019 for England, 1st Edition (RICS, March 2021). This is effective from the 1st July 2021 so does not apply to this report. This new Guidance Note cancels *Financial Viability in planning (1st edition), RICS guidance note 2012*. We confirm that this report is generally in accordance with this further draft guidance (in as far as it relates to plan-wide viability assessments).

- 2.68 In line with the updated PPG, this study follows the EUV Plus (EUV+) methodology. The methodology is to compare the Residual Value generated by the viability appraisals, with the EUV plus an appropriate uplift to incentivise a landowner to sell. The amount of the uplift over and above the EUV must be set at a level to provide a return to the landowner. To inform the judgement as to whether the uplift is set at the appropriate level, reference is made to the value of the land both with and without the benefit of planning consent. This approach is in line with that recommended in the Harman Guidance (as endorsed by LGA and PAS).
- 2.69 In September 2019, the House Builders Federation (HBF) produced further guidance in the form of *HBF Local Plan Viability Guide* (Version 1.2: Sept 2019). This guidance draws on the Harman Guidance and the 2012 RICS Guidance, (which the RICS is updating as it is out of date), but not the more recent May 2019 RICS Guidance. This HBF guidance stresses the importance of following the guidance in the PPG and of consultation, both of which this report has done. We do have some concerns around this guidance as it does not reflect '*the aims of the planning system to secure maximum benefits in the public interest through the granting of planning permission*' as set out in paragraph 10-009-20190509 of the PPG. The HBF Guidance raises several 'common concerns'. Regard has been had to these under the appropriate headings through this report.



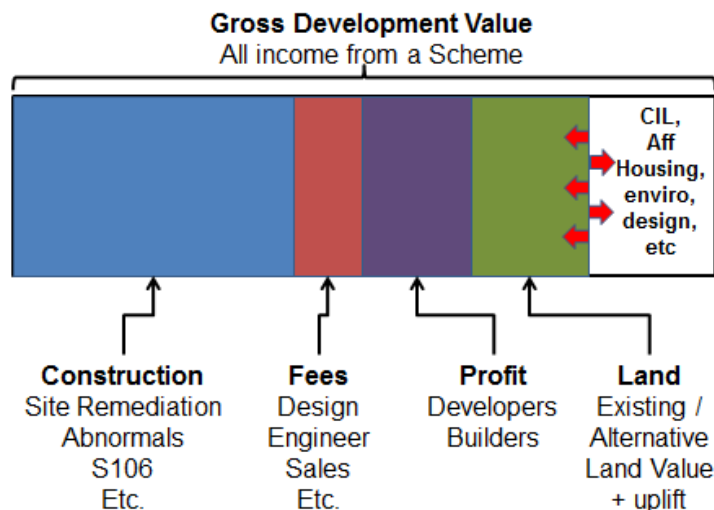
3. Methodology

Viability Testing – Outline Methodology

- 3.1 This report follows the Harman Guidance and was put to public consultation in February 2021. The availability and cost of land are matters at the core of viability for any property development. The format of the typical valuation is:

$$\begin{array}{c}
 \textbf{Gross Development Value} \\
 \text{(The combined value of the complete development)} \\
 \\
 \text{LESS} \\
 \\
 \textbf{Cost of creating the asset, including a profit margin} \\
 \text{(Construction + fees + finance charges)} \\
 \\
 = \\
 \\
 \textbf{RESIDUAL VALUE}
 \end{array}$$

- 3.2 The result of the calculation indicates a land value, the Residual Value. The Residual Value is the top limit of what a developer could offer for a site and still make a satisfactory return (i.e. profit).
- 3.3 In the following graphic, the bar illustrates all the income from a scheme. This is set by the market (rather than by the developer or local authority). Beyond the economies of scale that larger developers can often enjoy, the developer has relatively little control over the costs of development, and whilst there is scope to build to different standards the costs are largely out of the developer's direct control – they are what they are.



- 3.4 The essential balance in viability testing is around the land value and whether or not land will come forward for development. The more policy requirements and developer contributions a planning authority asks for, the less the developer can afford to pay for the land. The purpose

of this assessment is to quantify the costs of the Council's policies and to assess the effect of these and then make a judgement as to whether or not land prices are reduced to such an extent that the Plan is not deliverable. It is necessary to take a cautious approach and ensure that policies are not set at the limits of viability.

- 3.5 The land value is a difficult topic since a landowner is unlikely to be entirely frank about the price that would be acceptable, always seeking a higher one. This is one of the areas where an informed assumption has to be made about the 'uplift' above the EUV which would make the landowner sell.
- 3.6 This study is not trying to mirror any particular developer's business model – rather it is making a broad assessment of viability in the context of plan-making and the requirements of the 2019 NPPF and CIL Regulations. The approach taken in this report is different from the approach taken by developers when making an assessment to inform commercial decision making, particularly on the largest sites to be delivered over many years. At this stage of the planning process it is necessary to work within the PPG and other relevant guidance. As set out in Chapter 2 above, it will be necessary for the promoters of the Strategic Sites to engage in more detail, as and when such sites have been identified, as the plan-making process continues.

Limitations of viability testing in the context of the NPPF

- 3.7 High level viability testing does have limitations. The assessment of viability is a largely quantitative process based on financial appraisals – there are however types of development where viability is not at the forefront of the developer's mind and they will proceed even if a 'loss' is shown in a conventional appraisal. By way of example, an individual may want to fulfil a dream of building a house and may spend more than the finished home is actually worth, a community may extend a village hall even though the value of the facility in financial terms is not significantly enhanced, or the end user of an industrial or logistics building may build a new factory or depot that will improve its operational efficiency even if, as a property development, the resulting building may not seem to be viable.
- 3.8 This is a challenge when considering policy proposals. It is necessary to determine whether or not the impact of a policy requirement on a development type that may appear only to be marginally viable will have any material impact on the rates of development or whether the developments will proceed anyway. Some development comes forward for operational reasons rather than for property development purposes.

The meaning of Landowner Premium

- 3.9 The phrase *landowner premium* is new in the updated PPG. Under the 2012 NPPF, and the superseded PPG, the phrase *competitive return* was used. The 2012 RICS Guidance included the following definition:

Competitive returns - A term used in paragraph 173 of the NPPF and applied to 'a willing land owner and willing developer to enable development to be deliverable'. A 'Competitive Return' in the context of land and/or premises equates to the Site Value as defined by this guidance,

i.e. the Market Value subject to the following assumption: that the value has regard to development plan policies and all other material planning considerations and disregards that which is contrary to the development plan. A 'Competitive Return' in the context of a developer bringing forward development should be in accordance with a 'market risk adjusted return' to the developer, as defined in this guidance, in viably delivering a project.

3.10 Whilst this is useful it does not provide guidance as to the size of that return. The updated PPG says:

Benchmark land value should:

- *be based upon existing use value*
- *allow for a premium to landowners (including equity resulting from those building their own homes)*
- *reflect the implications of abnormal costs; site-specific infrastructure costs; and professional site fees and*

Viability assessments should be undertaken using benchmark land values derived in accordance with this guidance. Existing use value should be informed by market evidence of current uses, costs and values. Market evidence can also be used as a cross-check of benchmark land value but should not be used in place of benchmark land value. There may be a divergence between benchmark land values and market evidence; and plan makers should be aware that this could be due to different assumptions and methodologies used by individual developers, site promoters and landowners.

This evidence should be based on developments which are fully compliant with emerging or up to date plan policies, including affordable housing requirements at the relevant levels set out in the plan. Where this evidence is not available plan makers and applicants should identify and evidence any adjustments to reflect the cost of policy compliance. This is so that historic benchmark land values of non-policy compliant developments are not used to inflate values over time.

In plan making, the landowner premium should be tested and balanced against emerging policies. In decision making, the cost implications of all relevant policy requirements, including planning obligations and, where relevant, any Community Infrastructure Levy (CIL) charge should be taken into account.

PPG 10-014-20190509

3.11 The term *landowner's premium* has not been defined through the appeal, Local Plan examination or legal processes. *Competitive return* was considered at the Shinfield Appeal (January 2013)¹² and the case is sometimes held up as a firm precedent, however, as confirmed in the Oxenholme Road Appeal (October 2013)¹³, the methodology set out in Shinfield is site specific and should only be given limited weight. More recently, further clarification has been provided in the Territorial Army Centre, Parkhurst Road, Islington Appeal (June 2017)¹⁴, which has subsequently been confirmed by the High Court¹⁵. This also notes the importance of comparable data but stresses the importance of the quality of the

¹² APP/X0360/A/12/2179141 (Land at The Manor, Shinfield, Reading RG2 9BX)

¹³ APP/M0933/ A/13/ 2193338 (Land to the west of Oxenholme Road, Kendal, Cumbria)

¹⁴ APP/V5570/W/16/3151698 (Former Territorial Army Centre, Parkhurst Road, Islington, London, N7 0LP)

¹⁵ Parkhurst Road Limited v Secretary of State for Communities and Local Government and The Council of the London Borough of Islington [2018] EWHC 991 (Admin)

comparable evidence. The level of return to the landowner is discussed and the approach taken in this study is set out in the later parts of Chapter 6 below.

- 3.12 This study is about the economics of development however, viability brings in a wider range than just financial factors. The following graphic is taken from the Harman Guidance and illustrates some of the non-financial as well as financial factors that contribute to the assessment process. Viability is an important factor in the plan-making process, but it is one of many factors.



Existing Available Evidence

- 3.13 The 2019 NPPF, the PPG, the CIL Regulations and CIL Guidance are clear that the assessment of viability should, wherever possible, be based on existing available evidence rather than new evidence. The evidence that is available from the Council has been reviewed.
- 3.14 This is evidence which has been prepared earlier in the plan-making process and to inform the wider plan-making process. These studies include:
- a. *Enfield Small Sites Research, Detailed Report and Case Study Findings* (AECOM, Ben Hunt Planning, JLL, Farrells, January 2021).
 - b. *London Borough of Enfield Council Viability Assessment- Community Infrastructure Levy (CIL) and Proposed Submission Development Management Document (DMD)* (Dixon Searle, April 2013).

c. The *London Plan Viability Study* (Three Dragons Turner & Townsend Housing Futures Ltd December 2017).

- 3.15 These assessments were subject to independent examination. On this basis, it is clear that the existing viability evidence is sound and is the appropriate starting point for this update.
- 3.16 The Council also holds, development appraisals that have been submitted by developers in connection with specific developments – most often to support negotiations around the provision of Affordable Housing or s106 contributions. The approach taken is to draw on this existing evidence and to consolidate it. It is important to note that these figures are the figures submitted by developers for discussion at the start of the viability process, and are not necessarily the figures agreed between the parties.
- 3.17 In some cases, the appraisals are based on detailed cost plans that are not directly comparable with the BCIS. Only where the figures are comparable on a like for like basis, are they presented. This information was not presented in the pre-consultation draft iteration of this update.

Table 3.1 Review of Development Management Viability Appraisals.

Date	Bush Hill Park Nov-18	Edmonton Dec-18	Ponder's End Oct-19	East Enfield Jul-20	Ponder's End May-20	Enfield Chase Aug-20	Edmonton Green Dec-20	New Southgate Oct-20
Ha	0.080938891			4.2		0.33	9.55	0.54
Existing Use	2 retail units, garages	Ex pub	High rise towers etc	Retail Park	10 flats	Car dealership etc	Mixed, retail, pub, parking, offices, bus station, residential	Gas holder
Residential Units	18	55	309	1587	49	59	1468	183
Stores	4	6	24586	45631	272 net saleable	7	4 to 30	12297m2 net saleable
GIA (m2)	1,146			16.5% to 26.6% net saleable + A, B & D uses	26 parking	61.21		
	13x basement parking	61 parking						
Market Value £/m2	£6,665,000	£23,765,000			£4,843		£6,000	£6,146
Market Value £	£5,816	£5,974	£5,223	£6,006, and £6,458	1 bed - £6,522, 2 bed £6,770, 3 bed £5,844			
Affordable Value £/m2	About £4,435		Redacted					
London Affordable Rent				£2,099	£2,777		£1,550	
London Shared Ownership				£4,198	£2,960		£4,380	
Build to rent				£5,382/m2 based on 25% costs / 3.57% yield			£265.65/year/m2 based on 25% costs / 3.57% yield	
Other		Parking £50,000/space		Parking at £15,000/space		£10,000 underground, £5,000 overground		
		Retail £215/m2/annum, 6.25% yield						
Construction								
Residential	£1,830			£2,368 all in		£2,798 all in		
Basement	£1,000		BCJS					
Contingency	0%	5%		5%	5%		5%	5%
Abnormals								£2,600,000
Demolition	about 2%							
Benchmark Land Value								
Purchase price	£1,225,000		Redacted					
EUV £	£1,225,000	£520,000	Redacted	£48,000,000	£3,680,000	£1,750,000	£59,400,000	£235,000pa @ 6.5% + £3,100,000
EUV £/ha	£15,134,875	20%	Redacted	15% or 20%		£5,303,030	£6,219,895	
Premium		£624,000	Redacted	£55,200,000		30%	20%	
BLV			Redacted			£2,275,000	£71,280,000	£1,000,000
Acquisition	0%		1% + 0.8%	6.8% inc SDLT				
Fees	10.0%	12.0%	Redacted	11.0%	12.5%	10.0%	10.0%	12.0%
CIL	Yes	Yes	Redacted	Yes	Yes	Yes	Yes	Yes
Sales		1.5% + 0.5%	Redacted	2% + 1% + 0.5%	1% + 1.5% + 0.5%	1.5% / 0.5%	1% + 1.5% + 0.25%	1% + 1.5% + 0.5%
Developer's Return	20%	20%	Redacted	20% / 6% / 15%	20% / 6%	20%	20% / 6% (PRS & non res 15%)	20% (non res 15%)
Finance		7%	7%	6.50%	7%	6.50%		6.75

Source: Review of appraisals submitted through Development Management.

- 3.18 The Borough Council also holds evidence of what is being collected from developers under the s106 regime. This is being collected by the Council outside this study¹⁶.

Stakeholder Engagement

- 3.19 The PPG and the CIL Guidance require stakeholder engagement. The preparation of this viability assessment includes specific consultation and engagement with the industry. A consultation process was conducted during February 2021 when a presentation was given, and an early draft of this report and a questionnaire were circulated. Several workshops were also held with Council housing and planning officers. Residential and non-residential developers (including housing associations), landowners and planning professionals were invited to comment **Appendix 2** includes a list of the consultees. **Appendix 3** includes the consultation presentation and **Appendix 4** the questionnaire circulated with the draft report. **Appendix 5** includes the notes taken at the consultation event.
- 3.20 The comments of the consultees are reflected through this report and the assumptions adjusted where appropriate. 3 written responses were received. The main points from the consultation were:
- a) That the approach and methodology is in line with the national requirements for the consideration of viability.
 - b) That the value assumptions of residential development are appropriate, although further consideration may need to be given to a more fine-grained approach.
 - c) That the costs assumptions were appropriately considered and agreed.
 - d) That large greenfield sites are likely to need detailed and bespoke testing in due course.
- 3.21 The consultation process has been carried out in accordance with the requirements of the updated PPG, the Harman Guidance and the RICS Guidance.

Viability Process

- 3.22 The assessment of viability as required under the 2019 NPPF and the CIL Regulations is a quantitative and qualitative process. The updated PPG requires that (at PPG 10-001-20190509) ‘...policy requirements should be informed by evidence of infrastructure and affordable housing need, and a proportionate assessment of viability that takes into account

¹⁶ Paragraphs 10-020-20180724 to 10-028-20180724 of the PPG introduce reporting requirements in this regard. In particular 10-027-20180724 says:

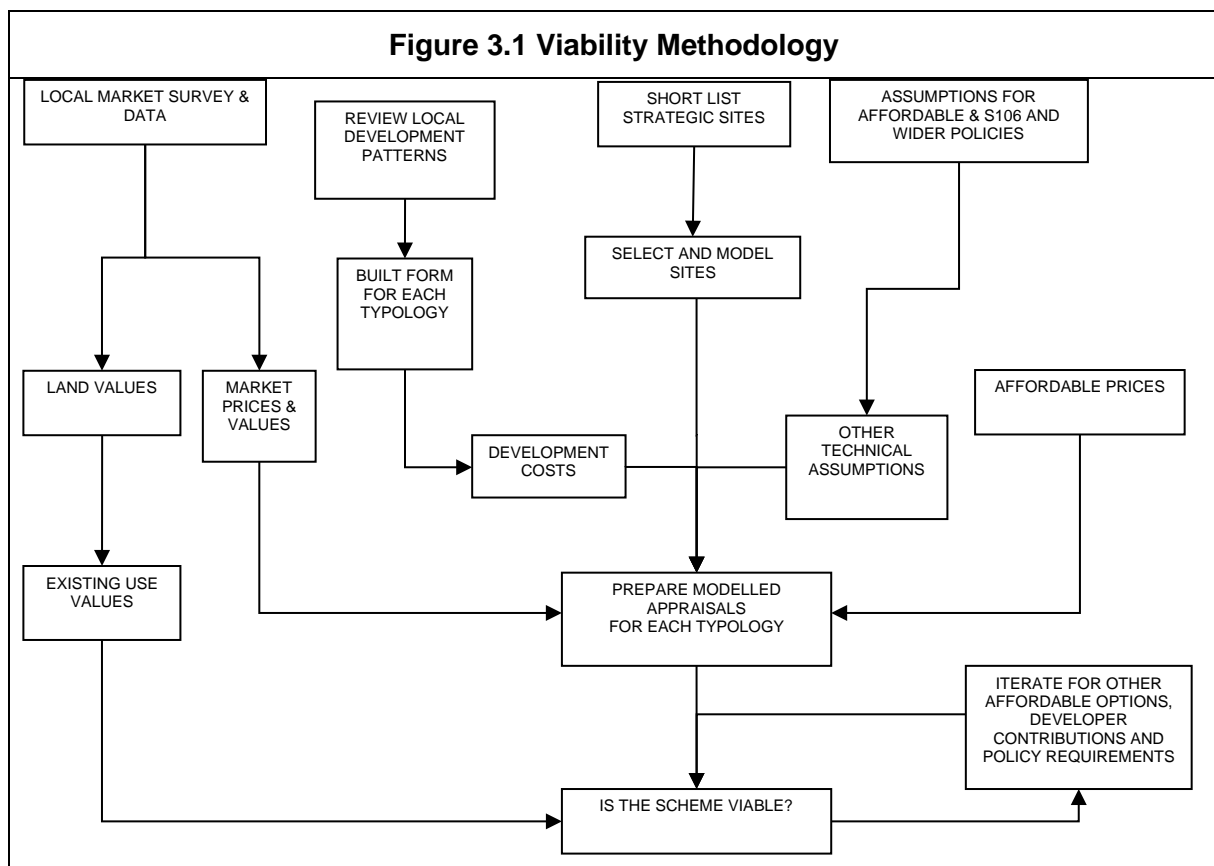
How should monitoring and reporting inform plan reviews?

The information in the infrastructure funding statement should feed back into reviews of plans to ensure that policy requirements for developer contributions remain realistic and do not undermine deliverability of the plan.

Paragraph: 027 Reference ID: 10-027-20180724

all relevant policies, and local and national standards, including the cost implications of the Community Infrastructure Levy (CIL) and section 106’.

- 3.23 The basic viability methodology is summarised in the figure below. It involves preparing financial development appraisals for a representative range of typologies, and using these to assess whether development, generally, is viable. The typologies were modelled based on discussions with Council officers, the existing available evidence supplied to us by the Council, and on our own experience of development. Details of the modelling are set out in Chapter 9 below. This process ensures that the appraisals are representative of typical development in the Council area over the plan-period.



Source: HDH 2021

- 3.24 The local housing markets were surveyed to obtain a picture of sales values. Land values were assessed to calibrate the appraisals and to assess EUVs. Local development patterns were considered, to arrive at appropriate built form assumptions. These in turn informed the appropriate build cost figures. Several other technical assumptions were required before appraisals could be produced. The appraisal results were in the form of £/ha ‘residual’ land values, showing the maximum value a developer could pay for the site and still make an appropriate return. The Residual Value was compared to the EUV for each site. Only if the Residual Value exceeded the EUV, and by a satisfactory margin (the Landowners’ Premium), could the scheme be judged to be viable. The amount of margin is a difficult subject, it is discussed, and the approach taken in this study is set out, in the later parts of Chapter 6 below.

- 3.25 The appraisals are based on existing and emerging policy options as summarised in Chapter 8 below. The preparation of draft policies within the Local Plan Review is still ongoing, so the policy topics used in this assessment may be subject to change. For appropriate sensitivity testing, a range of options are tested. If the Council allocates different types of site, or develops significantly different policies to those tested in this study, it may be necessary to revisit viability and consider the impact of any further or different requirements.
- 3.26 A bespoke viability testing model designed and developed by HDH specifically for area wide viability testing is used, as required by the 2019 NPPF and CIL Regulations¹⁷. The purpose of the viability model and testing is not to exactly mirror any particular business model used by those companies, organisations or people involved in property development. The purpose is to capture the generality, and to provide high level advice to assist the Borough Council in assessing the deliverability of the Local Plan and to assist the Council in considering CIL.

¹⁷ This Viability Model is used as the basis for the Planning Advisory Service (PAS) Viability Workshops. It is made available to Local Authorities, free of charge, by PAS and has been widely used by Councils across England. The model includes a cashflow so that sales rates can be reflected.



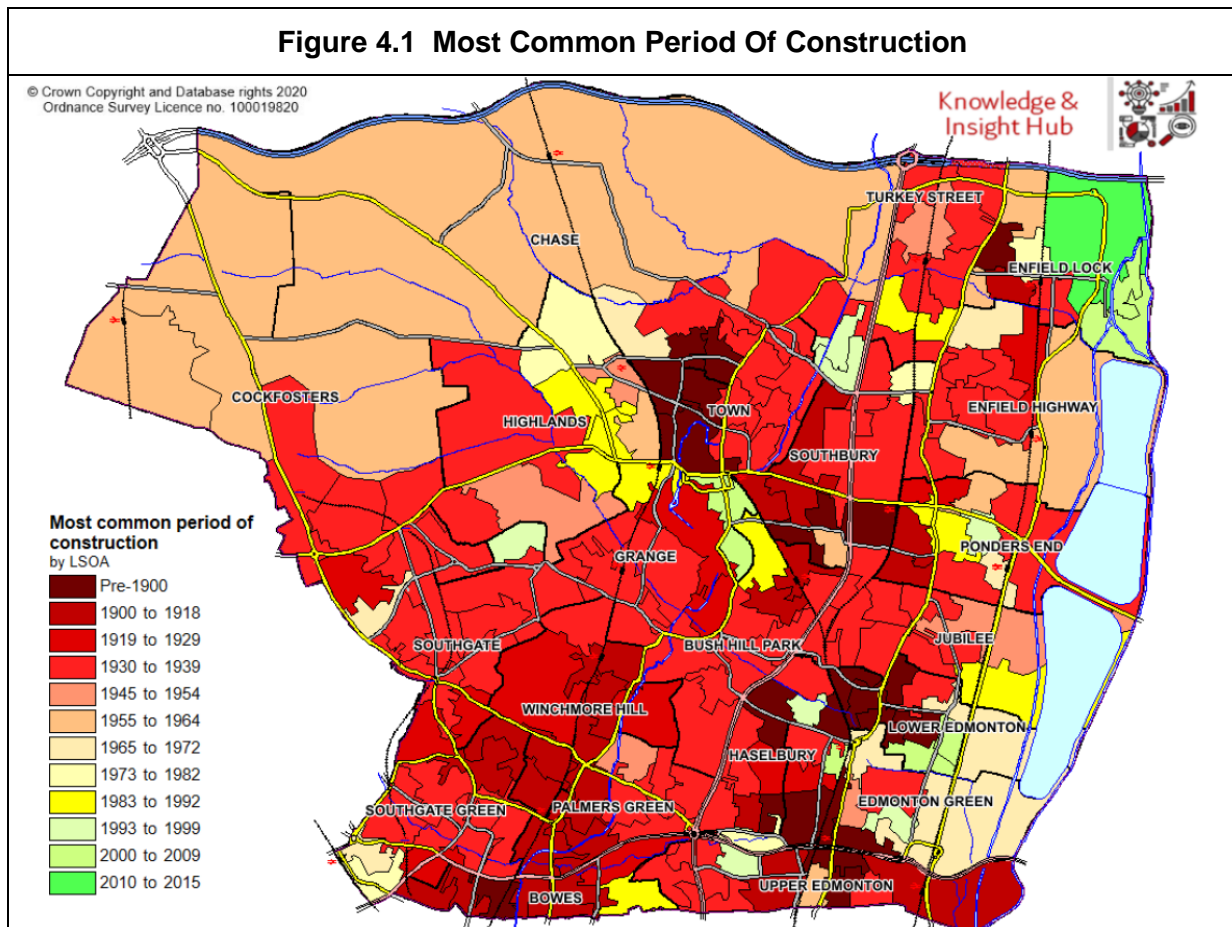
4. Residential Market

- 4.1 This chapter sets out an assessment of the housing market, providing the basis for the assumptions on house prices. The study is concerned not just with the prices but the differences across different areas. Market conditions will broadly reflect a combination of national economic circumstances, and local supply and demand factors, however, even within a town there will be particular localities, and ultimately, site-specific factors, that generate different values.

The Residential Market

- 4.2 The housing market across the Borough reflects national trends, but there are local factors that underpin the market including:
- a. Enfield is a North London Borough that stretches from Tottenham in the South to the M25 in the North. The Lee Valley forms the eastern boundary. The area includes development typical of outer London, and more suburban development.
 - b. The north of the Borough is rolling greenbelt. This includes several golf courses as well as other significant green areas within the area.
 - c. The Borough is well connected to Central London with the Piccadilly Tube Line running up the western side of the Borough. Overland lines run north / south through the middle of the Borough, connecting to Kings Cross, the Lee Valley Line runs up the east side of the Borough connecting Enfield Lock and Meridian Park before running into Central London and Turkey Street/Enfield Town to Silver Street connect on into Central London.
 - d. The northern parts of the Borough are well connected to the M25 and then on to the wider motorway network. The A111 (Cockfosters Road) and A10 are both major accessways through the Borough, as is the North Circular (A406).
 - e. The Council is facilitating the Meridian Water site. Meridian Water is a major £6bn, 25-year London regeneration programme led by Enfield Council, bringing about 10,000 homes and a substantial amount of workspace by the Lee Valley Regional Park. The aspiration is for this to be a very high-quality scheme that, alongside attractive new homes, delivers public spaces community facilities. The development now has a new railway station, unlocking the area for commuters, with better connections south to Stratford and London Liverpool Street, and north to Stansted and Cambridge. The Council owns about three quarters of the land.
 - f. The Borough includes a number of distinct centres, the principle one being the town of Enfield. Edmonton Green in the south-east is also a popular and well-used centre. These tend to be linked depending on when the areas were developed. Values vary significantly across the Borough. The eastern part of the Borough running from Enfield Lock & Turkey Street Wards in the north, to Upper Edmonton in the south has generally lower values. The western and northern areas of the Borough (Cockfosters, Winchmore Hill, Southgate, Grange Bush Hill Park, Grange, Palmers Green) have the

highest values. The remaining areas being the southern section of the Borough (Bowes and Southgate Green Wards, south of A406) and Enfield Town and adjoining areas tend to be in the mid-range.

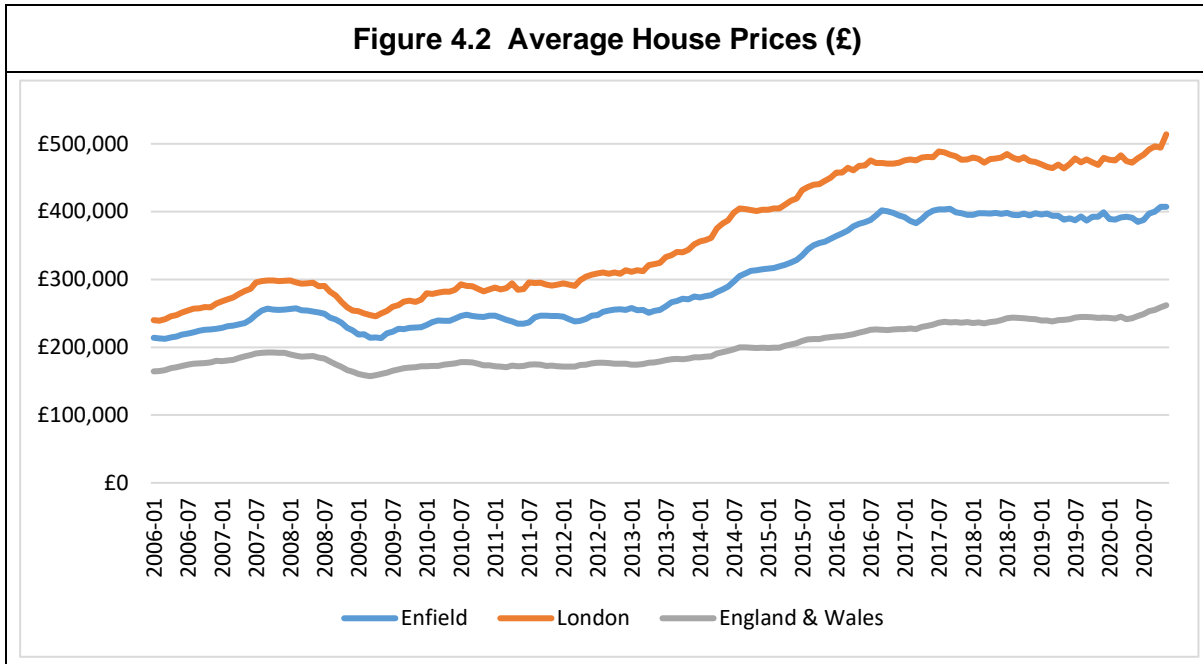


Source: Enfield Council Knowledge and Insight Hub (2020)

- 4.3 Overall, the market is perceived to be active, with a strong market for the right scheme in the right place. Having said this, some areas remain challenging, the relatively low house prices in some areas do make the delivery of new housing less easy. The uncertainties in the market due to Brexit and COVID-19 are material and are covered below.

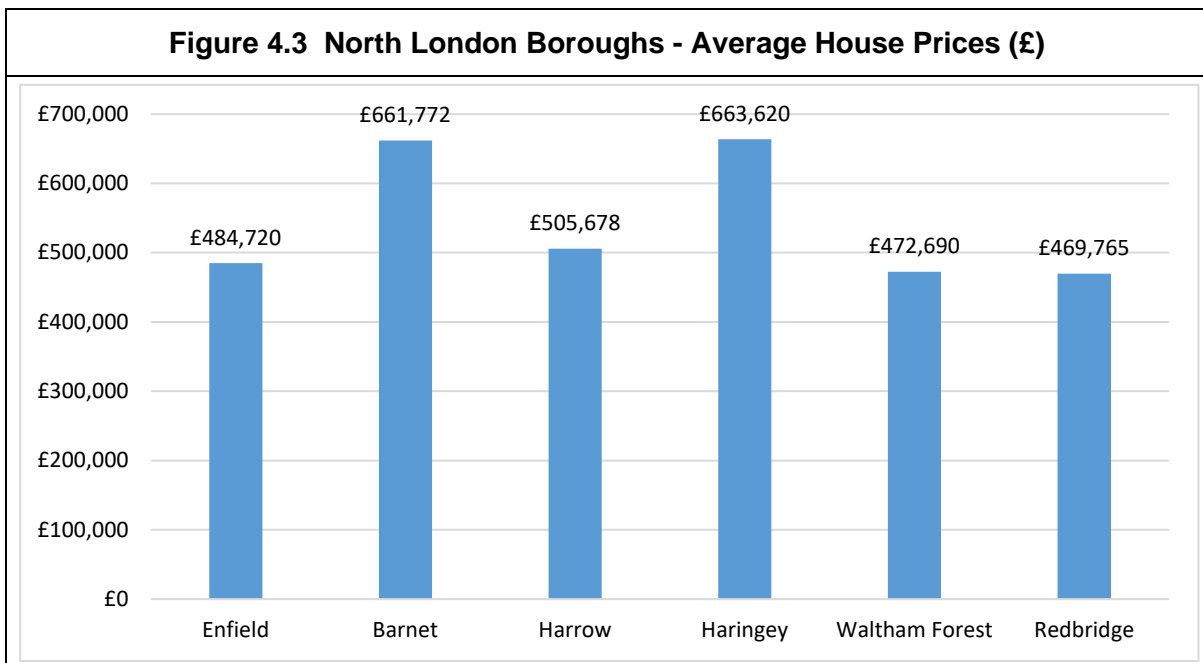
National Trends and the relationship with the wider area

- 4.4 The housing market peaked early in 2008 (see the following graph) and then fell considerably in the 2007/2009 recession during what became known as the 'Credit Crunch'. Average house prices in the Borough did not recover to their pre-recession peak until mid 2013 (the time that the 2013 Viability Assessment was undertaken), but are now about 58% above the 2008 peak. These increases are substantial but are less than those seen across London (74%) over the same period. Across England and Wales, average house prices have increased by 40%.



Source: Land Registry (February 2021). Contains public sector information licensed under the Open Government Licence v3.0.

4.5 The average for London as a whole is skewed by the very high values in Central London. The average prices in Enfield are a little above Waltham Forest and Redbridge and somewhat less than the other North London Boroughs, although these average figures smooth some very significant differences within the Boroughs.



Source: Mean house prices for administrative geographies: HPSSA dataset 12 (Release 9th December 2021).

4.6 Up to the pre-recession peak of the market, the long-term rise in house prices had, at least in part, been enabled by the ready availability of credit to home buyers. Prior to the increase in prices, mortgages were largely funded by the banks and building societies through deposits taken from savers. During a process that became common in the 1990s, but took off in the



early part of the 21st Century, many financial institutions changed their business model whereby, rather than lending money to mortgagees that they had collected through deposits, they entered into complex financial instruments and engineering through which, amongst other things, they borrowed money in the international money markets, to then lend on at a margin or profit. They also 'sold' portfolios of mortgages that they had granted. These portfolios also became the basis of complex financial instruments (mortgage backed securities and derivatives etc.).

- 4.7 During 2007 and 2008, it became clear that some financial institutions were unsustainable, as the flow of money for them to borrow was not certain. As a result, several failed and had to be rescued. This was an international problem that affected countries across the world – but most particularly in North America and Europe. In the UK, the high-profile institutions that were rescued included Royal Bank of Scotland, HBoS, Northern Rock and Bradford and Bingley. The ramifications of the recession were an immediate and significant fall in house prices, and a complete reassessment of mortgage lending with financial organisations becoming averse to taking risks, lending only to borrowers who had the least risk of default and those with large deposits.
- 4.8 It is important to note that, at the time of this report, the housing market is actively supported by the Government through products and initiatives such as Help-to-Buy and the Stamp Duty 'holiday'. In addition, the historically low Bank of England's base rates, have contributed to the wider economic recovery, including a rise in house prices.
- 4.9 There is a degree of uncertainty in the housing market as reported by the RICS. The December 2020 RICS UK Residential Market Survey¹⁸ said:

The December 2020 RICS UK Residential Survey results continue to point to rising activity across the market, even if the pace of growth has softened noticeably compared with earlier in H2. That said, sales expectations have retreated according to the most recent feedback, with respondents anticipating the latest lockdown restrictions (and the related economic challenges), coupled with the ending of the Stamp Duty holiday, to weigh on activity going forward.

In terms of new buyer demand, a headline net balance of +15% of survey participants saw an increase in enquiries during December. Although still positive and therefore indicative of some degree of uplift in demand, this latest reading is down from +26% last time out and has now moderated in five successive reports.

Meanwhile, the flow of new instructions being listed onto the sales market continued to pick-up over the month, albeit modestly, evidenced by a national net balance of +7% of respondents reporting an increase. Alongside this, the number of appraisals being undertaken remains higher than in the comparable period of 2019, with the December net balance also coming in at +7%. Nevertheless, in both cases, these indicators have softened over recent months in another sign that momentum has eased of late.

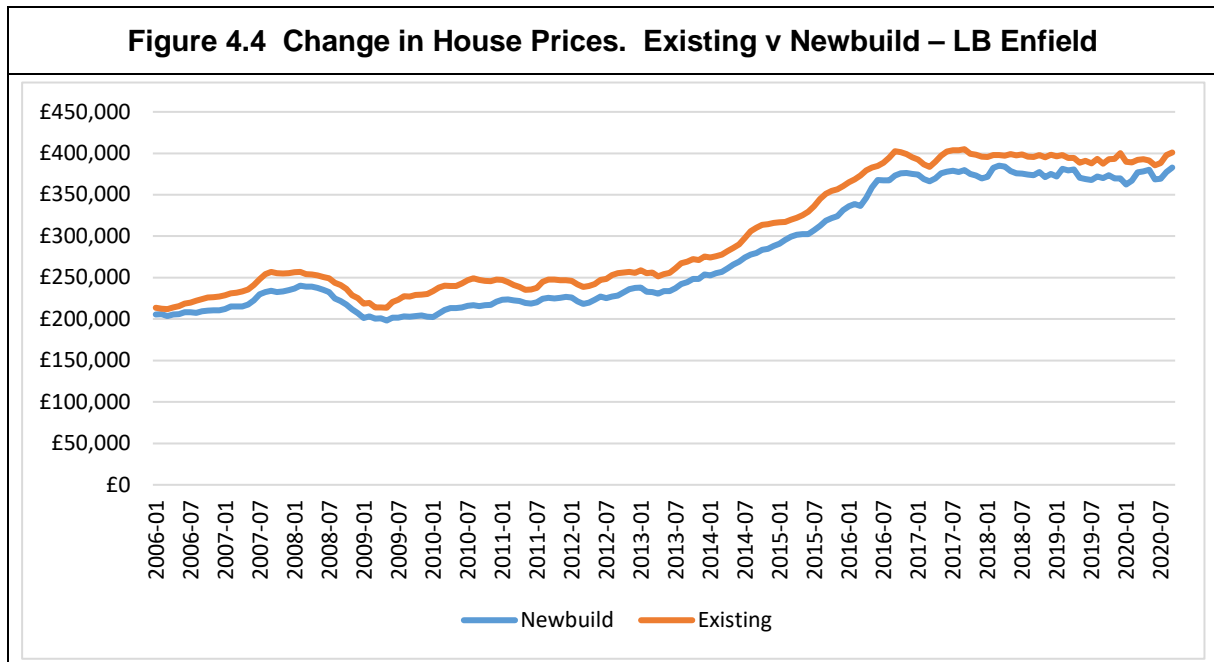
- 4.10 Based on data published by the Office for National Statistics (ONS), when ranked across England and Wales, the average house price for LB Enfield is 42nd (out of 336) at £484,720¹⁹.

¹⁸ <https://www.rics.org/uk/news-insight/research/market-surveys/uk-residential-market-survey/>

¹⁹ Mean house prices for administrative geographies: HPSSA dataset 12 (Release 9th December 2021).

To set this in context, the Council at the middle of the rank (167th – Hambleton), has an average price of £273,358. The Enfield median price is lower than the average at £410,000²⁰.

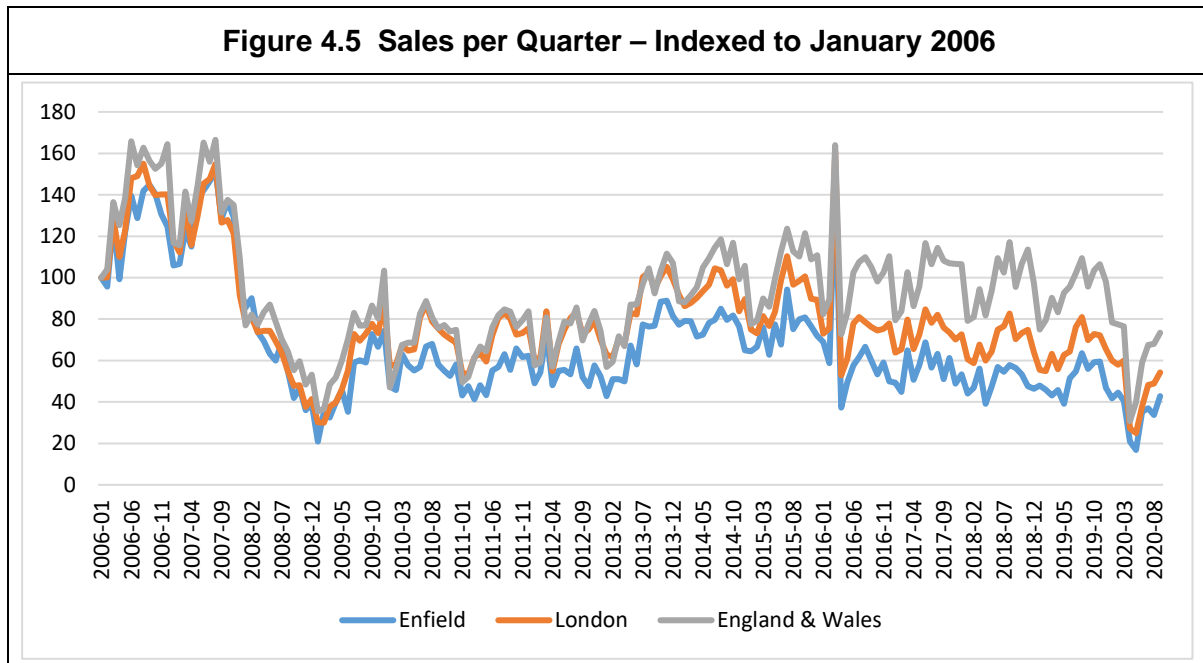
- 4.11 This study concerns new homes. The figure above shows that prices in the Borough have seen a significant recovery since the bottom of the market in 2009. A characteristic of the data is that the values of newbuild homes have increased at a similar rate to that for existing homes. The Land Registry shows that the average price paid for newbuild homes in LB Enfield (£382,960) is £18,000 (or 4.4%) less than the average price paid for existing homes (£400,909).



Source: Land Registry (February 2021). Contains public sector information licensed under the Open Government Licence v3.0.

- 4.12 The rate of sales (i.e. sales per quarter) in the Borough is a little greater than the wider country, suggesting that the local market is an active market. At the time of this report, the most recent data published by the Land Registry is that for September 2020. Whilst this covers the first period of the coronavirus pandemic, it is recognised that the next data release may show more of the impact of COVID-19, so it will be necessary for the Council to monitor the longer-term trends in this regard.

²⁰ Median house prices for administrative geographies: HPSSA dataset 9 (Release 9th December 2021)



Source: Land Registry (February 2021). Contains public sector information licensed under the Open Government Licence v3.0.

- 4.13 This report is being completed after the United Kingdom has left the European Union. It is not possible to predict the impact of leaving the EU, beyond the fact that the UK and the UK economy is in a period of uncertainty.
- 4.14 A further uncertainty is around the ongoing coronavirus pandemic. There are real material uncertainties around the values of property that are a direct result of the COVID-19 pandemic. It is not the purpose of this assessment to predict what the impact may be and how long the effect will be. There is mixed feedback about the property market. There is anecdotal evidence of an increased demand for larger units (with space for working from home) and with private outdoor space. Conversely, employees in some sectors that have been particularly affected by the coronavirus and the Government's restrictions, have found their ability to secure a loan restricted.
- 4.15 At the time of this update there is no statistical evidence of a fall in house prices. The economy is in a period of uncertainty and it is not the purpose of this assessment to forecast of how house prices and values may change in the future, it is necessary to set the report in the wider context and provide sensitivity testing.
- 4.16 A range of views as to the impact on house prices have been expressed that cover nearly the whole spectrum of possibilities. HM Treasury brings together some of the forecasts in its monthly *Forecasts for the UK economy: a comparison of independent forecasts* report.

- 4.17 There is clearly uncertainty in the market, although, generally, the expectation is that house prices return to growth relatively quickly. This report is carried out at current costs and values. Sensitivity testing has been carried out.
- 4.18 Property agents Savills are forecasting the following changes in house prices:

		2021	2022	2023	2024	5 Year
Mainstream UK		0%	4.0%	6.5%	4.5%	20.4%
London		0.0%	1.0%	4.0%	2.0%	12.7%

Source: Savills UK Residential – Revisions to our mainstream residential market forecasts (30th September 2021)²¹

- 4.19 In this context is relevant to note that the Nationwide Building Society reported an ‘unexpectedly rapid’ recovery in the housing market with the increase in August being the highest since February 2004, when house prices rose by 2.7%. As a result, annual house price growth accelerated to 3.7%, from 1.5% in July. Similarly, the Halifax Building Society reported:

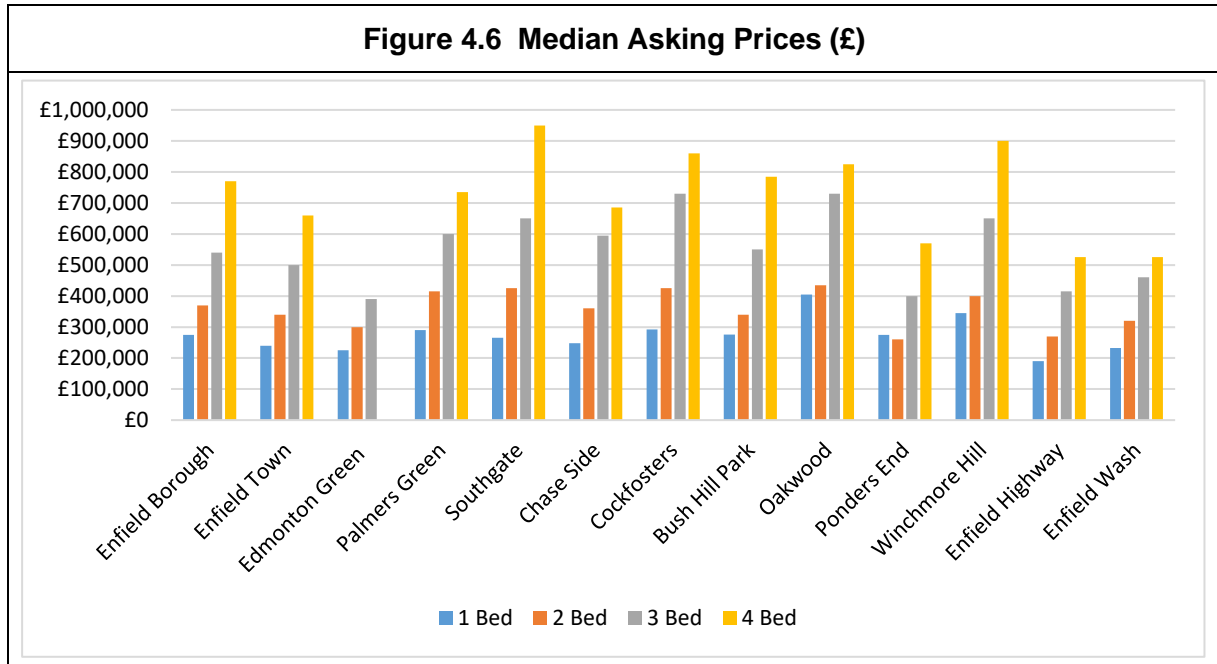
The average UK house price now tops a quarter of a million pounds (£250,457) for the first time in history, as annual house price inflation rose to 7.5% in October, its highest rate since mid-2016. Underlying the pace of recent price growth in the market is the 5.3% gain over the past four months, the strongest since 2006.

Halifax House Price Index. 6th November 2020

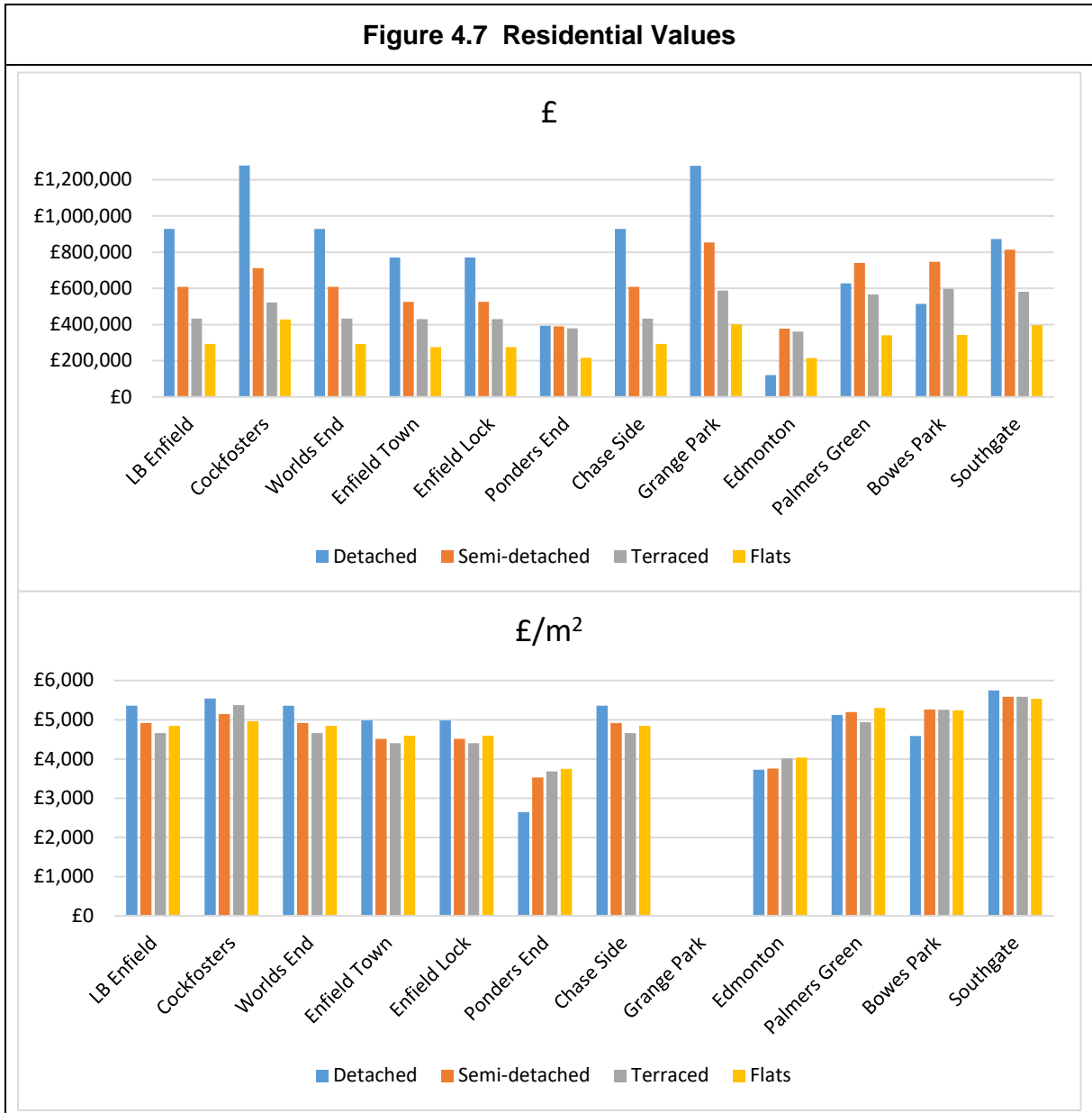
The Local Market

- 4.20 A survey of asking prices across the Borough, was carried out in February 2021. Through using online tools such as rightmove.co.uk and zoopla.co.uk, median asking prices were estimated.

²¹ [revisions-to-our-mainstream-residential-market-forecasts-300920.pdf \(savills.co.uk\)](#)



- 4.21 The above data are asking prices which reflect the seller's aspiration of value, rather than the actual value, they are however a useful indication of how prices vary across areas.



Source: Zoopla.co.uk (February 2021)

4.22 As part of the research we have used data from Landmark. This brings together data from the following sources and allows the transactions recorded by the Land Registry to be analysed by floor area and number of bedrooms using the following data sources:



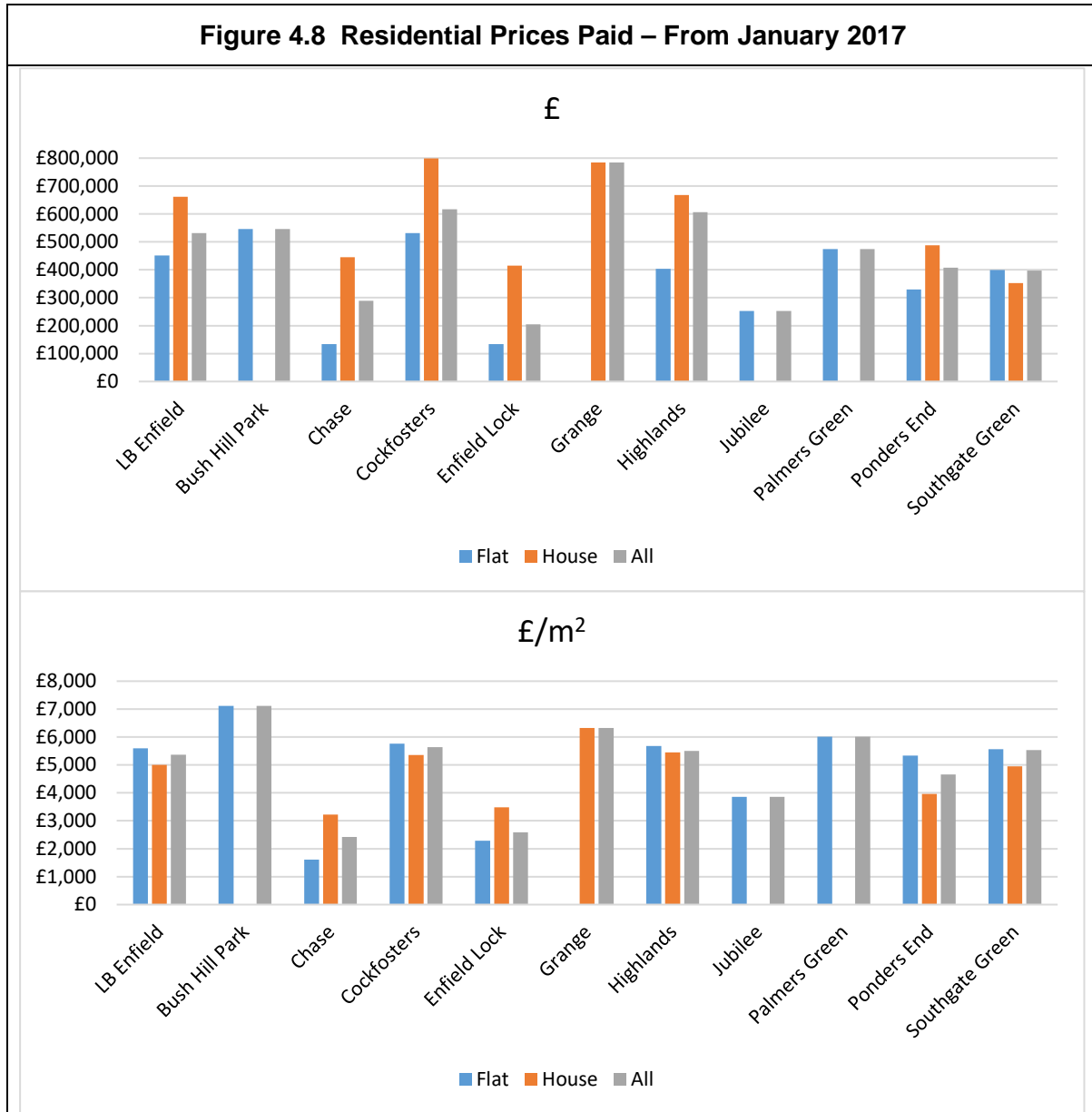
Attribute	Source
Newbuild	HMLR Price Paid
Property Type	HMLR Price Paid
Sale Date	HMLR Price Paid
Sale Value	HMLR Price Paid
Floor Area Size(m)	Metropix
	EPC
Bedroom Count	Metropix
	LMA Listings (Property Heads)
Price per square meter (Sale Value / Floor Area)	HMLR Price Paid
	Metropix
	EPC

Source: Landmark

- 4.23 This data includes the records of just over 8,000 sales since the start of 2017. Of these, floor areas are available for about 7,000 sales and the number of bedrooms is available for about 4,900 sales. The data is available for newbuild and existing homes and by ward and summarised as follows:

	Count of Sale Value	Count of Bedrooms	Count of £/m ²
Newbuild	387	26	381
Non-Newbuild	7,639	4,843	6,596
All	8,026	4,869	6,977

Source: Landmark (January 2021)



Source: Landmark (January 2021)

- 4.24 The full data tables are set out in **Appendix 6** below. This data shows that on average newbuild homes are a similar price to existing homes, being just 3% more expensive than existing homes when considered on a £/m² basis. Non-newbuild houses and flats have broadly similar prices (houses are about 2% more expensive), when considered on a £/m² basis. The situation in the newbuild sector is quite different with newbuild flats, being on average 12% more expensive than non-newbuild flats, when considered on a £/m² basis.
- 4.25 It is important to note that some of the sample sizes are small so care should be taken when considering a very fine grained approach.
- 4.26 The above data uses floor sizes taken from the EPC Register. The HBF Guidance raises concerns about the use of EPC data highlighting a discrepancy between unit sizes on the EPC Register saying:

Internal areas obtained from Energy Performance Certificates are used in revenue / coverage calculations. However, these generally do not represent actual Gross Internal Area as the calculation methodology is different.

4.27 We understand that this relates, at least in part, to internal garages for the purpose of this study (which is mainly concerned with houses rather than flats). Internal garages are not included within the EPC area but can be included in the developers' own records. Whilst some new homes do have internal garages this is a minority (23 out of the 89 (25%) of those being advertised for sale at the time of this report). Bearing in mind the need to establish the values on a £/m² basis, this data can still be given weight.

4.28 Further, the HBF Guidance suggests that the EPC information may not be reliable and understated the size of the buildings in question – with the consequence of overstating the value when considered on a £/m² basis. Whilst we note these concerns, we have checked the guidance for undertaking EPCs which states²²:

When undertaking internal dimensions measure between the inner surfaces of the external or party walls. Any internal elements (partitions, internal floors, walls, roofs) are disregarded.

In general, rooms and other spaces, such as built in cupboards, should be included in the calculation of the floor area where these directly accessible from the occupied dwelling. However, unheated spaces clearly divided from the dwelling should not be included.

4.29 The DCLG guidance describes the floor area as follows²³:

The total useful floor area is the total area of all enclosed spaces measured to the internal face of the external walls, that is to say it is the gross floor area as measured in accordance with guidance issued to surveyors:

a. the area of sloping surfaces such as staircases, galleries, raked auditoria, and tiered terraces should be taken as their area on the plan; and

b. areas that are not enclosed, such as open floors, covered ways and balconies, are excluded.

4.30 As set out in Chapters 2 and 3 above, the work in this study is based on existing available evidence and is proportionate. It is our firm view that the use of EPC data is appropriate in a study of this type. As with any dataset there are bound to be discrepancies and occasions where there is an element of human error, however the substantial sample size and use of averages should minimise this.

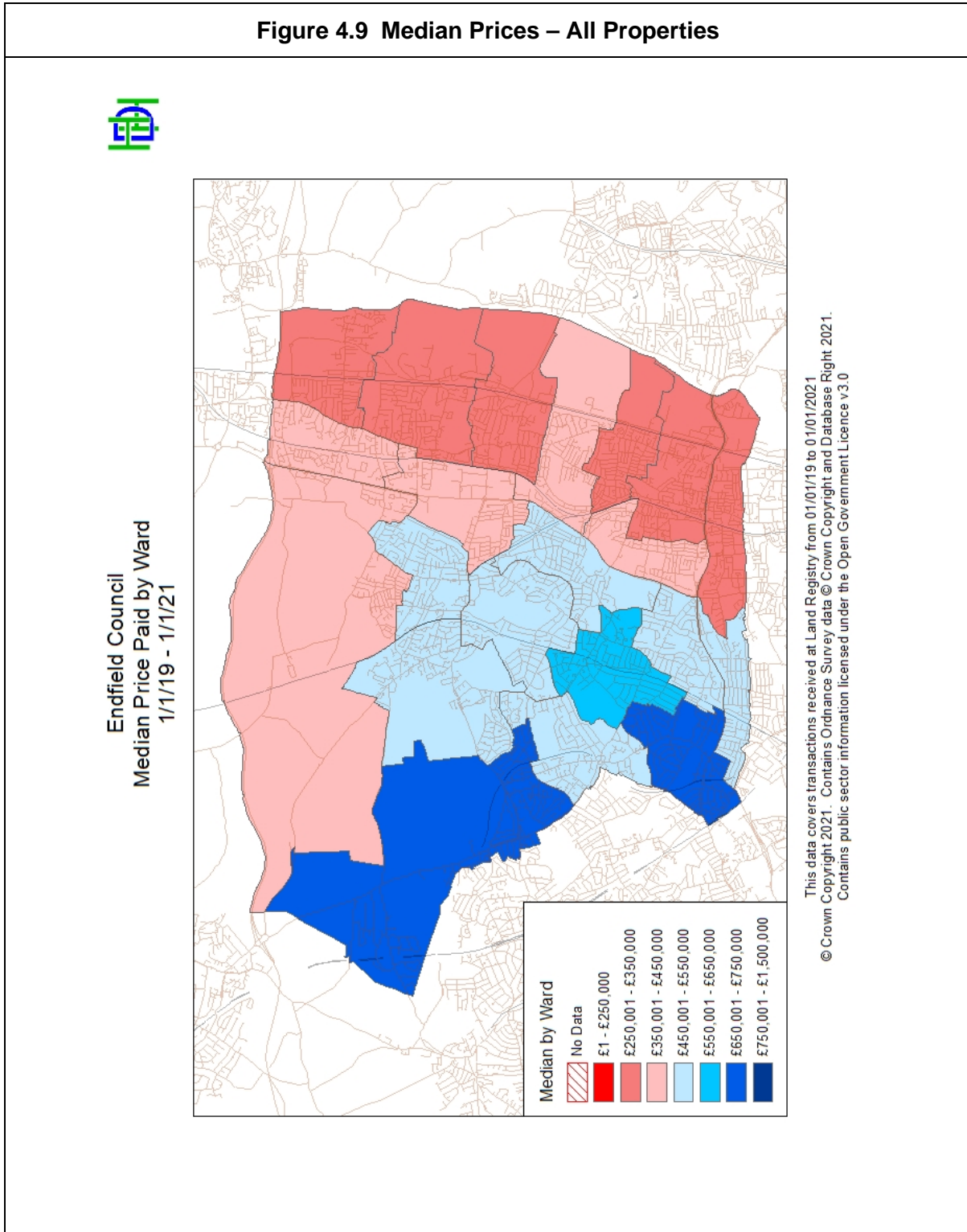
4.31 The HBF Guidance suggests that the Land Registry was not a good source for newbuild homes saying that it does not show the incentives that were included (such as Stamp Duty contributions, flooring, white goods, turfing, costs/losses associated with part exchange transactions, mortgage subsidy schemes run by some developers, etc). The prices recorded by the Land Registry is the Price Paid. It is accepted that some developers offer incentives that are not reflected in the price recorded on the Land Registry. As set out below, sales

²² Page 6, Energy Performance Certificates for Existing Dwellings. RdSAP Manual. Version 8.0

²³ Improving the energy efficiency of our buildings. A guide to energy performance certificates for the marketing, sale and let of dwellings. April 2014, Department for Communities and Local Government.

offices and agents were contacted to enquire about the price achieved relative to the asking prices, and the incentives available to buyers.

4.32 The different types of dwelling have significantly different values. The geographical differences in prices are illustrated in the following map.



Source: Land Registry (February 2021). Contains public sector information licensed under the Open Government Licence v3.0.

- 4.33 Further maps are included within **Appendix 7** that show the average prices, for flats and houses, on a £/m² basis.
- 4.34 The ONS provides data at ward level for median house prices as set out in the following table.

Table 4.5 Median Price Paid (Newly Built Dwellings) by Ward					
Year Ending March 2020 (£)					
	All	Detached	Semi-detached	Terraced	Flats
Bowes	£500,000		£670,975	£575,000	£304,000
Bush Hill Park	£485,000	£681,500	£580,000	£480,000	£332,500
Chase	£405,000	£607,500	£560,000	£414,000	£260,000
Cockfosters	£712,500	£1,620,000	£767,500	£650,000	£395,000
Edmonton Green	£325,000		£385,000	£370,000	£229,000
Enfield Highway	£366,000		£382,500	£376,000	£250,000
Enfield Lock	£340,000	£420,000	£381,000	£351,000	£219,000
Grange	£582,000	£960,000	£772,498	£545,000	£327,500
Haselbury	£370,000		£412,500	£375,000	£210,000
Highlands	£480,585	£600,000	£650,000	£590,000	£330,000
Jubilee	£355,000		£412,500	£360,000	£198,250
Lower Edmonton	£350,000		:	£360,000	£235,000
Palmers Green	£502,500		£612,500	£530,000	£361,000
Ponders End	£349,000		£373,000	£363,000	£320,000
Southbury	£370,000		£410,000	£410,000	£272,000
Southgate	£505,000	£830,000	£767,500	£480,500	£380,000
Southgate Green	£710,000	£975,000	£895,000	£590,000	£355,000
Town	£465,000		£550,000	£475,000	£310,000
Turkey Street	£380,000		£415,000	£372,500	£188,000
Upper Edmonton	£347,498		£400,000	£371,000	£245,000
Winchmore Hill	£620,000		£812,000	£655,000	£369,000

Source: HPSSA Dataset 37 (Data Release 9th December 2020)

Newbuild Asking Prices

- 4.35 This study is concerned with new development, so the key input for the appraisals is the price of new units. A survey of new homes for sale was carried out.
- 4.36 At the time of this research there were 61 new homes being advertised for sale in the Borough. The analysis of these shows that asking prices for newbuild homes vary very considerably, starting at £100,000 and going up to £2,495,000. The average is £845,556. These are summarised in the following table and set out in detail in **Appendix 8**.

		Detached	Flats	Semi-detached	Terraced	All
All	£	£1,680,000	£773,765	£574,988	£798,106	£845,556
	£/m ²	£5,812	£7,851	£6,179	£6,439	£7,589
Cockfosters	£				£795,000	£795,000
	£/m ²					
Enfield	£	£1,970,000	£598,731	£574,988	£727,980	£785,334
	£/m ²		£5,882	£6,179	£6,478	£5,991
Hadley Wood	£		£1,148,203			£1,148,203
	£/m ²		£9,101			£9,101
Palmers Green	£		£571,714			£571,714
	£/m ²		£7,765			£7,765
Southgate	£		£677,474		£974,975	£776,641
	£/m ²		£7,658		£6,419	£7,245
Winchmore Hill	£	£1,462,500	£628,119			£794,995
	£/m ²	£5,812	£7,675			£7,302
Windmill Hill	£		£783,738			£783,738
	£/m ²		£7,747			£7,747

Source: Market Survey (February 2021)

- 4.37 During the course of the research, sales offices and agents were contacted to enquire about the price achieved relative to the asking prices, and the incentives available to buyers. In most cases the feedback was that significant discounts are not available, and were unlikely to be available (possibly in the context of the SDLT holiday). When pressed, it appeared that the discounts and incentives are available at 3% to 5% of the asking prices. It would be prudent to assume that prices achieved, net of incentives offered to buyers, are 3% less than the above asking prices.
- 4.38 The above data shows variance across the area, however it is necessary to consider the reason for that variance. An important driver of the differences is the situation rather than the location of a site. Based on the existing data, the value will be more influenced by the specific site characteristics, the immediate neighbours and the environment, as well as where the scheme is located.

Price Assumptions for Financial Appraisals

- 4.39 In the *Enfield Small Sites Research, Detailed Report and Case Study Findings* (AECOM, Ben Hunt Planning, JLL, Farrells, January 2021) values of £4,950/m² to £5,888/m² were used for market housing.
- 4.40 It is necessary to form a view about the appropriate prices for the schemes to be appraised in the study. The preceding analysis does not reveal simple clear patterns with sharp

boundaries. It is necessary to relate this to the pattern of development expected to come forward in the future. Bringing together the evidence above (which we acknowledge is varied) the following approach is taken.

- a) Larger Brownfield Sites. These larger sites are sufficiently large to create their own sense of place so are likely to have higher values than in the surrounding neighbourhood. Development is likely to be of a higher density than greenfield sites and be based around schemes of flats, semi-detached housing and terraces.
- b) Smaller Brownfield Sites. The value of the new homes developed are likely to be driven by the specific situation of the scheme. The value will be more strongly influenced by the specific site characteristics, the immediate neighbours and environment. Development is likely to be of a higher density than the greenfield sites and be based around schemes of flats, semi-detached housing and terraces.
- c) Flatted Schemes. This is considered to be a separate development type that is only likely to take place in the town centres. These are modelled as conventional development and on a Build to Rent basis (see below).
- d) Large Greenfield Sites. These include the potential Strategic Sites. They are sufficiently large to generate their own sense of place, that may generate values that are different to those in the immediate locality. These are likely to be developed as a broad mix, including family housing. They are only likely to include a low proportion of flats. These are only likely to come forward in the northern part of the Borough.
- e) Medium Greenfield Sites. These are the greenfield sites in the range of 10 to 200 units that are likely to be brought forward by a single developer.
- f) Small Greenfield Sites. These areas are on the urban fringe. A premium value is applied to these.

4.41 It is important to note that this is a broad brush, high level study to test LB Enfield's emerging Plan as required by the NPPF. The values between new developments and within new developments will vary considerably. No single source of data should be used in isolation and it is necessary to draw on the widest possible sources of data. In establishing the assumptions, the prices (paid and asking) of existing homes are given greater emphasis when establishing the pattern of price difference across the area and the data from newbuild homes (paid and asking) is given greater emphasis in the actual assumption. Regard is given to the average values as per the PPG:

For broad area-wide or site typology assessment at the plan making stage, average figures can be used, with adjustment to take into account land use, form, scale, location, rents and yields, disregarding outliers in the data. For housing, historic information about delivery rates can be informative.

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4.42 Care is taken not to simply attribute the values of second hand / existing homes to new homes. As shown by the data above, new homes do not always follow the values of existing homes.

- 4.43 It is necessary to consider the impact of Help to Buy^{24 25} on the newbuild housing market. The price paid reported in the Land Registry data set out above is the price paid to the developer, so this is the correct figure use, however Help to Buy may be having a market wide impact of bolstering the prices paid for newbuild homes. Further, should Help to Buy be withdrawn, then some buyers that are able to access the housing market with Help to Buy may no longer be able to do so, and the resulting fall in demand could result is a drop in sales rates and/or a drop in values of newbuild houses.
- 4.44 Based on the MHCLG data tables²⁶ there were 215 properties purchased under Help to Buy in the area in the two years to Q2 2020 (being the most recent data that is available), which averages at 27 per quarter.
- 4.45 Based on prices paid, the asking prices from active developments, and informed by the general pattern of all house prices across the study area, and the wider data presented, the prices put to the consultation are as in the table below and based on the following areas.

Higher Value The western and northern areas of the Borough (Chase, Cockfosters, Highlands, Grange, Palmer's Green, Southgate, Winchmore Hill).

Medium Value The areas not included in the higher and lower values.

Lower Value The eastern part of the Borough running from Enfield Lock in the north, to Upper Edmonton in the south.

Table 4.7 2021 Pre-consultation Residential Price Assumptions – £/m²				
		Higher Value	Medium Value	Lower Value
1	Large Greenfield	£6,000		
2	Medium Greenfield	£6,000		
3	Small Greenfield	£7,000		
4	Larger Urban	£6,350	£5,500	£4,550
5	Flatted Development	£6,700	£5,250	£5,050
6	Small Previously Developed Land (PDL)	£7,000	£6,000	£5,500

Source: HDH (February 2021)

- 4.46 It is relevant to note that the *London Plan Viability Study* (Three Dragons Turner & Townsend Housing Futures Ltd December 2017) placed the west of the Borough in Residential Value

²⁴ With a Help to Buy: Equity Loan the Government lends the buyer up to 20% of the cost of a newly built home, so the buyer only needs a 5% cash deposit and a 75% mortgage to make up the rest. Interest is not charged on the 20% loan for the first five years. In the sixth year, the buyer is charged a fee of 1.75% of the loan's value. The fee then increases every year, according to the Retail Prices Index plus 1%.

²⁵ Help to Buy is subject to a £600,000 cap in London ([Help to Buy](#))

²⁶ [Help to Buy \(equity loan scheme\) statistics: data to 31 March 2020 - GOV.UK \(www.gov.uk\)](#)

Band D (£5,609/m² to £7,384/m² – mid point £6,250/m²) and the east of the Borough in Residential Value Band E (£2,384/m² to £5,609/m² – mid point £4,250/m²).

- 4.47 Through the February 2021 viability consultation there was a general consensus that the value assumptions of residential development are appropriate, although further consideration may need to be given to a more fine grained approach. It is accepted that values do vary within the areas, they also vary within schemes, for example relative to height of the flat within a building, the views (green parkland or countryside v industrial sites) etc. Having said this, we do not believe that the evidence supports a further break down of the market areas. It is clear that prices do not change on hard lines, rather through fuzzy boundaries, we do believe that the further disaggregation of the areas is not supported by the available evidence.

Ground Rents

- 4.48 Over the last 20 or so years many new homes have been sold subject to a ground rent. Such ground rents have recently become a controversial and political topic. In this study, no allowance is made for residential ground rents²⁷.

Build to Rent

- 4.49 This is a growing development format (and one that is expected within the Meridian Water project). The Build to Rent sector is a different sector to mainstream housing.
- 4.50 The value of housing that is restricted to being Private Rented Sector (PRS) housing is different to that of unrestricted market housing. The value of the units in the PRS (where their use is restricted to PRS and they cannot be used in other tenures) is, in large part, the worth of the income that the completed let unit will produce. This is the amount an investor would pay for the completed unit or scheme. This will depend on the amount of the rent and the cost of managing the property (letting, voids, rent collection, repairs etc.). This is well summarised in *Unlocking the Benefits and Potential of Built to Rent*, A British Property Federation report commissioned from Savills, academically reviewed by LSE, and sponsored by Barclays (February 2017):

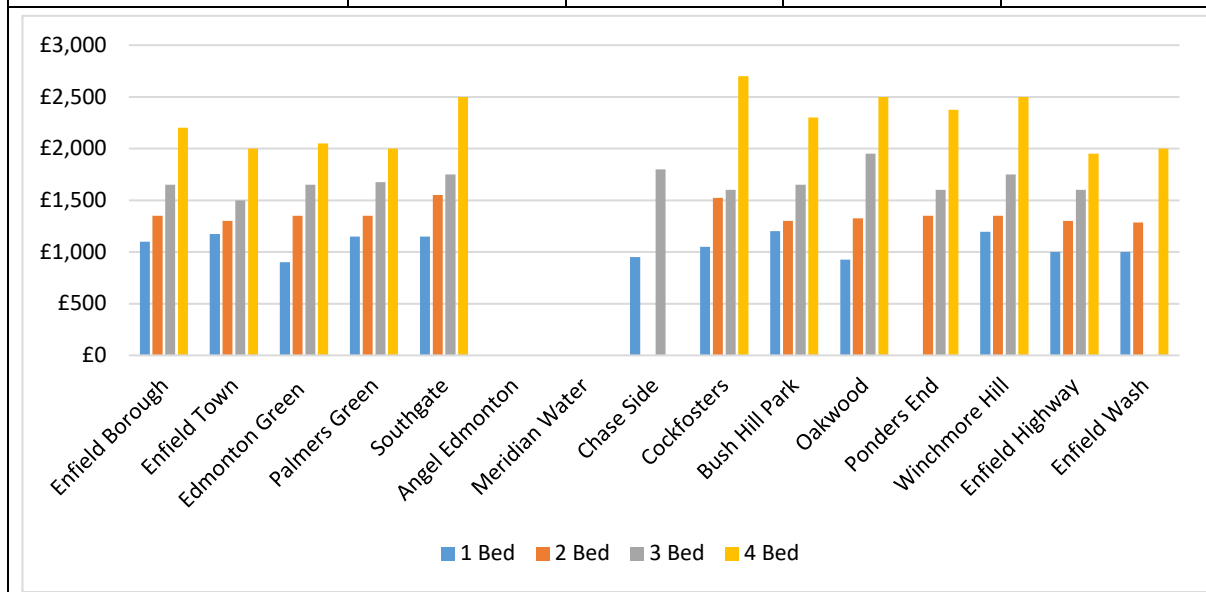
A common comment from BTR players is that BTR schemes tend to put a lower value on development sites than for sale appraisals. Residential development is different to commercial in that it has two potential end users - owners and renters. Where developers can sell on a retail basis to owners (or investors paying retail prices - i.e. buy to let investors) this has been the preferred route to market as values tend to exceed institutional investment pricing, which is based on a multiple of the rental income. This was described as "BTR is very much a yield-based pricing model."

- 4.51 In estimating the likely level of rent, we have undertaken a survey of market rents across the Borough.

²⁷ In October 2018 the Communities Secretary announced that majority of newbuild houses should be sold as freehold and new leases to be capped at £10. <https://www.gov.uk/government/news/communities-secretary-signals-end-to-unfair-leasehold-practices>

Table 4.8 Median Asking Rents advertised on Rightmove (£/month)

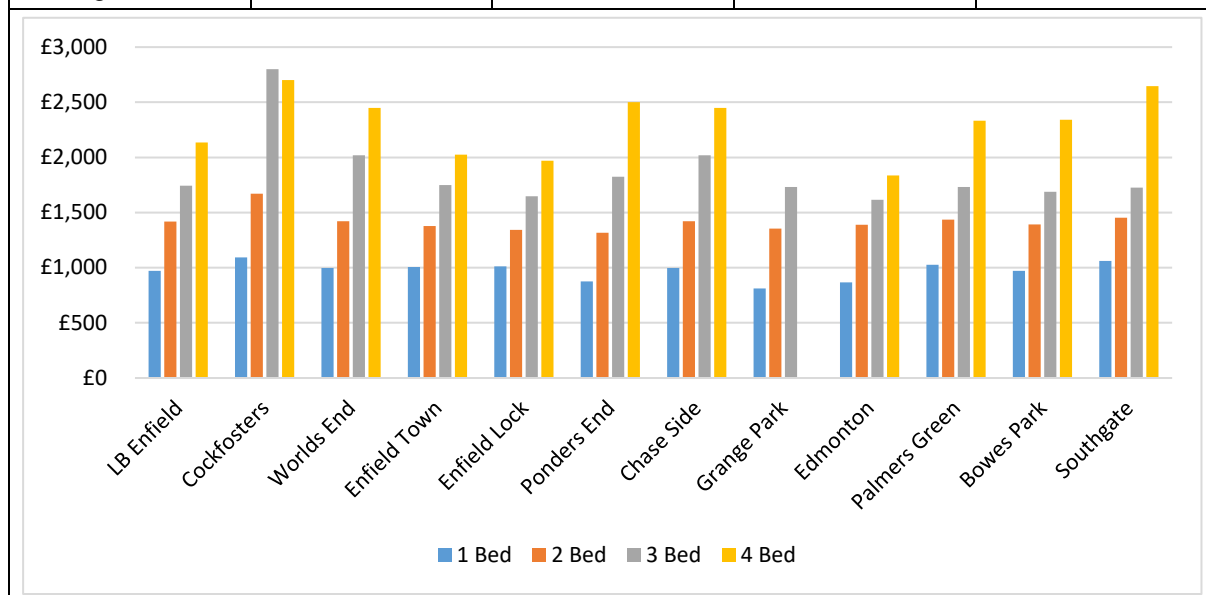
	1 bed	2 beds	3 beds	4 beds
Enfield Borough	£1,100	£1,350	£1,650	£2,200
Enfield Town	£1,175	£1,300	£1,500	£2,000
Edmonton Green	£900	£1,350	£1,650	£2,050
Palmers Green	£1,150	£1,350	£1,675	£2,000
Southgate	£1,150	£1,550	£1,750	£2,500
Angel Edmonton				
Meridian Water				
Chase Side	£950		£1,800	
Cockfosters	£1,050	£1,525	£1,600	£2,700
Bush Hill Park	£1,200	£1,300	£1,650	£2,300
Oakwood	£925	£1,325	£1,950	£2,500
Ponders End		£1,350	£1,600	£2,375
Winchmore Hill	£1,195	£1,350	£1,750	£2,500
Enfield Highway	£1,000	£1,300	£1,600	£1,950
Enfield Wash	£1,000	£1,285		£2,000



Source: Rightmove.co.uk (February 2021) (The blanks in the table are where this source does not include data.)

Table 4.9 Average Asking Rents Reported by Zoopla (£/month)

	1 Bed	2 Bed	3 Bed	4 Bed
LB Enfield	£972	£1,418	£1,744	£2,136
Cockfosters	£1,092	£1,671	£2,801	£2,700
Worlds End	£999	£1,420	£2,018	£2,448
Enfield Town	£1,005	£1,378	£1,749	£2,025
Enfield Lock	£1,013	£1,342	£1,648	£1,969
Ponders End	£875	£1,317	£1,826	£2,500
Chase Side	£999	£1,420	£2,018	£2,448
Grange Park	£811	£1,355	£1,733	
Edmonton	£868	£1,389	£1,617	£1,837
Palmers Green	£1,026	£1,435	£1,732	£2,332
Bowes Park	£972	£1,392	£1,687	£2,340
Southgate	£1,062	£1,454	£1,726	£2,645



Source: Zoopla.co.uk (January 2021) (The blanks in the table are where this source does not include data.)

4.52 The Valuation Office Agency (VOA) collect data on rent levels:

	Count of rents	Mean	Lower quartile	Median	Upper quartile
Room					
Studio	30	£844	£800	£850	£900
1 Bedroom	140	£979	£900	£950	£1,070
2 Bedroom	210	£1,301	£1,200	£1,300	£1,395
3 Bedroom	120	£1,569	£1,450	£1,533	£1,650
4+ Bedroom	40	£1,991	£1,570	£1,826	£2,250

Source: VOA Private rental market summary statistics in England (released 11th December 2020)

4.53 In calculating the value of PRS units it is necessary to consider the yields. Several sources of information have been reviewed.

4.54 Savills in its *Investing in Private Rent* (Savills, 2018) reports a North-South divide:

Net initial yields on BTR deals averaged 4.3 per cent between 2015 and 2017. But that hides substantial regional variation. While half that investment took place in London, where yields averaged 3.8 per cent, across Scotland and the north of England the average yield was 4.9 per cent. In London and the South, the income returns from funding deals are higher than on standing investments, as you might expect. In the North, this is not necessarily the case, given issues over the quality of some of the existing rental stock and the rental covenant attached to it, all limited by the fact that we're yet to see any of the purpose-built kit trade yet. As investors focus more on the potential growth of the income stream and less on the track record of local house price growth, we expect yields from purpose-built assets to show less regional variation.

4.55 Knight Frank in its *Residential Yield Guide* (February 2018) reported a 4.0% to 4.24% yield in Prime Regional Cities (including London) and 5.0% to 5.25% in Secondary Regional Cities.

4.56 Having considered a range of sources, a gross yield of 4% has been assumed. It is also assumed that such development will be flatted and close to the train and tube stations centres. In considering the rents to use in this assessment it is necessary to appreciate that much of the exiting rental stock is relatively poor, so new PRS units are likely to have rental values that are well in excess of the averages, with yields that are below the averages. Through the February 2021 consultation process, it was suggested that the initial rental assumptions²⁸ were too low so these have been increased in line the rent expectations from the Council's own schemes in this sector. It is important to note that these figures are derived from the east of the Borough. Higher rents may prevail on the west and central areas. An allowance of 20% is made for costs (management, voids, bad debts, repairs etc).

4.57 Through the February 2021 consultation process, it was also suggested that yield assumptions may be too high (leading to the values being understated. Reference was made to CBRE *Market View Data (Multifamily Investment Q1 2020)* report that makes reference to a yield of 3.50% and that the previous CBRE report (Q4 2019) also had less than 4% at 3.75% for outer London. In addition the Council's consultants reviewing applicant viability appraisals at the

²⁸ 1 bed £1,070/month, 2 bed £1,395/month, 3 bed £1,700/month, 4 bed £2,250/month,

development management stage are saying 3.5% to 3.75% may be more appropriate. 4% is likely to be to at the higher end of the yield range, underlining the cautious approach being taken in this assessment.

	1 bed	2 bed	3 bed
Gross Rent (£/month)	£1,350	£1,550	£1,750
Gross Rent (£/annum)	£16,200	£18,600	£21,000
Net Rent (£/annum)	£12,960	£14,880	£16,800
Value	£324,000	£372,000	£420,000
m ²	50	70	84
£/m ²	£6,480	£5,314	£5,000

Source: HDH (April 2021)

- 4.58 This approach derives a value for private rent, under the Build to Rent format of £5,500/m² or so.
- 4.59 It is relevant to note that the *London Plan Viability Study* (Three Dragons Turner & Townsend Housing Futures Ltd, December 2017) uses an approach that assumes that Build to Rent units do not remain in the Private Rented Sector in perpetuity so is not directly comparable.

Affordable Housing

- 4.60 A core output of this study is advice as to the level of the Affordable Housing requirement, so it is necessary to estimate the value of such housing. In this study it is assumed that affordable housing is constructed by the site developer and then sold to a Registered Provider (RP).

Affordable Housing Values

- 4.61 Prior to the Summer 2015 Budget, Affordable Rents were set at up to 80% of open market rent and generally went up, annually, by inflation (CPI) plus 1%, and Social Rents were set through a formula, again with an annual inflation plus 1% increase. Under arrangements announced in 2013, these provisions were to prevail until 2023, and formed the basis of many housing associations' and other providers' business plans. Housing associations knew their rents would go up and those people and organisations who invest in such properties (directly or indirectly) knew that the rents were going up year on year. This made them attractive as each year the rent would always be a little more relative to inflation.
- 4.62 In the 2015 Budget, it was announced that Social Rents and Affordable Rents would be reduced by 1% per year for 4 years. This change reduced the value of Affordable Housing. In October 2017, the Government announced that Rents will rise by CPI +1% for five years from 2020. The values of Affordable Housing have been re-considered.

- 4.63 In the *Enfield Small Sites Research, Detailed Report and Case Study Findings* (AECOM, Ben Hunt Planning, JLL, Farrells, January 2021) values of £2,723/m² to £3,230/m² were used for affordable housing.

Social Rent

- 4.64 The value of social rented property is a factor of the rent – although the condition and demand for the units also have an impact. Social Rents are set through a national formula that smooths the differences between individual properties and ensures properties of a similar type pay a similar rent:

Unit Size	£ per week				Unit count
	Net rent	Social rent rate	Service charge	Gross rent	
Average weekly net rent (£ per week) by unit size for Enfield - Large PRPs ²⁹					
Non-self-contained	£87.03	£75.18	£44.55	£117.89	306
Bedsit	£78.22	£77.31	£2.36	£80.25	36
1 Bedroom	£100.19	£98.66	£20.39	£117.61	907
2 Bedroom	£117.74	£115.88	£13.04	£128.16	2,250
3 Bedroom	£138.95	£135.61	£6.37	£141.85	1,954
4 Bedroom	£153.15	£153.50	£4.63	£156.45	366
5 Bedroom	£158.05	£160.80	£4.12	£161.67	33
6+ Bedroom	£170.74	£174.35	£7.76	£176.78	9
All self-contained	£124.74	£122.52	£12.23	£133.08	5,555
All stock sizes	£122.77	£120.02	£13.94	£132.29	5,861
Owned stock. Large PRPs only - unweighted. Excludes Affordable Rent and intermediate rent, but includes other units with an absolute exception for the WRWA 2016. Stock outside England is excluded.					

Source: Table 9, RSH SDR 2019 – Data Tool³⁰

- 4.65 This study concerns only the value of newly built homes. There seems to be relatively little difference in the amounts paid by Registered Providers (RPs) for such units across the area. In this study, the value of Social Rents is assessed assuming 10% management costs, 4% voids and bad debts and 6% repairs. These are capitalised at 4%.

²⁹ PRPs are providers of social housing in England that are registered with RSH and are not Local Authorities. This is the definition of PRPs in the Housing and Regeneration Act 2008.

³⁰ <https://www.gov.uk/government/statistics/statistical-data-return-2018-to-2019> (October 2020)

	1 Bedroom	2 Bedrooms	3 Bedrooms	4 Bedrooms
Rent (£/week)	£100.19	£117.74	£138.95	£153.15
Rent (£/annum)	£5,210	£6,122	£7,225	£7,964
Net Rent	£4,168	£4,898	£5,780	£6,371
Value	£98,068	£115,247	£136,008	£149,907
m ²	50	70	84	97
£/m ²	£1,961	£1,646	£1,619	£1,545

Source: HDH (February 2021)

- 4.66 On this basis, a value of £1,800/m² across the study area would be assumed, although it is assumed that the affordable housing provided is under the Affordable Rent tenure (see below).
- 4.67 The *London Plan Viability Study* (Three Dragons Turner & Townsend Housing Futures Ltd December 2017) does not provide a figure for Social Rent, rather looking at London Affordable Rent (and London Living Rent).

Affordable Rent

- 4.68 The Government introduced Affordable Rent in 2010 as a 'new' type of Affordable Housing. Under Affordable Rent, a rent of no more than 80% of the market rent for that unit can be charged. In the development of Affordable Housing for rent, the value of the units is, in large part, the worth of the income that the completed let unit will produce. This is the amount an investor (or another RP) would pay for the completed unit.
- 4.69 In estimating the likely level of Affordable Rent, a survey of market rents across the LB Enfield area has been undertaken and is set out under the Build to Rent heading above.
- 4.70 As part of the reforms to the social security system, housing benefit /local housing allowance is capped at the 3rd decile of open market rents for that property type, so in practice Affordable Rents are unlikely to be set above these levels. The cap is set by the Valuation Office Agency (VOA) by Broad Rental Market Area (BRMA). Where this is below the level of Affordable Rent at 80% of the median rent, it is assumed that the Affordable Rent is set at the LHA Cap. The Borough is in the Outer North London BRMA.

Shared Accommodation	£113.11
One Bedroom	£246.24
Two Bedrooms	£299.18
Three Bedrooms	£368.22
Four Bedrooms	£437.26

Source: VOA (February 2021)

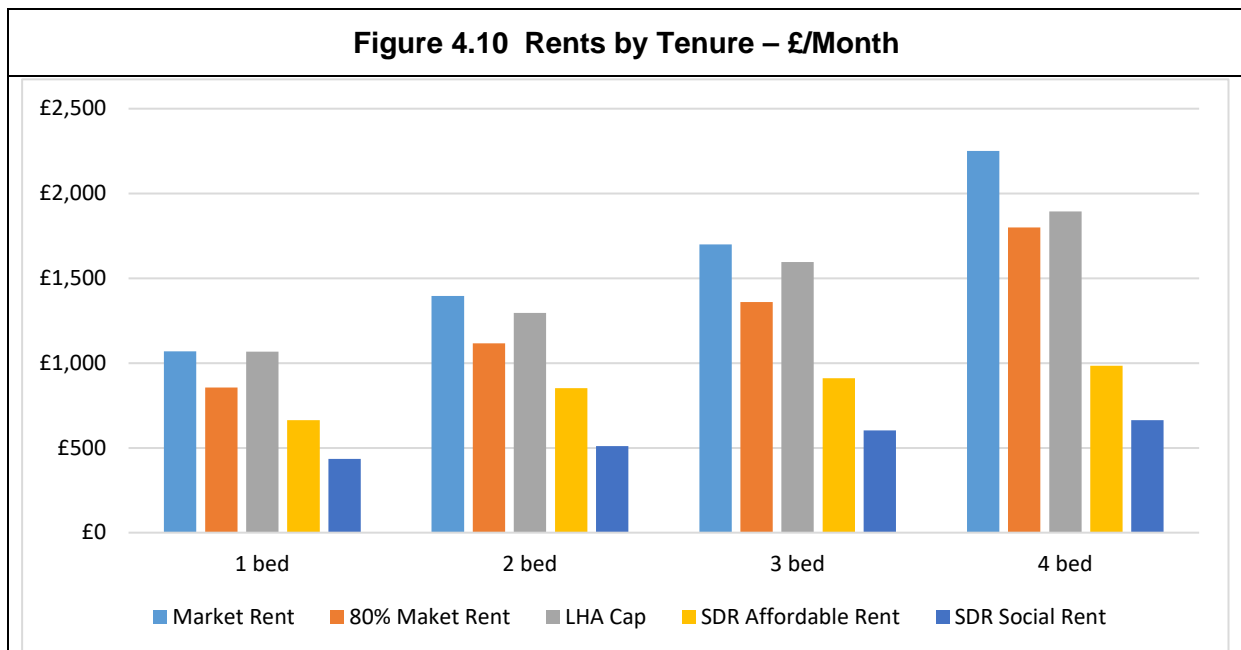
- 4.71 These caps are generally more than the Affordable Rents being charged as reported in the most recent HCA data release (although this data covers both newbuild and existing homes).

Unit Size	£ per week	
	Gross rent	Unit count
Non-self-contained	£185.03	10
Bedsit	£129.01	1
1 Bedroom	£153.23	149
2 Bedroom	£196.55	305
3 Bedroom	£210.10	128
4 Bedroom	£227.24	85
5 Bedroom	£0.00	0
6+ Bedroom	£0.00	0
All self-contained	£193.29	668
All stock sizes	£193.17	678

Owned stock. All PRPs owning Affordable Rent units - unweighted. Stock outside England is excluded.

Source: Table11, RSH SDR 2019 – Data Tool³¹

- 4.72 The rents can be summarised as follows.



³¹ <https://www.gov.uk/government/statistics/statistical-data-return-2018-to-2019>

Source: Market Survey, HCA Statistical Return and VOA (February 2020)

- 4.73 Initially, in calculating the value of Affordable Rent, we have allowed for 10% management costs, 4% voids and bad debts and 6% repairs, and capitalised the income at 4.5%. It is assumed that the Affordable Rent is no more than the LHA cap. On this basis affordable rented property has the following worth.

	1 Bedroom	2 Bedrooms	3 Bedrooms	4 Bedrooms
Gross Rent (£/month)	£856	£1,116	£1,360	£1,800
Gross Rent (£/annum)	£10,272	£13,392	£16,320	£21,600
Net Rent	£8,218	£10,714	£13,056	£17,280
Value	£205,440	£267,840	£326,400	£432,000
m ²	50	70	84	97
£/m ²	£4,109	£3,826	£3,886	£4,454

Source: HDH (November 2020)

- 4.74 Using this method to assess the value of Affordable Housing, under the Affordable Rent tenure, a value of £4,000/m² or so is derived. This figure is somewhat above the assumption used in the *London Plan Viability Study* (Three Dragons Turner & Townsend Housing Futures Ltd, December 2017) and the *In the Enfield Small Sites Research, Detailed Report and Case Study Findings* (AECOM, Ben Hunt Planning, JLL, Farrells, January 2021). Whilst we would expect affordable housing values to have increased since the evidence was prepared to support the London Plan, it is notable that viability assessments submitted through the development management process all have lower figures than this. Having considered this further a value of £2,500/m² is assumed for London Affordable Rent.

Affordable Home Ownership

- 4.75 Intermediate products for sale include Shared Ownership and shared equity products³². We have assumed a value of 70% of open market value for these units. These values were based on purchasers buying an initial 30% share of a property and a 2.5%³³ per annum rent payable on the equity retained. The rental income is capitalised at 4% having made a 2% management allowance.
- 4.76 The following table shows 'typical' values for Shared Ownership housing at a range of proportions sold:

³² For the purpose of this assessment, it is assumed that the 'affordable home ownership' products, as referred to in paragraph 64 of the 2019 NPPF, fall into this definition,

³³ A rent of up to 3% may be charged – although we understand that in this area 2.75% is more usual.

Table 4.17 Value of Shared Ownership Housing at 30% to 80% of Proportion Sold

Market Value			% Sold		Rent			Value		
m2	£/m2	£	%	£	%	£/year	£	£	£/m2	% OMV
95	5,500	522,500	10%	52,250	2.50%	11,756	288,028	340,278	3,582	65.13%
95	5,500	522,500	20%	104,500	2.50%	10,450	256,025	360,525	3,795	69.00%
95	5,500	522,500	30%	156,750	2.50%	9,144	224,022	380,772	4,008	72.88%
95	5,500	522,500	40%	209,000	2.50%	7,838	192,019	401,019	4,221	76.75%
95	5,500	522,500	50%	261,250	2.50%	6,531	160,016	421,266	4,434	80.63%
95	5,500	522,500	60%	313,500	2.50%	5,225	128,013	441,513	4,648	84.50%
95	5,000	475,000	10%	47,500	2.50%	10,688	261,844	309,344	3,256	65.13%
95	5,000	475,000	20%	95,000	2.50%	9,500	232,750	327,750	3,450	69.00%
95	5,000	475,000	30%	142,500	2.50%	8,313	203,656	346,156	3,644	72.88%
95	5,000	475,000	40%	190,000	2.50%	7,125	174,563	364,563	3,838	76.75%
95	5,000	475,000	50%	237,500	2.50%	5,938	145,469	382,969	4,031	80.63%
95	5,000	475,000	60%	285,000	2.50%	4,750	116,375	401,375	4,225	84.50%

Source: HDH 2021

- 4.77 In November 2020, the Government started a consultation around the standard shared ownership model, to reduce initial share to 10% and to require the housing association to repair the unit for the first ten years. It is too early to know how this may impact on values.
- 4.78 It is important to note that there is an income cap that applies to Shared Ownership properties of £90,000/year³⁴. Generally, the Council considers households should not spend more than 40% of their net household income on direct housing costs (mortgage or rent). This means the maximum monthly charge is in effect £1,310/month, which caps the mortgage at about £450,000 (assuming a 25 year repayment at 3.5%). Assuming a 10% deposit, this means the maximum price under such products is about £490,000.

Grant Funding

- 4.79 It is assumed that grant is not available for market housing lead schemes of the type assessed in this Viability Update. Funding may be available in exceptional circumstances, for example to facilitate regeneration infrastructure.

Older People's Housing

- 4.80 Housing for older people is generally a growing sector due to the demographic changes and the aging population. The Council recently approved its own application³⁵ for a 3 - 4 storey building to provide extracare accommodation of 91 flats (81x1 bed and 10x2 bed) at Reardon Court, 26 Cosgrove Close and approved a scheme³⁶ on Council owned land for a 75 bed care home at Bridge House, 1 Forty Hill.

³⁴ [Affordable home ownership schemes: Buying through shared ownership - GOV.UK \(www.gov.uk\)](https://www.gov.uk/government/consultations/affordable-home-ownership-schemes-buying-through-shared-ownership)

³⁵ 19/03802/RE4

³⁶ 17/03925/FUL

- 4.81 The sector brings forward two main types of product that are defined in paragraph 63-010-20190626 of the PPG:

Retirement living or sheltered housing: *This usually consists of purpose-built flats or bungalows with limited communal facilities such as a lounge, laundry room and guest room. It does not generally provide care services, but provides some support to enable residents to live independently. This can include 24 hour on-site assistance (alarm) and a warden or house manager.*

Extra care housing or housing-with-care: *This usually consists of purpose-built or adapted flats or bungalows with a medium to high level of care available if required, through an onsite care agency registered through the Care Quality Commission (CQC). Residents are able to live independently with 24 hour access to support services and staff, and meals are also available. There are often extensive communal areas, such as space to socialise or a wellbeing centre. In some cases, these developments are known as retirement communities or villages - the intention is for residents to benefit from varying levels of care as time progresses.*

- 4.82 HDH has received representations from the Retirement Housing Group (RHG) a trade group representing private sector developers and operators of retirement, care and extracare homes. They have set out a case that Sheltered Housing and Extracare Housing should be tested separately. The RHG representations assume the price of a 1 bed Sheltered unit is about 75% of the price of existing 3 bed semi-detached houses and a 2 bed Sheltered property is about equal to the price of an existing 3 bed semi-detached house. In addition, it assumes Extracare Housing is 25% more expensive than Sheltered Housing.

- 4.83 A typical price of a 3 bed semi-detached home has been taken as a starting point. On this basis it is assumed Sheltered and Extracare Housing has the following worth:

Table 4.18 Worth of Sheltered and Extracare			
Higher	Area (m ²)	£	£/m ²
3 bed semi-detached		£875,000	
1 bed Sheltered	50	£656,250	£13,125
2 bed Sheltered	75	£875,000	£11,667
1 bed Extracare	65	£820,313	£12,620
2 bed Extracare	80	£1,093,750	£13,672
Medium	Area (m ²)	£	£/m ²
3 bed semi-detached		£650,000	
1 bed Sheltered	50	£487,500	£9,750
2 bed Sheltered	75	£650,000	£8,667
1 bed Extracare	65	£609,375	£9,375
2 bed Extracare	80	£812,500	£10,156
Lower	Area (m ²)	£	£/m ²
3 bed semi-detached		£475,000	
1 bed Sheltered	50	£356,250	£7,125
2 bed Sheltered	75	£475,000	£6,333
1 bed Extracare	65	£445,313	£6,851
2 bed Extracare	80	£593,750	£7,422

Source: HDH (February 2021)

- 4.84 We have undertaken a review of older people's schemes within the Borough and surrounding area.

	1 Bed		2 Bed		All	
	£	£/m ²	£	£/m ²	£	£/m ²
EN1	£188,000	£4,306	£232,500	£3,922	£202,833	£4,210
EN1	£210,000				£210,000	
EN2	£172,498	£3,864	£281,000	£4,388	£226,749	£4,213
EN2	£179,950	£4,579			£179,950	£4,579
EN3	£108,333	£2,233	£256,648	£3,904	£207,210	£3,486
EN3	£175,000				£175,000	
EN4	£207,475		£338,333	£5,752	£285,990	£5,752
N14	£271,650	£4,444	£275,000	£6,000	£272,990	£5,222
N21	£301,500	£5,338	£438,124	£6,389	£369,812	£5,805
N22			£297,800	£5,146	£297,800	£5,146
N9	£134,000		£165,000		£149,500	
(blank)	£175,000	£3,721	£300,000	£4,478	£206,250	£4,099
All	£216,822	£4,334	£319,696	£4,972	£269,131	£4,724

Source: Market Survey (February 2021)

- 4.85 Based on the above, a value of £6,600/m² is assumed for Sheltered Housing and for Extracare. Extracare is likely to have a higher value, however we have been unable to evidence this.
- 4.86 No allowance is made for ground rents.
- 4.87 The value of units as Affordable Housing has also been considered. It has not been possible to find any directly comparable schemes where housing associations have purchased social units in a market led extracare development. Private sector developers have been consulted. They have indicated that, whilst they have never disposed of any units in this way, they would expect the value to be in line with other Affordable Housing – however they stressed that the buyer (be that the local authority or housing association) would need to undertake to meet the full service and care charges.
- 4.88 This approach was confirmed through the February 2021 consultation process.

Student Housing and Shared Living

- 4.89 There is not currently a large student population in the Enfield and no purpose-built student accommodation. The Council is however considering including an element of such accommodation at Meridian Water, so it is appropriate to consider the viability of student housing in its own right. There is an overlap in the market with the Build to Rent sector which is also considered as a separate development type (the economics of Build to Rent are different from market housing).

- 4.90 A survey of student housing around Outer London has been carried out. Most students live in mainstream residential housing that is rented in the open market, however some of this is through the academic institutions' approved landlord / letting schemes.
- 4.91 Two forms of student accommodation have been modelled, the Cluster Flat model and the Studio Flat model. Cluster Flats are groups of rooms (en-suite or not) sharing living space and a kitchen. Studio Flats are slightly larger rooms, including a kitchenette.
- 4.92 It is difficult to make direct comparisons as some operators let rooms just during term time (allowing other commercial uses in the holidays), some for a 42 week academic year (allowing other commercial uses in the summer), and some operators let for a 51 week year. Across the different sites and operators, the product offered varies from basic to luxurious and this is reflected in the rents. The average rents are:

Table 4.20 – Student Housing – Rent by Type (£/week)			
	Cluster	Studio	All
E1	£260	£328	£301
E2	£286	£347	£337
E3	£220		£220
EC1V	£320	£363	£357
N1	£172	£240	£226
N10		£193	£193
N16	£177	£259	£218
N17	£178	£342	£303
N7		£259	£259
WC1X	£172	£203	£187
All	£223	£321	£300

Source: Market Survey (February 2021)

- 4.93 The average for cluster flats is £11,350/year and the average for self-contained accommodation is £16,365/year, although it is important to appreciate that this is the average of all units, including those closer to Central London.
- 4.94 All the above units analysed above are in TFL Zones 1 to 3. Meridian Water is in Zone 4 so commuting would be more expensive and take longer in time, and this is likely to be reflected in the rents.
- 4.95 There is little evidence of rents for Shared Living. The VOA's *Private rental market summary statistics in England* (released 11th December 2020) suggests rents for studios are about £850 per month. They do not provide a figure for a room in Shared Accommodation but do for some of the neighbouring councils (Haringey - £675/month, Waltham Forest £607/month). These figures are not directly comparable with purpose built Shared Living accommodation, rather being HMO costs. The cost of Shared Living schemes in Central London are typically around

£1,000/month for an en-suite room, and around £1,300/month a for a studio. The closest scheme we can find is in Stratford where rents start at £1,382 per month.

4.96 An assumption of £8,500/room/year is assumed for student accommodation under the studio model. Cluster accommodation is not modelled as the site is rather remote from the universities so is unlikely to be attractive. This figure is broadly in line with the assumption used in the *London Plan Viability Study* (Three Dragons Turner & Townsend Housing Futures Ltd December 2017). An assumption of £12,000/room/year is assumed for shared living accommodation. This figure is a little higher than the assumption used in the *London Plan Viability Study* (Three Dragons Turner & Townsend Housing Futures Ltd December 2017), however the market has developed somewhat over the last few years.

4.97 The rents are be discounted by 3% to reflect voids and bad debts at this stage. In deriving the values, the following assumptions are used:

Student Studio:	£8,500	less 3%	£8,245/year
Shared Living:	£12,000	less 3%	£11,640/year

4.98 Having made an allowance for management and repair costs, and capitalised the income at 4%, the following capital values are derived.

		Student Studio	Shared Living
Rent		£8,245	£11,640
Management etc	%	25%	30%
Net Rent		£6,184	£8,148
Yield		4.00%	4.00%
Value per room	£	£154,594	£203,700

Source: HDH (February 2021)

4.99 It is necessary to caveat the student accommodation assumptions. Those presented above relate to a normal market, with the normal functioning of the higher education sector. This sector is not currently functioning normally due to the pandemic, with most lectures and seminars being conducted on-line. This is likely to continue have a significant impact on the demand for such accommodation.



5. Non-Residential Market

- 5.1 This chapter sets out an assessment of the markets for non-residential property, providing a basis for the assumptions of prices to be used in financial appraisals for the sites tested in the study. There is no need to consider all types of development in all situations – and certainly no point in testing the types of scheme that are unlikely to come forward as planned development. In this study we have considered the larger format office and industrial use.
- 5.2 Market conditions broadly reflect a combination of national economic circumstances and local supply and demand factors. However, even within the Borough, there will be particular localities, and ultimately, site-specific factors, that generate different values and costs.

National Overview

- 5.3 The various non-residential markets in the Enfield area reflect national trends:

- *Retail and office availability still rising at a rapid pace*
- *Industrials continue to outperform, as occupier and investor demand strengthens noticeably in Q4*
- *Outlook for capital values and rents increasingly divergent at the sector level.*

The Q4 2020 RICS UK Commercial Property Survey results continue to portray a challenging set of conditions overall, with many parts of the real estate sector still struggling against the economic pressures caused by the pandemic. That said, this headline assessment does not apply to the industrial sector, which, supported by more favourable structural dynamics, has seen activity strengthen once again in Q4.

On the occupier side of the market, a headline net balance of -27% of contributors reported a fall in tenant demand over the quarter. On the face of it, this decline appears less severe than in Q2 and Q3, when net balances of -55% and -33% were posted. However, the disaggregated figures show the latest readings remain steeped in negative territory across both the retail (-78% net balance) and office sectors (-63% net balance). Meanwhile, the industrial sector was solely responsible for driving the slightly less negative headline reading, with a net balance of +41% of respondents citing an improvement in occupier demand (up from +22% last time).

This contrast in fortunes is also evident in the data on availability, as the retail sector posted the sharpest uptick in vacant space (in net balance terms) since the series was formed in 1999. Likewise, the availability of leasable office space rose at the strongest rate since the global financial crisis. Unsurprisingly, incentive packages on offer to tenants were increased significantly in both cases during Q4. At the other end of the scale, industrial availability continued to contract, with the latest net balance falling to -35% from -14% last quarter.

Q4 2020 RICS UK Commercial Property Survey

Non-Residential Market

- 5.4 The *London Borough of Enfield Employment Land Review Final Report* (AECOM October 2018) included a detailed assessment of the local employment markets so that will not be repeated here. This summarised the current situation:

4.2.4 Spatially, four broad strategic corridors can be identified within the Borough defined by the strategic road network:

- *an eastern corridor along the A110 and the parallel A10;*

- the A406 (North Circular) road running east-west in the south;
- the M25 corridor running along much of the north of Enfield; and
- the Hertford North railway line corridor.

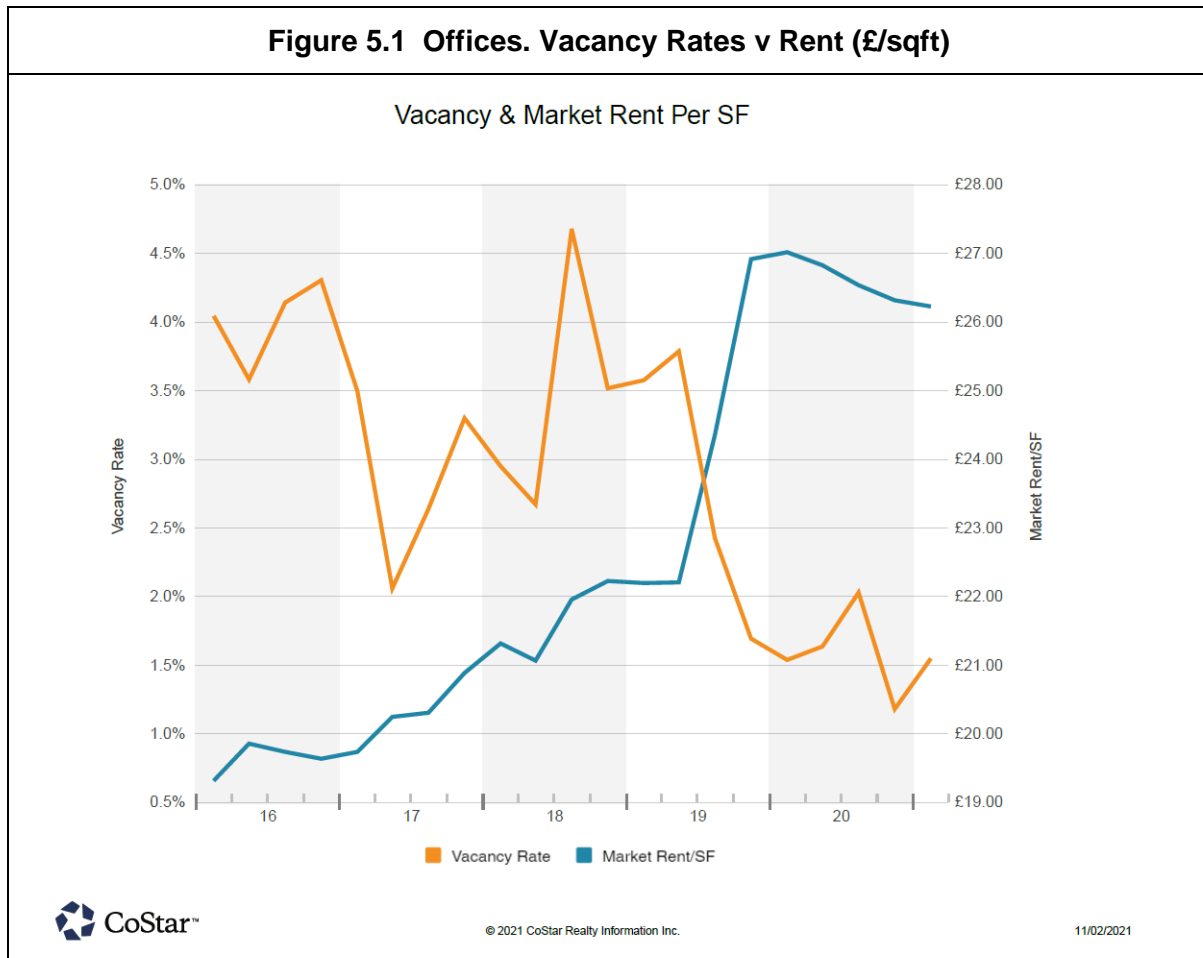
4.2.5 Whilst all areas contain employment land to some extent, supply is mostly focused on the eastern, the A406 and M25 corridors.

- 5.5 The main employment clusters are along the Lee Valley, although employment does take place more widely. At the time of this update there is little speculative non-residential development being undertaken. This is well illustrated by the global communications software company Metaswitch which is significantly expanding its global headquarters in Enfield Town³⁷.
- 5.6 This study is concerned with new property that is likely to be purpose built. There is little evidence of a significant variance in price for newer premises more suited to modern business, although very local factors (such as the access to transport network) are important.
- 5.7 There is a predominance of logistics uses in the north east of the Borough, particularly close to the M25 / A10 junction.
- 5.8 Various sources of market information have been analysed, the principal sources being the local agents, research published by national agents, and through the Estates Gazette's Property Link website (a commercial equivalent to Rightmove.co.uk). In addition, information from CoStar (a property industry intelligence subscription service) has been used. Much of this commercial space is 'second hand' and not of the configuration, type and condition of new space that may come forward in the future, so is likely to command a lower rent than new property in a convenient well accessed location with car parking and that is well suited to the modern business environment. This chapter considers the value of newly developed office and industrial sites.
- 5.9 **Appendix 9** includes market data from CoStar.

Offices

- 5.10 Enfield sits in the wider North London market. Offices tend to be mixed in with other uses, either in the town centres and close to the stations, or within the older industrial areas. Limited purpose-built space has come forward on the business parks.
- 5.11 CoStar data shows a notable increase in rents over the last five years, although these have fallen more recently. There are low levels of vacancies, although these do tend to fluctuate somewhat.

³⁷ - Metaswitch has consolidated three buildings into one with relocation in Enfield Town at the Genotin Road car park. The planning ref number is: 18/03009/FUL (Erection of a five storey block of offices (B1a), ground floor business café (B1a/A3) and conference space (B1a/D1), with basement level, ground floor car parking, landscaping and ancillary works).



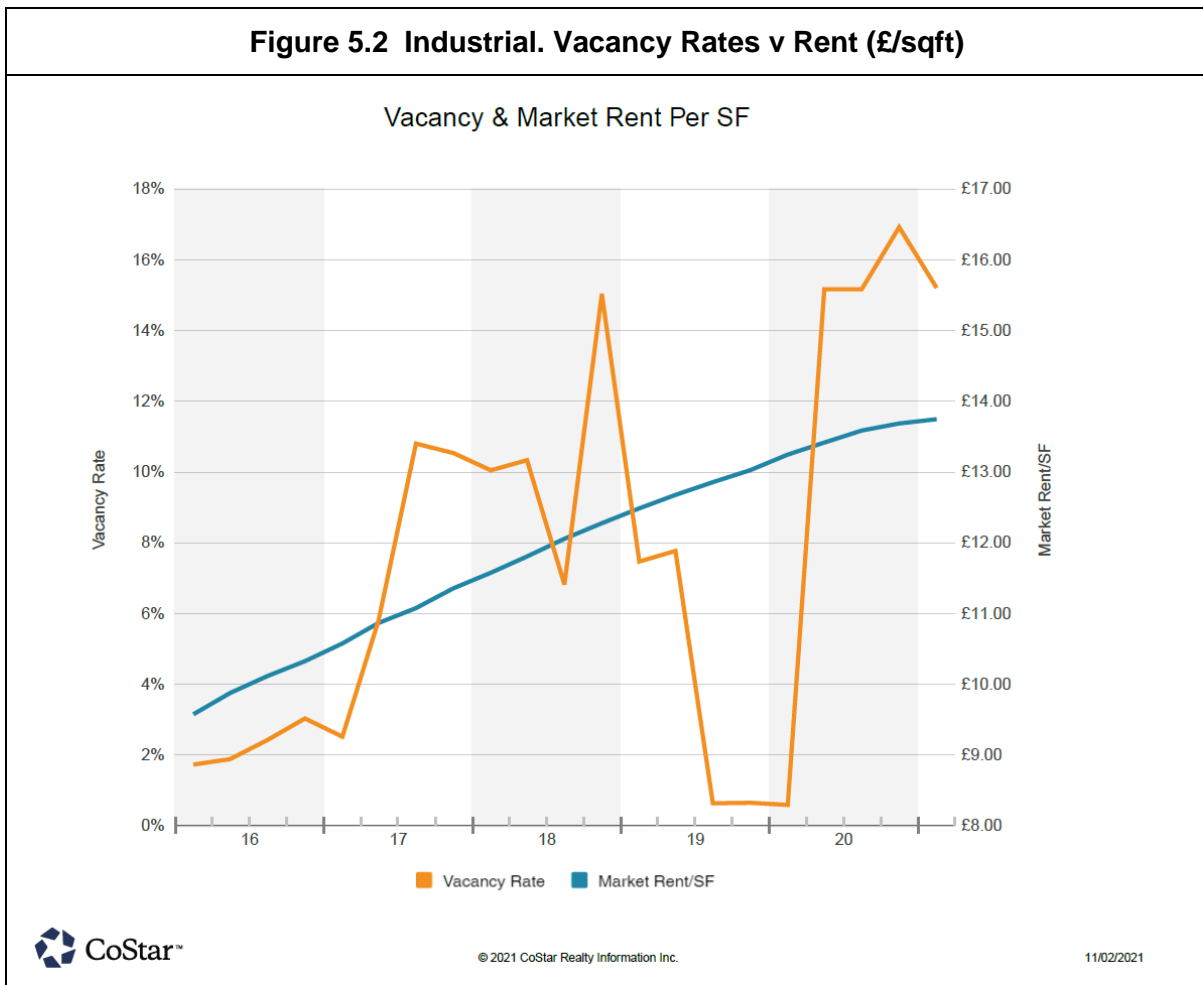
Source: CoStar (February 2021)

- 5.12 CoStar is currently reporting rents (for all types of office) across Barnet, Enfield and Waltham Forest, of about £225/m²/year (£21/sqft/year). On the whole, these buildings are not modern offices that are best suited to current work practices. Newer offices with good transport access and with a flexible layout, are most likely to be between around £375/m²/year (£35/sqft/year).
- 5.13 There is little higher quality, more modern, (ie of the type that is most likely to be developed) office space being advertised, but older units in the town centres are typically seeking rents in around of £320/m²/year (£30/sqft/year).
- 5.14 CoStar reports an average yield of 4.54% and a median yield of 3.99% across all the transactions (although the sample is small). We would expect new units (or groups of units) to achieve a yield of 5% or so, with smaller units (being a little less attractive to investors) achieving a yield of 6% or so.
- 5.15 These assumptions are a little different to those used in the *London Plan Viability Study* (Three Dragons Turner & Townsend Housing Futures Ltd December 2017) where rents of £246/m²/year (range £54/m²/year to £560/m²/year) and a yield of 6.1% were assumed for 'Offices Outer'.

- 5.16 On this basis new office development would have a value of £7,100/m² (£660/sqft) on larger schemes, and about £5,900/m² (£550/sqft) on smaller schemes (having allowed for a rent free / void period of 12 months).
- 5.17 CoStar reports average sales prices of about £4,575/m² (£425/sqft), although the sample is dominated by older units, with less good facilities.

Industrial and Distribution

- 5.18 Industrial space is concentrated in and around the Lee Valley, but is also found more widely. CoStar data also shows a steady increase in rents over the last five years in the industrial sector, and a recent increase in vacancies. This situation is not recognised by local agents who report that reasonable industrial space remains in strong demand.
- 5.19 The market is active at the time of this report. British Land (a UK listed REIT) is reported to have exchanged contracts (at £85,000,000) for the acquisition house, a 20,000m² warehouse let to Waitrose and Crown Records Management. In this context British Land that the site 'offers significant redevelopment potential given the opportunity to increase density'.
- 5.20 Strong demand is reported for larger format distribution units in the North of the Borough, with good access to the M25.



Source: CoStar (February 2021)

- 5.21 CoStar is currently reporting average rents in LB Enfield (for all types of industrial space) of about £110/m²/year (£10.25/sqft/year), with the median being a little higher at £138/m²/year (£12.90/sqft/year). More modern buildings that are well located and with adequate parking are securing rents that are higher.
- 5.22 Whilst there is little differentiation of rents relative to the size of the units, we have considered very large units in more detail. Due to the lack of local comparables, wider data has been drawn on. We have reviewed several sources.
- a. Savills, in *Big Shed Briefing* (Savills, January 2021), reports rents of £7.75/sqft to £20/sqft in London and the Southeast. A prime investment yields, on a national basis, of about 3.75% for multi let units and for distribution is given. It is notable that in the July 2020 iteration, prime investment yields, on a national basis, of about 4.25% for multi let units, and 4.5% for distribution units was quoted.
 - b. CBRE, in *UK Logistics Market Summary Q4 2020*, reports the following for prime 'Big Box' rent in the South East submarket of £178/m²pa (£16.50 per sq. ft pa) (3.9% NIY).
 - c. Knight Frank, in *London & SE Industrial Market Research, 2020 Review*, reports prime rents of £215/m²pa (£20/sqft) and yields of 4%.
- 5.23 CoStar reports a average local yield of 4% (median 3.8%). We would expect larger units (or groups of units) to achieve a yield of less 4.5% or so, with smaller units achieving a yield of 5% or so.
- 5.24 There are several, more modern, (ie of the type that is most likely to be developed) industrial spaces being advertised, quoting asking rents in the range of £140/m²/year (£13/sqft/year) to £185/m²/year (£17.20/sqft/year).
- 5.25 CoStar reports an average yield of 4.54% and a median yield of 3.99% across all the transactions (although the sample is small). We would expect new units (or groups of units) to achieve a yield of 5% or so, with smaller units (being a little less attractive to investors) achieving a yield of 6% or so.
- 5.26 These assumptions are a little different to those used in the *London Plan Viability Study* (Three Dragons Turner & Townsend Housing Futures Ltd December 2017) where rents of £129/m²/year (range £32m²/year to £334/m²/year) and a yield of 5.6% were assumed for 'Industrial Outer'.
- 5.27 On this basis, new industrial development would have a value of £3,400/m² (£315/sqft) on larger schemes, and £305/m² (£283/sqft) on smaller schemes (having allowed for a rent free / void period of 12 months). Large logistics sheds would have a value of £3,700/m² (£345/sqft).

Appraisal Assumptions

- 5.28 The following assumptions have been used:

Table 5.1 Commercial Values £/m² 2021					
	Rent £/m ²	Yield	Rent free period	Derived Value	Assumption
Offices - Large	£375	5.00%	1.0	£7,143	£7,100
Offices - Small	£375	6.00%	1.0	£5,896	£5,900
Industrial - Large	£160	4.50%	1.0	£3,402	£3,400
Industrial - Small	£160	5.00%	1.0	£3,048	£3,050
Logistics	£160	4.00%	2.0	£3,698	£3,700

Source: HDH (February 2021)

6. Land Values

- 6.1 Chapters 2 and 3 set out the background to, and the methodology used, in this study to assess viability. An important element of the assessment is the value of the land. Under the method set out in the updated PPG and recommended in the Harman Guidance, the worth of the land before consideration of any increase in value, from a use that may be permitted through a planning consent, is the Existing Use Value (EUV). This is used as the starting point for the assessment.
- 6.2 In this chapter, the values of different types of land are considered. The value of land relates closely to its use, and will range considerably from site to site. As this is a high-level study, the three main uses, being agricultural, residential and industrial, have been researched. The amount of uplift that may be required to ensure that land will come forward and be released for development has then been considered.
- 6.3 In this context it is important to note that the PPG says (at 10-016-20180724) that the '*Plan makers should establish a reasonable premium to the landowner for the purpose of assessing the viability of their plan. This will be an iterative process informed by professional judgement and must be based upon the best available evidence informed by cross sector collaboration. For any viability assessment data sources to inform the establishment the landowner premium should include market evidence and can include benchmark land values from other viability assessments*'. It is therefore necessary to consider the EUV as a starting point.
- 6.4 The *London Plan Viability Study* (Three Dragons Turner & Townsend Housing Futures Ltd December 2017) was prepared before the PPG was updated in 2018 and when the use of the EUV Plus approach was mandated. Having said this, reference is made to the EUV Plus approach and this was used to review the following BLV assumptions:

Value Band	Low	Mid	High
Band A	75,000	190,000	300,000
Band B	40,000	75,000	110,000
Band C	30,000	55,000	80,000
Band D	20,000	35,000	50,000
Band E	10,000	20,000	30,000

Source: Table J2. *London Plan Viability Study – Technical Report* (Three Dragons Turner & Townsend Housing Futures Ltd December 2017)

- 6.5 The majority of LB Enfield is in Band D, with the east of the Borough being in Band E.
- 6.6 *London Borough of Enfield Council Viability Assessment- Community Infrastructure Levy (CIL) and Proposed Submission Development Management Document (DMD)* (Dixon Searle, April 2013) set out the following approach:

2.11.8 In reviewing the RLVs in comparison with a range of potential land value indications or thresholds such as those we have used, the process is such that with increasing RLVs (and therefore as higher thresholds are met) the viability outcomes may be considered with increasing confidence; they indicate schemes being increasingly likely to be viable and deliverable across a range of site-types and circumstances. In summary, the main steps (comparison levels) considered across the range of scenarios are £1m/ha, £2.2m/ha and £4.15m/ha), however in practice the sums required to secure site release will vary across and potentially outside this overall range.

- 6.7 This work predated the 2018 PPG and does not follow the EUV Plus approach.

Existing Use Values

- 6.8 To assess development viability, it is necessary to analyse Existing and Alternative Use Values. EUV refers to the value of the land in its current use before planning consent is granted, for example, as agricultural land. AUV refers to any other potential use for the site, for example, a brownfield site may have an alternative use as industrial land.

- 6.9 The updated PPG includes a definition of land value as follows:

How should land value be defined for the purpose of viability assessment?

To define land value for any viability assessment, a benchmark land value should be established on the basis of the existing use value (EUV) of the land, plus a premium for the landowner. The premium for the landowner should reflect the minimum return at which it is considered a reasonable landowner would be willing to sell their land. The premium should provide a reasonable incentive, in comparison with other options available, for the landowner to sell land for development while allowing a sufficient contribution to comply with policy requirements. This approach is often called 'existing use value plus' (EUV+).

In order to establish benchmark land value, plan makers, landowners, developers, infrastructure and affordable housing providers should engage and provide evidence to inform this iterative and collaborative process.

PPG: 10-013-20190509

What is meant by existing use value in viability assessment?

Existing use value (EUV) is the first component of calculating benchmark land value. EUV is the value of the land in its existing use. Existing use value is not the price paid and should disregard hope value. Existing use values will vary depending on the type of site and development types. EUV can be established in collaboration between plan makers, developers and landowners by assessing the value of the specific site or type of site using published sources of information such as agricultural or industrial land values, or if appropriate capitalised rental levels at an appropriate yield (excluding any hope value for development).

Sources of data can include (but are not limited to): land registry records of transactions; real estate licensed software packages; real estate market reports; real estate research; estate agent websites; property auction results; valuation office agency data; public sector estate/property teams' locally held evidence.

PPG: 10-015-20190509

- 6.10 The land value should reflect emerging policy requirements and planning obligations. The value of the land for a particular typology (or site) needs to be compared with the EUV. If the Residual Value does not exceed the EUV, plus the Landowner's Premium, then the development is not viable; if there is a surplus (i.e. profit) over and above the 'normal' developer's profit/return having paid for the land, then there is scope to make developer

contributions. For the purpose of the present study, it is necessary to take a comparatively simplistic approach to determining the EUV. In practice, a wide range of considerations could influence the precise value that should apply in each case, and at the end of extensive analysis, the outcome might still be contentious.

6.11 The 'model' approach is outlined below:

- i. For sites in agricultural use, then agricultural land represents the EUV. It is assumed that greenfield sites of 0.5ha or more fall into this category.
- ii. For paddock and garden land on the urban fringe, a 'paddock' value is adopted. This is assumed for greenfield sites of less than 0.5ha.
- iii. Where the development is on brownfield land or previously developed land (PDL), we have assumed an industrial value.

Residential Land

6.12 In August 2020, MHCLG published *Land value estimates for policy appraisal 2019*³⁸. This was prepared by the Valuation Office Agency (VOA) and sets out land values at April 2019. The Enfield figure is £11,220,000/ha. This figure assumes nil Affordable Housing. This is based on a scheme of 120 units (350 habitable rooms) with a net saleable area of 7,800m² and a GIA of £8,970m².

6.13 There are no larger development sites being publicly marketed in the area at the time of this assessment. There are very few smaller sites. These are four single plots with asking prices in excess of £1,000,000.

6.14 These prices are asking prices – so reflect the landowner's aspiration. In setting the BLV the important point is the minimum amount a landowner will accept, rather than their aspiration.

6.15 Recent transactions based on planning consents over the last few years and price paid information from the Land Registry have been researched and are set out in **Appendix 10**. The data is summarised in the following table, the amount of Affordable Housing in the scheme is shown, being the key indicator of policy compliance (as required by the PPG).

³⁸ <https://www.gov.uk/government/publications/land-value-estimates-for-policy-appraisal-2019>

Site	Date approved	ha	All Units	Aff %	£/ha	£/unit
Kingswood Nurseries, Bullsmoor Lane, Enfield, EN1 4SF	24/10/2019	0.71	56	41%		
Bury Lodge Depot, Bury Street West, N9 9LA	14/02/2020	1.86	50	40%		
Capitol House, 794 Green Lanes, N21 2SH	23/07/2019	0.270	91	20%	£25,981,481	£77,088
263 Bullsmoor Lane, Enfield, EN1 4SF	13/08/2019	125.57	27	41%	£13,538	£62,963
Commercial Premises, 179 Hertford Road, Enfield, EN3 5JH	29/04/2019	0.0151	25	28%	£129,139,073	£78,000
26A Derby Road, Enfield, EN3 4AW	13/08/2019	0.011	4	50%	£21,509,590	£59,000
29 Alma Road, PONDERS END, EN3 4UH	20/06/2017	7.910	993	40%		
New Avenue Estate, Including Shepcot House, Beardow Grove, Coverack Close, Oakwood Lodge, Etc	21/06/2018	4.200	408	34%		
Former Middlesex University Campus 188-230 (Even), Ponders End High Street Ponders End Library, Etc	25/11/2016	2.125	167	40%		
1-5 Lynton Court, 80 - 98 Bowes Road, Etc	07/04/2015	0.858	87	0%		
Kingswood Nurseries Bullsmoor Lane, Enfield, EN1 4SF	30/01/2017	0.703	62	8%	£7,382,646	£83,710
1-23, Telford Road, 233-237 Bowes Road, (Known As Site 14), N11 2RA	03/02/2016	0.340	62	77%		
244 - 262, Bowes Road Land Rear Of 194 - 242, Bowes Road, (Known As Site 11), N11 2RA	24/03/2015	0.600	56	27%		
Former Car Park 79 Cecil Road, Enfield EN2 6TJ	19/06/2014	0.321	46	13%	£6,697,819	£46,739
Deimel Fabric Co Ltd Park Avenue, N18 2UH	05/09/2018	0.100	24	100%	£21,000,000	£87,500
18 Brimsdown Avenue, Enfield EN3 5HZ	26/10/2015	0.19	21	52%	£4,473,684	£40,476
1-40 Robin Hall Gardiner Close, Enfield EN3 4LP	13/04/2017	0.549	58	100%	£8,826,811	£83,550
Land To The Rear Of, Southgate Town Hall, 251, Green Lanes, N13 4XD	04/09/2014	0.120	18	100%	£17,458,333	£116,389
39 Drapers Road, Enfield, EN2 8LU	19/05/2016	0.123	11	100%	£7,308,943	£81,727
1-18, Jasper Close, Enfield, EN3 5QG	22/09/2014	0.113	18	100%		
Vacant Site, 9 - 85, Parsonage Lane, Enfield, EN2 0AG	10/09/2014	0.37	29	69%		
Meridian Water Willoughby Lane And Meridian Way, N18	10/07/2017	7.220	725	25%	£2,326,870	£23,172
15 Kestrel House 1 Alma Road Enfield EN3 4QD	31/03/2016	1.503	228	58%		

Source: LB Enfield and Land Registry (February 2021) (The blanks in the table are where this source does not include data.)

6.16 These values are on a whole site basis (gross area) and range considerably. The average is about £21,000,000/ha (£70,000/unit) and median £8,100,000/ha (£77,500/unit). If the outliers of 263 Bullsmoor Lodge and 179 Hertford Road are disregarded, the average is about £12,300,000/ha (£70,000/unit) and median £8,100,000/ha (£77,500/unit).

6.17 In considering the above, the PPG 10-014-20190509 says:

Viability assessments should be undertaken using benchmark land values derived in accordance with this guidance. Existing use value should be informed by market evidence of current uses, costs and values. Market evidence can also be used as a cross-check of benchmark land value but should not be used in place of benchmark land value. There may be a divergence between benchmark land values and market evidence; and plan makers should be aware that this could be due to different assumptions and methodologies used by individual developers, site promoters and landowners.

This evidence should be based on developments which are fully compliant with emerging or up to date plan policies, including affordable housing requirements at the relevant levels set out in the plan. Where this evidence is not available plan makers and applicants should identify and evidence any adjustments to reflect the cost of policy compliance. This is so that historic benchmark land values of non-policy compliant developments are not used to inflate values over time.

In plan making, the landowner premium should be tested and balanced against emerging policies. In decision making, the cost implications of all relevant policy requirements, including planning obligations and, where relevant, any Community Infrastructure Levy (CIL) charge should be taken into account.

6.18 The price paid is the maximum the landowner could achieve. The landowner is unlikely to suggest a buyer may be paying an unrealistic amount. The BLV is not the price paid (nor the average of prices paid).

6.19 In relation to larger sites, and, in particular, larger greenfield sites, these have their own characteristics and are often subject to significant infrastructure costs and open space requirements which result in lower values. In the case of non-residential uses we have taken a similar approach to that taken with residential land except in cases where there is no change of use. Where industrial land is being developed for industrial purposes, we have assumed a BLV of the value of industrial land.

Previously Developed Land

6.20 *Land value estimates for policy appraisal* provides the following values:

		Redbridge	Bexley	Harrow	Bromley	Watford
Industrial Land	£/ha	£4,500,000				
	£/acre	£1,821,000				
Commercial Land: Office Edge of City Centre	£/ha	£2,470,000	£2,470,000	£6,270,000	£2,470,000	£5,245,000
	£/acre	£1,000,000	£1,000,000	£2,537,000	£1,000,000	£2,123,000
Commercial Land: Office Out of Town – Business Park	£/ha	£4,500,000	£4,250,000	-	-	£1,910,000
	£/acre	£1,821,000	£1,720,000			£773,000

Source: *Land value estimates for policy appraisal* (MHCLG, August 2020)

- 6.21 CoStar (a property market data service) includes details of industrial land. These are summarised in **Appendix 11**. The average for LB Enfield is about £3,000,000/ha (£1,226,000/acre).
- 6.22 The Council is considering several strategies including the redevelopment of existing employment sites as housing. These were not reflected in the pre-consultation draft. In this regard *Land value estimates for policy appraisal* provides the following values.

	Redbridge	Bexley	Harrow	Bromley	Watford
Commercial Land: Office Edge of City Centre	£511.29	£511.29	£519.16	£204.52	£1,085.72
Commercial Land: Office Out of Town – Business Park	£375.49	£354.63			£159.37

Source: *Land value estimates for policy appraisal* (MHCLG, August 2020)

- 6.23 The value of new employment uses is considered in Chapter 5 above, are the values for newly developed office and industrial space, rather than the type of space that may be redundant or unsuitable for modern employment and are therefore more likely to be redeveloped into other uses. The Costar data used in Chapter 5 shows that the lower quartile sale price is £2,450/m² for office sites and £1,430/m² for industrial sites. These are notably more than those suggested by *Land value estimates for policy appraisal*.
- 6.24 A figure of £3,000,000/ha is assumed for industrial land. Additionally, when modelling conversions and redevelopment of sites, values of £2,450/m² for office sites and £1,430/m² for industrial sites are used.

Agricultural and Paddocks

- 6.25 *Land value estimates for policy appraisal* (MHCLG, August 2020) provides a value figure for agricultural land in the area of £25,000/ha.
- 6.26 We have checked this assumption:

- a. Savills *GB Farmland*³⁹ reports that at 'a national level the picture is similar at both country and regional levels. The average value of prime arable and grade 3 grassland across GB is around £8,700 (£21,500/ha) and £5,500 per acre £13,600/ha respectively'.
- b. Strutt and Parker's *English Estates & Farmland Market Review Winter 2019/2020*⁴⁰ states 'that average arable values remain unchanged from 12 months ago at £9,200/acre'.
- c. Carter Jonas *Farmland Market Update*⁴¹ reports 'average arable land values shifted down slightly to end the year on £8,539 per acre (£21,100/ha)'.

6.27 For agricultural land, a value of £25,000/ha is assumed to apply here.

6.28 Sites on the edge of a town or village may be used for an agricultural or grazing use but have a value over and above that of agricultural land due to their amenity use. They are attractive to neighbouring households for pony paddocks or simply to own to provide some protection and privacy. A higher value of £100,000/ha is used for sites of up to 0.5ha on the edge of the built-up area.

Existing Use Value Assumptions

6.29 In this assessment the following Existing Use Value (EUV) assumptions are used. These are applied to the gross site area.

PDL	£3,000,000/ha
Office Redevelopment	£2,450/m ²
Industrial Redevelopment	£1,430/m ²
Agricultural	£25,000/ha
Paddock	£100,000/ha

Source: HDH (February 2021)

6.30 This approach was confirmed through the February 2021 consultation process.

Benchmark Land Values

6.31 The setting of the Benchmark Land Values (BLV) is one of the more challenging parts of a plan-wide viability assessment. The updated PPG makes specific reference to BLV, so it is necessary to address this. As set out in Chapter 2 above, the updated PPG says:

Benchmark land value should:

³⁹ savills-mim-ukfarmland2019.pdf

⁴⁰ S&P%20EEFM-Review-Q4-2019-WEB.pdf

⁴¹ <https://www.carterjonas.co.uk/property-publications/>

- *be based upon existing use value*
- *allow for a premium to landowners (including equity resulting from those building their own homes)*
- *reflect the implications of abnormal costs; site-specific infrastructure costs; and professional site fees and*

Viability assessments should be undertaken using benchmark land values derived in accordance with this guidance. Existing use value should be informed by market evidence of current uses, costs and values. Market evidence can also be used as a cross-check of benchmark land value but should not be used in place of benchmark land value. There may be a divergence between benchmark land values and market evidence; and plan makers should be aware that this could be due to different assumptions and methodologies used by individual developers, site promoters and landowners.

This evidence should be based on developments which are fully compliant with emerging or up to date plan policies, including affordable housing requirements at the relevant levels set out in the plan. Where this evidence is not available plan makers and applicants should identify and evidence any adjustments to reflect the cost of policy compliance. This is so that historic benchmark land values of non-policy compliant developments are not used to inflate values over time.

In plan making, the landowner premium should be tested and balanced against emerging policies. In decision making, the cost implications of all relevant policy requirements, including planning obligations and, where relevant, any Community Infrastructure Levy (CIL) charge should be taken into account.

Where viability assessment is used to inform decision making under no circumstances will the price paid for land be a relevant justification for failing to accord with relevant policies in the plan. Local authorities can request data on the price paid for land (or the price expected to be paid through an option agreement).

PPG 10-014-20190509

6.32 With regard to the landowner's premium, the PPG says:

How should the premium to the landowner be defined for viability assessment?

The premium (or the 'plus' in EUV+) is the second component of benchmark land value. It is the amount above existing use value (EUV) that goes to the landowner. The premium should provide a reasonable incentive for a land owner to bring forward land for development while allowing a sufficient contribution to comply with policy requirements.

Plan makers should establish a reasonable premium to the landowner for the purpose of assessing the viability of their plan. This will be an iterative process informed by professional judgement and must be based upon the best available evidence informed by cross sector collaboration. Market evidence can include benchmark land values from other viability assessments. Land transactions can be used but only as a cross check to the other evidence. Any data used should reasonably identify any adjustments necessary to reflect the cost of policy compliance (including for affordable housing), or differences in the quality of land, site scale, market performance of different building use types and reasonable expectations of local landowners. Policy compliance means that the development complies fully with up to date plan policies including any policy requirements for contributions towards affordable housing requirements at the relevant levels set out in the plan. A decision maker can give appropriate weight to emerging policies. Local authorities can request data on the price paid for land (or the price expected to be paid through an option or promotion agreement).

PPG 10-016-20190509

6.33 It is useful to consider the assumptions used in other studies in other parts of London in development plans (albeit from before the PPG was updated in July 2018). These are set out in the table below.

6.34 In this pre-consultation iteration of this Viability Update, the following Benchmark Land Value assumptions are used (these are applied on a gross site area):

Brownfield/Urban Sites: EUV Plus 20%.

Greenfield Sites: EUV Plus £500,000/ha.

6.35 Whilst few comments were made in this regard through the consultation, a developer did suggest that the Brownfield/Urban Site assumption be increased to EUV Plus 22% and the Greenfield Site assumption be increased to EUV Plus £550,000/ha. No reasoning was given, nor evidence provided.



7. Development Costs

- 7.1 This chapter considers the costs and other assumptions required to produce financial appraisals for the development typologies.

Development Costs

Construction costs: baseline costs

- 7.2 The cost assumptions are derived from the Building Cost Information Service (BCIS) data – using the figures re-based for Enfield. The cost figure for ‘Estate Housing – Generally’ is £1,439/m² and the costs for Flats - Generally is £1,674/m², at the time of this study. The use of the BCIS data is suggested in the PPG (paragraph 10-012-20180724), however, it is necessary to appreciate that the volume housebuilders are likely to be able to achieve significant saving due to their economies of scale.
- 7.3 As set out in Chapter 2 above, the Government recently announced the outcome of its consultation on ‘The Future Homes Standard’⁴². This is linked to achieving the ‘net zero’ greenhouse gas emissions by 2050. This is considered in Chapter 8 below with the requirements of the London Plan.

⁴² https://www.gov.uk/government/consultations/the-future-homes-standard-changes-to-part-l-and-part-f-of-the-building-regulations-for-new-dwellings?utm_source=7711646e-e9bf-4b38-ab4f-9ef9a8133f14&utm_medium=email&utm_campaign=govuk-notifications&utm_content=immediate

Table 7.1 BCIS Costs- £/m² gross internal floor area						
Rebased to London Borough of Enfield (118; sample 35)						
£/m ² study						
Description: Rate per m ² gross internal floor area for the building Cost including prelims.						
Last updated: 30-Jan-2021 00:40						
	£/m ² gross internal floor area					
(Maximum age of projects)	Mean	Lowest	Lower quartiles	Median	Upper quartiles	Highest
810.1 Estate housing						
Generally (15)	1,493	722	1,275	1,439	1,634	5,227
Single storey (15)	1,676	954	1,420	1,617	1,875	5,227
2-storey (15)	1,444	722	1,258	1,408	1,577	3,129
3-storey (15)	1,538	930	1,257	1,477	1,732	3,091
4-storey or above (15)	3,140	1,524	2,522	2,817	4,193	4,641
810.11 Estate housing detached (15)	1,929	1,121	1,443	1,645	1,924	5,227
810.12 Estate housing semi detached						
Generally (15)	1,487	883	1,281	1,457	1,636	2,726
Single storey (15)	1,655	1,061	1,421	1,635	1,838	2,726
2-storey (15)	1,447	883	1,280	1,424	1,586	2,491
3-storey (15)	1,416	1,070	1,128	1,388	1,533	2,163
810.13 Estate housing terraced						
Generally (15)	1,535	930	1,263	1,451	1,696	4,641
Single storey (15)	1,715	1,154	1,459	1,622	1,978	2,447
2-storey (15)	1,483	939	1,252	1,425	1,636	3,129
3-storey (15)	1,549	930	1,239	1,452	1,711	3,091
816. Flats (apartments)						
Generally (15)	1,753	869	1,456	1,674	1,979	6,032
1-2 storey (15)	1,666	1,027	1,415	1,588	1,842	3,036
3-5 storey (15)	1,725	869	1,450	1,659	1,962	3,667
6+ storey (15)	2,109	1,288	1,718	1,972	2,279	6,032

Source: BCIS (12th February 2021)

- 7.4 The appropriate build cost is applied to each house type, with the cost of Estate Housing Detached being applied to detached housing, the costs of flats being applied to flats and so on. Appropriate costs for non-residential uses are also applied. In the pre-consultation iteration of this update, the median BCIS costs are used across the typologies, with the lower quartile costs being used for the Strategic Sites (where economies of scale can be achieved).

Other normal development costs

- 7.5 In addition to the BCIS £/m² build cost figures described above, allowance needs to be made for a range of site costs (roads, drainage and services within the site, parking, footpaths,

landscaping and other external costs). Many of these items will depend on individual site circumstances and can only properly be estimated following a detailed assessment of each site. This is not practical within this broad-brush study and the approach taken is in line with the PPG and the Harman Guidance.

- 7.6 Nevertheless, it is possible to generalise. Drawing on experience, it is possible to determine an allowance related to total build costs. This is normally lower for higher density than for lower density schemes since there is a smaller area of external works, and services can be used more efficiently – larger greenfield sites tend to have lower net developable areas, so more land requires work.
- 7.7 A scale of allowances for site costs has been developed for the residential sites, ranging from 5% of build costs for the smaller sites and flatted schemes, to 15% for the larger greenfield schemes.

Abnormal development costs and brownfield sites

- 7.8 With regard to abnormal, paragraph 10-012-20180724 of the PPG says:

abnormal costs, including those associated with treatment for contaminated sites or listed buildings, or costs associated with brownfield, phased or complex sites. These costs should be taken into account when defining benchmark land value

- 7.9 This needs to be read with paragraph 10-014-20180724 of the PPG that says that:

Benchmark land value should: ... reflect the implications of abnormal costs; site-specific infrastructure costs; and professional site fees and ...

- 7.10 The consequence of this, when considering viability in the planning, is that abnormal costs should be added to the cost side of the viability assessment, but also reflected in (i.e. deducted from) the BLV. This has the result of balancing the abnormal costs on both elements of the appraisal.

- 7.11 This approach is consistent with the treatment of abnormal that was considered at Gedling Council's Examination in Public. As set out in Gedling, it may not be appropriate for abnormal to be built into appraisals in a high-level assessment of this type. Councils should not plan for the worst-case option – rather for the norm. For example, if two similar sites were offered to the market and one was previously in industrial use with significant contamination, and one was 'clean' then the landowner of the contaminated site would have to take a lower land receipt for the same form of development due to the condition of the land. The Inspector said:

... demolition, abnormal costs and off site works are excluded from the VA, as the threshold land values assume sites are ready to develop, with no significant off site secondary infrastructure required. While there may be some sites where there are significant abnormal construction costs, these are unlikely to be typical and this would, in any case, be reflected in a lower threshold land value for a specific site. In addition such costs could, at least to some degree, be covered by the sum allowed for contingencies.

- 7.12 In some cases, where the site involves redevelopment of land which was previously developed, there is the potential for abnormal costs to be incurred. Abnormal development

costs might include demolition of substantial existing structures; flood prevention measures at waterside locations; remediation of any land contamination; remodelling of land levels; and so on. An additional allowance is made for abnormal costs associated with brownfield sites of 5% of the BCIS costs.

- 7.13 In summary, abnormal costs will be reflected in land value. Those sites that are less expensive to develop will command a premium price over and above those that have exceptional or abnormal costs.

Fees

- 7.14 For residential and non-residential development, we have assumed professional fees amount to 8% of build costs. Separate allowances are made for planning fees, acquisition, sales and fees.

Contingencies

- 7.15 For previously undeveloped and otherwise straightforward sites, a contingency of 2.5% (calculated on the total build costs, including abnormal costs) has been allowed for, with a higher figure of 5% on more risky types of development, previously developed land. So, the 5% figure was used on the brownfield sites, and the 2.5% figure on the remainder.

S106 Contributions and the costs of strategic infrastructure

- 7.16 LB Enfield has adopted CIL and development in Enfield is also subject to the Mayoral CIL. The costs are set out in Chapter 8 below.
- 7.17 In addition, the Council adopted *Section 106 Supplementary Planning Document* in November 2016. This covers a range of policies, including affordable housing. On the whole the contributions will be site specific, in line with restrictions set out on CIL Regulation 122. Additional costs, as set out in Chapter 8 below are allowed for.

Financial and Other Appraisal Assumptions

VAT

- 7.18 It has been assumed throughout, that either VAT does not arise, or that it can be recovered in full⁴³.

Interest rates

- 7.19 The appraisals assume 6.5% p.a. for total debit balances (to include interest and associated fees), we have made no allowance for any equity provided by the developer. This does not

⁴³ VAT is a complex area. Sales of new residential buildings are usually zero-rated supplies for VAT purposes (subject to various conditions). VAT incurred as part of the development can normally be recovered. Where an Appropriate 'election' is made, VAT can also be recovered in relation to commercial development – although VAT must then be charged on the income from the development.

reflect the current working of the market nor the actual business models used by developers. In most cases the smaller (non-plc) developers are required to provide between 30% and 40% of the funds themselves, from their own resources, so as to reduce the risk to which the lender is exposed. The larger plc developers tend to be funded through longer term rolling arrangements across multiple sites.

- 7.20 The 6.5% assumption may seem high given the very low base rate figure (0.01% February 2021). Developers that have a strong balance sheet, and good track record, can undoubtedly borrow less expensively than this, but this reflects banks' view of risk for housing developers in the present situation. In the residential appraisals, a simple cashflow is used to calculate interest.
- 7.21 The assumption of the 6.5%, is an 'all-in cost' to cover interest rate and associated finance fees, and the assumption that interest is chargeable on all the funds employed, has the effect of overstating the total cost of interest, particularly on the larger schemes, as most developers are required to put some equity into most projects. In this study a cautious approach is being taken.
- 7.22 6.5% was in line with Treasury assumptions (5% to 7%). In this context the major housebuilders report the following in their 2019 Annual Reports:
- a. Persimmon - Base plus 1% to 3.25% and LIBOR plus 0.9%⁴⁴.
 - b. Barratt - Weighted Average (excluding fees) of 2.8%⁴⁵.
 - c. Vistry (Bovis, Galliford Try and Linden Homes) - LIBOR plus 165-255bsp. USPP Loan 4.03%⁴⁶.
 - d. Redrow - 2.3%⁴⁷

Developers' return

- 7.23 An allowance needs to be made for developers' return and to reflect the risk of development. As set out in Chapter 2 above, this is an area of significant change since the Council's earlier viability work that was used to support CIL. Paragraph 10-018-20190509 of the updated PPG now sets out the approach to be taken and says:

How should a return to developers be defined for the purpose of viability assessment?

Potential risk is accounted for in the assumed return for developers at the plan making stage. It is the role of developers, not plan makers or decision makers, to mitigate these risks. The cost of fully complying with policy requirements should be accounted for in benchmark land value. Under no circumstances will the price paid for land be relevant justification for failing to accord with relevant policies in the plan.

⁴⁴ Page 150.

⁴⁵ Page 172.

⁴⁶ Page 139.

⁴⁷ Page 120.

For the purpose of plan making an assumption of 15-20% of gross development value (GDV) may be considered a suitable return to developers in order to establish the viability of plan policies. Plan makers may choose to apply alternative figures where there is evidence to support this according to the type, scale and risk profile of planned development. A lower figure may be more appropriate in consideration of delivery of affordable housing in circumstances where this guarantees an end sale at a known value and reduces risk. Alternative figures may also be appropriate for different development types.

7.24 The purpose of including a developers' return figure is not to mirror a particular business model, but to reflect the risk a developer is taking in buying a piece of land, and then expending the costs of construction before selling the property. The use of developers' return in the context of area wide viability testing of the type required by the NPPF and CIL Regulation 14, is to reflect that level of risk.

7.25 As a starting point we have reviewed the approach used in the *London Plan Viability Study* (Three Dragons Turner & Townsend Housing Futures Ltd December 2017). The following assumptions were used:

- Up to 5 storeys 15% of GDV
- 6 to 20 storeys 17.5% of GDV
- Over 20 storeys 20% of GDV
- Affordable Housing 5% of GDV (6% of costs)
- Build to Rent - up to 5 storeys 11% of GDV
- Build to Rent - 6 to 20 storeys 12% of GDV
- Build to Rent - Over 20 storeys 13% of GDV

7.26 Whilst the *London Plan Viability Study* (Three Dragons Turner & Townsend Housing Futures Ltd December 2017) was undertaken before the PPG was updated in 2018, the above approach is consistent with the updated PPG.

7.27 Broadly there are four different approaches that could be taken:

- a. To set a different rate of return on each site to reflect the risk associated with the development of that site. This would result in a lower rate on the smaller and simpler sites – such as the greenfield sites, and a higher rate on the brownfield sites.
- b. To set a rate for the different types of unit produced – say 20% for market housing and 6% for Affordable Housing, as suggested by the HCA.
- c. To set the rate relative to costs – and thus reflect the risks of development.
- d. To set the rate relative to the gross development value.

7.28 In deciding which option to adopt, it is important to note that the intention is not to recreate any particular developer's business model. Different developers will always adopt different models and have different approaches to risk.

- 7.29 The argument is sometimes made that financial institutions require a 20% return on development value and if that is not shown they will not provide development funding. In the pre-Credit Crunch era there were some lenders who did take a relatively simplistic view to risk analysis but that is no longer the case. Most financial institutions now base their decisions behind providing development finance on sophisticated financial modelling that it is not possible to replicate in a study of this type. They require a developer to demonstrate a sufficient margin, to protect the lender in the case of changes in prices or development costs. They will also consider a wide range of other factors, including the amount of equity the developer is contributing (both on a loan-to-value and loan-to-cost basis), the nature of development and the development risks that may arise due to demolition works or similar, the warranties offered by the professional team, whether or not the directors will provide personal guarantees, and the number of pre-sold units.
- 7.30 This is a high-level study where it is necessary and proportionate to take a relatively simplistic approach, so, rather than apply a differential return (i.e. site-by-site or split), it is appropriate to make some broad assumptions and, as set out above, the updated PPG says '*For the purpose of plan making an assumption of 15-20% of gross development value (GDV) may be considered a suitable return to developers in order to establish the viability of plan policies ... A lower figure may be more appropriate in consideration of delivery of affordable housing*'.
- 7.31 In this assessment, the developers' return is assessed as in the *London Plan Viability Study* (Three Dragons Turner & Townsend Housing Futures Ltd December 2017). In addition, a 15% return is assumed for non-residential development.

Voids

- 7.32 On a scheme comprising mainly individual houses, one would normally assume only a nominal void period as the housing would not be progressed if there was no demand. In the case of apartments in blocks, this flexibility is reduced. Whilst these may provide scope for early marketing, the ability to tailor construction pace to market demand is more limited.
- 7.33 For the purpose of the present study, a three-month void period is assumed for residential developments.

Phasing and timetable

- 7.34 A pre-construction period of six months (from site acquisition, following the grant of planning consent) is assumed for all of the sites. Each dwelling is assumed to be built over a nine-month period. The phasing programme for an individual site will reflect market take-up and would, in practice, be carefully estimated taking into account the site characteristics and, in particular, the size and the expected level of market demand. The rate of delivery will be an important factor when considering the allocation of sites so as to manage the delivery of housing and infrastructure. Two aspects are relevant, firstly the number of outlets that a development site may have, and secondly the number of units that an outlet may deliver.
- 7.35 It is assumed a maximum, per outlet, delivery rate of 100 units per year for large sites (up to 500 units). On a site with 35% Affordable Housing this equates to 70 market units per year.

On the smaller sites, we have assumed slower rates to reflect the nature of the developer that is likely to be bringing smaller sites forward. The higher density flatted schemes are assumed to come forward more quickly. These assumptions are conservative and do, properly, reflect current practice. This is the appropriate assumption to make to be in line with the PPG and the Harman Guidance.

Site Acquisition and Disposal Costs

Site holding costs and receipts

- 7.36 Each site is assumed to proceed immediately (following a 6-month mobilisation period) and so, other than interest on the site cost during construction, there is no allowance for holding costs, or indeed income, arising from ownership of the site.

Acquisition costs

- 7.37 A simplistic approach is taken, it is assumed an allowance 1% for acquisition agents' and 0.5% legal fees.
- 7.38 Stamp duty is calculated at the prevailing rates.

Disposal costs

- 7.39 For market and for Affordable Housing, sales and promotion and legal fees are assumed to amount to 3.5% of receipts. For disposals of Affordable Housing, these figures can be reduced significantly depending on the category, so in fact the marketing and disposal of the affordable element is probably less expensive than this.

8. Planning Policy Requirements

- 8.1 The specific purpose of this study is to consider and inform the development of the emerging Local Plan and then, in due course, to assess the cumulative impact of the policies on the planned development. The new Local Plan will replace the adopted *2010-2025 Core Strategy*, and the *Development Management Document (DMD) Adopted November 2014*. At the time of the pre-consultation draft report (February 2021) only the broad policy areas had been identified. We have now been provided with a working draft of the policy wordings that will be further developed to form or *Enfield's new Local Plan*, dated 1st April 2021. It is important to note that the Council's overall strategy will be, at least in part, be a factor of the housing target that is adopted and whether or not there are large scale greenfield releases. Part of the purpose of this viability update is to identify how viability may vary across different land types and the consequence that may have on policy.
- 8.2 The Enfield Local Plan will sit under the London Plan and provide detail and locally specific policies. The policy areas that add to the costs of development over and above the normal costs of development, are set out below. In addition, recent changes that may be introduced at a national level are also considered, although at this stage, these are simply options that may or may not be progressed into the new Local Plan.

London Plan

- 8.3 Many of the policies are either general enabling policies or policies that restrict development to particular areas or situations. These do not directly impact on viability. Only those policies that add to the costs of development over and above the normal costs of development are mentioned. Similarly, many of the policies require the provision of supporting infrastructure and mitigation measures. On the whole these will be delivered through CIL or via the s106 / s278 regimes, i.e. through developer contributions. The approach to developer contributions is set out at the end of this chapter.

GG4 Delivering the homes Londoners' need

- 8.4 This includes a strategic target of 50% affordable housing. Having said this, detail is provided in Policy H4 Delivering affordable housing, Policy H5 Threshold approach to applications and Policy H6 Affordable housing tenure, (which superseded Homes for Londoners Affordable Housing) and Viability SPD 2017 which provide the following clarification:

The threshold level of affordable housing on gross residential development is initially set at:

- 1) a minimum of 35 per cent; or*
- 2) 50 per cent for public sector land where there is no portfolio agreement with the Mayor; or*
- 3) 50 per cent for Strategic Industrial Locations*

- 8.5 The preferred mix is as follows:

1) a minimum of 30 per cent low-cost rented homes, as either London Affordable Rent or Social Rent, allocated according to need and for Londoners on low incomes

2) a minimum of 30 per cent intermediate products which meet the definition of genuinely affordable housing, including London Living Rent and London Shared ownership

3) the remaining 40 per cent to be determined by the borough as low-cost rented homes or intermediate products (defined in Part A1 and Part A2) based on identified need.

8.6 Thresholds for smaller sites are tested.

8.7 The London Borough of Enfield Council Local Housing Need Assessment 2020 sets out the following housing mix:

Number of Bedrooms	Market (50%)	Affordable (50%)	All
1	6.4%	14.7%	10.6%
2	21.9%	35.3%	28.6%
3	41.4%	42.8%	42.1%
4	30.1%	7%	18.6%
All	100%	100%	100%

Source: Table 8.2 London Borough of Enfield Council Local Housing Need Assessment 2020

8.8 The base modelling is based on a 70% / 30% Affordable Rent / Intermediate Housing mix as per draft policy *SP5: Delivering genuinely affordable housing and tenure split and increasing the support and mix of affordable housing* of the emerging Local Plan. This aligns with the requirement for least 10% Affordable Home Ownership (as per paragraph 64 of the 2019 NPPF). A range of affordable housing requirements, including 50% and a range of tenure mixes are also tested. The effect of First Homes at a range of discounts is also tested.

Policy D4 Delivering good design

8.9 This is a broad policy that interlinks with the Government's consultation on the 31st January 2021, under the title *National Planning Policy Framework and National Model Design Code: consultation proposals*⁴⁸. Neither the proposed National Design Code, nor the requirements of this policy add to the cost of development over and above those already covered in the base costs (including for fees). Rather it sets out good practice in a consistent format. It will provide a checklist of design principles to consider for new schemes, including street character, building type and requirements addressing wellbeing and environmental impact. Local authorities can use the code to form their own local design codes.

⁴⁸ [National Planning Policy Framework and National Model Design Code: consultation proposals - GOV.UK \(www.gov.uk\)](https://www.gov.uk/government/consultations/national-planning-policy-framework-and-national-model-design-code-consultation-proposals)

Policy D5 Inclusive design

- 8.10 This policy includes provisions with regard to accessibility. It is assumed that these can be achieved through building to the standards as set out in the draft Approved Document M amendments included at Appendix B4⁴⁹ of the Building Regulations. The costs of these are considered in more detail below (Policy D7).

Policy D6 Housing quality and standards

- 8.11 This policy covers a range of requirements.
- 8.12 A set of sizes that are consistent with the Nationally Described Space Standard (NDSS) technical requirements are specified. This specifies the following unit sizes⁵⁰:

number of bedrooms	number of bed spaces	1 storey dwellings	2 storey dwellings	3 storey dwellings	built-in storage
1b	1p	39 (37)*			1
	2p	50	58		1.5
2b	3p	61	70		2
	4p	70	79		
3b	4p	74	84	90	2.5
	5p	86	93	99	
	6p	95	102	108	
4b	5p	90	97	103	3
	6p	99	106	112	
	7p	108	115	121	
	8p	117	124	130	
5b	6p	103	110	116	3.5
	7p	112	119	125	
	8p	121	128	134	
6b	7p	116	123	129	4
	8p	125	132	138	

Source: Table 1, Technical housing standards – nationally described space standard (March 2015)

⁴⁹ <https://www.gov.uk/government/publications/access-to-and-use-of-buildings-approved-document-m>

⁵⁰

https://www.gov.uk/government/uploads/system/uploads/attachment_data/file/524531/160519_Nationally_Described_Space_Standard_Final_Web_version.pdf

- 8.13 In this study the units are assumed to be in line with the NDSS or larger and that the broader requirements of the policy can be achieved within these standards.
- 8.14 In addition, the last part of this policy seeks that ‘a minimum of 5 sq.m. of private outdoor space should be provided for 1-2 person dwellings and an extra 1 sq.m. should be provided for each additional occupant, and it must achieve a minimum depth and width of 1.5m.

Policy D7 Accessible housing

- 8.15 In summary this policy requires that 10% new homes should be built to Building Regulations M4(3) standard: Category 3 standards and the balance to meet requirement M4(2) of Part M of the Building Regulations: Category 2 for accessible and adaptable dwellings where practical.
- 8.16 Lifetime Homes Standards have been superseded and the scope for councils to introduce additional standards are constrained to those within the optional Building Regulations. The additional costs of the further standards (as set out in the draft Approved Document M amendments included at Appendix B4⁵¹) are set out below. The key features of the 3 level standard (as summarised in the DCLG publication *Housing Standards Review – Final Implementation Impact Assessment* (DCLG, March 2015)⁵², reflect accessibility as follows:
- Category 1 – Dwellings which provide reasonable accessibility
 - Category 2 – Dwellings which provide enhanced accessibility and adaptability (Part M4(2)).
 - Category 3 – Dwellings which are accessible and adaptable for occupants who use a wheelchair (Part M4(3)).
- 8.17 The cost of a wheelchair adaptable dwelling, based on the Wheelchair Housing Design Guide for a 3 bed house, is taken to be £10,111 per dwelling⁵³. The cost of Category 2 is taken to be £521⁵⁴ (this compares with the £1,097 cost for the Lifetime Homes Standard). These costs have been indexed⁵⁵ by 17.1% to £11,840/dwelling and £610/dwelling respectively.
- 8.18 These requirements have been tested.

⁵¹ <https://www.gov.uk/government/publications/access-to-and-use-of-buildings-approved-document-m>

⁵²

https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/418414/150327_-_HSR_IA_Final_Web_Version.pdf

⁵³ Paragraph 153 *Housing Standards Review – Final Implementation Impact Assessment* (DCLG, March 2015).

⁵⁴ Paragraph 157 *Housing Standards Review – Final Implementation Impact Assessment* (DCLG, March 2015).

⁵⁵ BCIS Index 1Q 2014, Q1 2021.

Policy D12 Fire safety

- 8.19 Whilst not a requirement of policy, the supporting text (3.12.6) makes reference to sprinkler systems. There are few up to date published costs of such systems (beyond Wales where they are a requirement). The costs of installation depend very much on the level of local water pressure. Where there is adequate water pressure the additional cost is estimated to be about £1,000 per house. Where there is inadequate local water pressure it is necessary to incorporate water storage and pumping to ensure the sprinklers work effectively. This will vary depending on the size and design of the scheme, although £2,500/dwelling may be typical. The Council advised of a cost of £1,897/unit on its own flatted development, including the common areas.
- 8.20 A cost of £2,000/ unit is tested in this regard.

Policy H1 Increasing housing supply

- 8.21 Whilst this policy sets the overall housing requirement (12,460 for Enfield (including 3,530 on small sites over 10 years) it does not impose or introduce specific requirements, a wide range of typologies has been tested to ensure that a full understanding of the effect of local regional (i.e. London) and local policies can be understood.

Policy H4 Delivering affordable housing, Policy H5 Threshold approach to applications, Policy H6 Affordable housing tenure

- 8.22 See GG4 Delivering the homes Londoners need above.

Policy H10 Housing size mix

- 8.23 The housing mix is based on the mix set out in the Table 8.2 London Borough of Enfield Council Local Housing Need Assessment 2020. See *GG4 Delivering the homes Londoners need* above.

Policy H11 Build to Rent

- 8.24 In modelling Build to Rent the value of the affordable element is taken to be at Discounted Market Rent (DMR) at an affordable rent.

Policy H13 Specialist older persons housing

- 8.25 As set out in Chapter 4 above, the sector brings forward two main types of product that are defined in paragraph 63-010-20190626 of the PPG:

Retirement living or sheltered housing: This usually consists of purpose-built flats or bungalows with limited communal facilities such as a lounge, laundry room and guest room. It does not generally provide care services, but provides some support to enable residents to live independently. This can include 24 hour on-site assistance (alarm) and a warden or house manager.

Extra care housing or housing-with-care: This usually consists of purpose-built or adapted flats or bungalows with a medium to high level of care available if required, through an onsite

care agency registered through the Care Quality Commission (CQC). Residents are able to live independently with 24 hour access to support services and staff, and meals are also available. There are often extensive communal areas, such as space to socialise or a wellbeing centre. In some cases, these developments are known as retirement communities or villages - the intention is for residents to benefit from varying levels of care as time progresses.

- 8.26 These definitions are used. The requirement for affordable housing is tested.

Policy H15 Purpose-built student accommodation

- 8.27 This policy requires affordable housing provision similarly to mainstream housing (as set out above). This is tested.

- 8.28 The policy also does not impose particular design standards, however it does include a requirement that:

... the majority of the bedrooms in the development including all of the affordable student accommodation bedrooms are secured through a nomination agreement for occupation by students of one or more higher education provider.

- 8.29 Speculative student accommodation is unlikely to be brought forward in Enfield, as there are no higher education establishments.

Policy H16 Large-scale purpose-built shared living

- 8.30 This policy covers Shared Living / Co Living accommodation. This policy requires affordable housing provision similarly to mainstream housing (as set out above). This is tested.

Social Infrastructure

- 8.31 It is assumed that the requirements of the policies in the Social Infrastructure chapter will be met through developer contributions as set out towards the end of this chapter.

- 8.32 There is a requirement for 10m² of play space per child as calculated using the GLA Population Yield Calculator. Using a mix informed by the Council's LHMA this suggests that a little under one child per unit is assumed. This gives rise to relatively high requirements. Whilst it is assumed these will be provided on site on greenfield sites, it is assumed that the requirement will be met through a financial contribution on the higher density brownfield sites.

Economy

- 8.33 The policies in this chapter are generally enabling policies that do not specifically increase the costs of development over and above those allowances made elsewhere.

- 8.34 A range of typologies have been tested to be representative of employment uses that are likely to come forward in the LB Enfield.

- 8.35 Enfield Council is not currently proposing to introduce affordable workspace, so this is not tested.

Policy G5 Urban Greening & Policy G6 Biodiversity and access to nature

- 8.36 When it comes to implementation, the requirements of these policies are related. Increased biodiversity is not specifically required. The emerging national standards are greater and more specific.
- 8.37 In March 2019, the Government announced that new developments must deliver an overall increase in biodiversity. Following a consultation, the Chancellor confirmed in the 2019 Spring Statement that the Government will use the forthcoming Environment Bill to mandate 'biodiversity net gain'. The Environment Bill has been delayed due to the coronavirus pandemic. Within the current iteration of the Bill, it is anticipated that all consented developments (with a few exceptions), will be mandated to deliver a biodiversity net gain of 10% as against the measured baseline position using the evolving Defra metric.
- 8.38 The requirement is that developers ensure habitats for wildlife are enhanced and left in a measurably better state than they were pre-development. They must assess the type of habitat and its condition before submitting plans, and then demonstrate how they are improving biodiversity – such as through the creation of green corridors, planting more trees, or forming local nature spaces.
- 8.39 Green improvements on site would be preferred (and expected), but in the rare circumstances where they are not possible, developers will need to pay a levy for habitat creation or improvement elsewhere.

The costs of this type of intervention are modest and will be achieved through the use of more mixed planting plans, that use more locally appropriate native plants. To a large extent the costs of grass seeds and plantings will be unchanged. More thought and care will however go into the planning of the landscaping. There will be an additional cost of establishing the base line 'pre-development' situation as a survey will need to be carried out.

- 8.40 The Government's impact assessment⁵⁶ suggests an average cost in the region of £22,000/ha, (including fees) for residential development and £15,000/ha (including fees) for non-residential development. This would represent an increase in the site costs of about 0.66%.

Policy SI 2 Minimising greenhouse gas emissions

- 8.41 This is a broad policy that forms part of the strategy of lowering carbon emissions.

Major development should be net zero-carbon. This means reducing greenhouse gas emissions in operation and minimising both annual and peak energy demand in accordance with the following energy hierarchy:...

A minimum on-site reduction of at least 35 per cent beyond Building Regulations is required for major development. Residential development should achieve 10 per cent, and non-residential development should achieve 15 per cent through energy efficiency measures. Where it is

⁵⁶ Table 14 and 15 Biodiversity net gain and local nature recovery strategies: impact Assessment. https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/839610/net-gain-ia.pdf

clearly demonstrated that the zero-carbon target cannot be fully achieved on-site, any shortfall should be provided, in agreement with the borough, either:

- 1) through a cash in lieu contribution to the borough's carbon offset fund, or
- 2) off-site provided that an alternative proposal is identified, and delivery is certain.

8.42 There are a wide range of ways of lowering the greenhouse gas emissions on a scheme, although these do alter depending on the nature of the specific project. These can include simple measures around the orientation of the building, and measures to enable natural ventilation, through to altering the fundamental design and construction. The costs will depend on the specific changes made and are considered in Chapter 3 of the Government Consultation⁵⁷:

3.9. *Following discussion with our technical working group and assessment of the modelling analysis, two options for the 2020 CO₂ and primary energy targets are proposed for consultation. The options below are presented in terms of CO₂ reduction to aid comparison with current standards. We plan to use either option 1 or option 2 as the basis of the new primary energy and CO₂ targets for new dwellings, with option 2 as the government's preferred option:*

- a. **Option 1 - 'Future Homes Fabric'**. *This would be a 20% reduction in CO₂ from new dwellings, compared to the current standards. This performance standard is based on the energy and carbon performance of a home with:*
 - i. *Very high fabric standards to minimise heat loss from windows, walls, floors and roofs (typically with triple glazing). This would be the same fabric requirement as we currently anticipate for the Future Homes Standard*
 - ii. *A gas boiler*
 - iii. *A waste water heat recovery system*

This would add £2557 to the build-cost of a new home and would save households £59 a year on energy bills. The estimated impact on housebuilding is discussed in the impact assessment.

- b. **Option 2 - 'Fabric plus technology'**. *This would be a 31% reduction in CO₂ from new dwellings, compared to the current standards. This option is likely to encourage the use of low-carbon heating and/or renewables. The performance standard is based on the energy and carbon performance of a home with:*
 - i. *an increase in fabric standards (but not as high an increase as in Option 1, likely to have double rather than triple glazing)*
 - ii. *a gas boiler*
 - iii. *a waste water heat recovery system.*
 - iv. *Photovoltaic panels*

Meeting the same specification would add £4847 to the build-cost of a new home and would save households £257 a year on energy bills. The estimated impact on housebuilding is discussed in the impact assessment.

3.10. *The option 2 specification would give a CO₂ saving of only 22% for flats due to the standard including solar panels and flats having a smaller roof area per home. The additional cost per flat is also less at £2256.*

⁵⁷ The Future Homes Standard 2019 Consultation on changes to Part L (conservation of fuel and power) and Part F (ventilation) of the Building Regulations for new dwellings (MHCLG, October 2019).

3.11. *In practice, we expect that some developers would choose less costly ways of meeting the option 2 standard, such as putting in low-carbon heating now. This would cost less than the full specification, at £3134 for a semi-detached house.*

- 8.43 These costs have been indexed. Approximately, Option 2 would add about 2.1%⁵⁸ to the base cost of construction. In January 2021 the Government announced its preference to pursue Option 2 through a change in Part L of the Building Regulations, thus making it mandatory. Option 2 is assumed to apply.
- 8.44 The 35% saving required under the policy goes further than the government's proposals. The Government consultation is informed by the *Centre for Sustainable Energy Cost of carbon reduction in new buildings* (Currie & Brown, December 2018). This report suggests⁵⁹ the costs of reducing emissions by 10% on-site with no requirement for energy efficiency beyond the Part L 2013 (assuming gas heating), to be less than 1% of the build costs with a 20% reduction to add about 2% to the costs of construction.
- 8.45 This is considered further below under the emerging Local Plan policies.
- 8.46 The above relates to residential development. The performance of non-residential development is normally assessed using the BREEAM system⁶⁰. The additional cost of building to BREEAM Very Good standard is negligible as outlined in research⁶¹ by BRE. The additional costs of BREEAM Excellent standard ranges from just under 1% and 5.5%, depending on the nature of the scheme with offices being a little under 2%. It is assumed that new non-residential development will be to BREEAM Excellent and this increases the construction costs by 2% or so.
- 8.47 It is timely to note that building to higher standards that result in lower running costs does result in higher values⁶².

Policy SI 3 Energy infrastructure

- 8.48 This is a broad policy, on the whole the costs are covered under the policy above.
- 8.49 The policy also alludes to District Heating. This is not a requirement, rather an opportunity to maximise savings. There are currently 5 'nodes' to which connections can be made in the

⁵⁸ $£3,134 \times 0.75\% = £3,158$. $£3,158/85\text{m}^2 = £37.15/\text{m}^2$. $£37.15/\text{m}^2 / £1,744 = 2.1\%$

⁵⁹ Figure 4.10.

⁶⁰ Building Research Establishment Environmental Assessment Method (BREEAM) was first published by the Building Research Establishment (BRE) in 1990 as a method of assessing, rating, and certifying the sustainability of buildings.

⁶¹ *Delivering sustainable buildings: Savings and payback*. Yetunde Abdul, BRE and Richard Quartermaine, Sweett Group. Published by IHS BRE Press, 7 August 2014.

⁶² See *EPCs & Mortgages, Demonstrating the link between fuel affordability and mortgage lending* as prepared for Constructing Excellence in Wales and Grwp Carbon Isel / Digarbon Cymru (funded by the Welsh Government) and completed by BRE and *An investigation of the effect of EPC ratings on house prices* for Department of Energy & Climate Change (June 2013.)

Borough, run by Energetik. New District Heating schemes are therefore going to require the construction of a central heat plant as well as the distribution network infrastructure.

8.50 There are few published costs of District Heating schemes in modern estate housing. There are savings to be made from not installing gas and boilers in each unit, but these are more than offset by the costs of laying the heat pipes through the site, heat metering etc. Informal discussions with suppliers suggest that the additional costs may be in the range of £3,000 to £7,000 per unit, which is supported by the limited published data⁶³, depending on the size and shape of the project.

8.51 Energetik have provided the following advice.

- a. A boiler and radiators with controls inside a home will cost marginally more than a boiler equivalent, and radiators with controls, probably around £300 more per home.
- b. The pipe to the home and its cost will depend on the distance from the existing infrastructure and whether this is part of a block of flats and/or group of houses. This part of the infrastructure is often referred to as the secondary heating network and depends on the size and height of the development. On average a costs of £2,000 per home for flats and £4,000 per home for houses for a secondary heating network. This will offset the incoming gas meter housing and meter rig plus gas pipework distribution to the flats and houses.
- c. The cost of us extending our Primary Heating Network to a development is £4,300 per home, whether it be an apartment or house. That cost doesn't change at the moment whether the development is 10m or 6000m from the present network.
- d. Normally the developer pays for item a and b above by delivering the work. The developer is invoiced over time until final payment upon connection (by Energetik) for item 3 upon signing a heat agreement with us.
- e. Connection to the system can have knock on savings to the fabric of the home as a connection can result in the developer achieving at least a 50% reduction in total carbon towards its 100% saving requirement. At present it has to achieve a 35% reduction on site but can offset the rest by paying £95 per tonne of carbon x 30 years. Energetik have calculated in the past that achieving 40% carbon onsite would cost in the order of £4,500 per home, (hence avoided cost tariff of £4,300 per home).

8.52 This has not been modelled in the base appraisals, but has been tested as a separate cost of £6,000/unit.

⁶³ There are few published costs in this regard, *Assessment of the Costs, Performance, and Characteristics of UK Heat Networks* (DoE&CC, 2015) provides useful guidance for infrastructure to distribute heat, but not generation.

Policy SI 5 Water infrastructure

- 8.53 It is assumed that measures to reduce the use of water, in line with the enhanced building regulations, will be introduced. The costs are modest, likely to be less than £5/dwelling⁶⁴. This cost was based in 2014 so has been indexed⁶⁵ to £6/dwelling.

Policy SI 12 Flood risk management & Policy SI 13 Sustainable drainage

- 8.54 At a local level Sustainable Urban Drainage Systems (SUDS) will be an important tool to satisfy this policy.
- 8.55 SUDS aim to limit the waste of water, reduce water pollution and flood risk relative to conventional drainage systems. In this study, it is anticipated that new development will be required to incorporate Sustainable Urban Drainage Schemes (SUDS). SUDS and the like can add to the costs of a scheme – although in larger projects these can be incorporated into public open space. It is assumed that the costs of SUDS are included within the additional costs on brownfield sites, however on the larger greenfield sites it is assumed that SUDS will be incorporated into the green spaces (subject to local ground conditions), and be delivered through soft landscaping within the wider site costs.

Transport.

- 8.56 It is assumed that the requirements of the policies in the Transport chapter will be met through developer contributions as set out towards the end of this chapter.
- 8.57 It is assumed that the requirements for cycle storage can be accommodated on site, without impacting on the planned density assumptions.
- 8.58 Policy T6 Car parking does not specifically require the provision of EV Charging points, although Policy T6.1 Residential parking requires 20% of parking spaces to have active facilities. These can be costly. A cost of £976/unit⁶⁶ has been modelled, although it is important to note that this is for a full installation. The fitting of a 33amp fused spur, to a convenient location, for the later installation of a charger by the householder would be a minimal cost⁶⁷.

⁶⁴ Paragraph 285 Housing Standards Review, Final Implementation Impact Assessment, March 2015. Department for Communities and Local Government.

⁶⁵ BCIS Index 1Q 2014, Q1 2021.

⁶⁶ Paragraph 9 Electric Vehicle Charging in Residential and Non-Residential Buildings (DfT, July 2019).

⁶⁷ We take this opportunity to comment in relation to EV charging points. This is an area where there is not industry standardisation (Audi cannot use a Tesla point etc), so we would suggest that rather than requiring developers to install charging points, a more pragmatic approach would be to require a 33amp fused spur to be provided to a convenient point for the householder to install the appropriate unit in due course.

The New Enfield Local Plan

- 8.59 The Council is to introduce several further policies that require standards that are over and above those under the London Plan. As with the London Plan, many of the policies are either general enabling policies or policies that restrict development to particular areas or situations. These do not directly impact on viability. Only those policies that add to the costs of development over and above the normal costs of development are mentioned. Similarly, many of the policies require the provision of supporting infrastructure and mitigation measures. On the whole these will be delivered through CIL or via the s106 / s278 regimes, i.e. through developer contributions. The approach to developer contributions is set out at the end of this chapter.
- 8.60 The working draft of the policy wordings in the form of *Enfield's new Local Plan*, dated 1st April 2021 will form the basis of the Regulation 18 consultation, but it is important to note that the Council's overall strategy will be, at least in part, a factor of the housing target that is adopted and whether or not there are large scale greenfield releases. Part of the purpose of this viability update is to identify how viability may vary across different land types and the consequence that may have on policy. This includes the intensification of previously developed sites and the possible development of new greenfield sites within the greenbelt. These options are explored through the typologies tested.
- 8.61 Only the specific policies that add to the cost of development are set out below.

Chapter 2: Good Growth In Enfield*SP SS2: Sustainability and placemaking*

- 8.62 This is a general policy, the detail is provided through the specific policies under 'Place' below.

Chapter 3: Place*SP PL1: Enfield Town, SP PL2: Southbury, SP PL3: Edmonton Green, SP PL4: Angel Edmonton, SP PL5: Meridian Water, SP PL6: Southgate, SP PL7: New Southgate, SP PL8: Crews Hill, SP PL9: Vicarage Farm*

- 8.63 These are general policies that form the direction of development and set out high level requirements, rather than impose specific requirements on developers.
- 8.64 Section 10 goes on to set out the proposed allocations. These are modelled through the typologies set out in Chapter 9 below.

CHAPTER 4: SUSTAINABLE ENFIELD*SP SE1: Responding to the climate emergency, DM SE2: Sustainable design & construction*

- 8.65 This is a general policy that does not add to the costs of development taken into account under the London Plan.

DM SE3: Circular economy

- 8.66 Major development proposals will be required to submit a circular economy statement. It is anticipated this would be a modest requirement that forms part of the normal design and access statement.

DM SE4: Energy, heat and carbon emissions

- 8.67 It is assumed that all non-residential development is to the BREEAM outstanding standard.
- 8.68 The costs of connecting to the Energetik district heat system are tested as set out earlier in this chapter.
- 8.69 In terms of the costs over and above the requirements of the Future Homes Standards Option 2 (31% CO₂ saving) a further £1,000/unit has been added, where it is not practical to connect to the district heating.

DM SE6: Managing flood risk, DM SE337: Water management

- 8.70 These policies seek to direct design and do not impact directly on viability. The costs of meeting the requirements will be met through normal site design or developer contributions.

DM SE8: Sustainable drainage systems

- 8.71 This policy does not add to the requirements of the London Plan as set out above.

CHAPTER 5: ADDRESSING EQUALITY AND IMPROVING HEALTH AND WELLBEING*DM SC3: Delivering social and community infrastructure facilities, SP SC1: Improving health and wellbeing of Enfield's diverse communities, SP SC2: Delivering social and community infrastructure facilities*

- 8.72 These policies seek developer contributions. These are considered towards the end of this chapter below.

CHAPTER 6: BLUE AND GREEN ENFIELD*SP BG1: Blue and green infrastructure*

- 8.73 A blue-green infrastructure plan must be submitted alongside major planning applications to demonstrate how the blue and green infrastructure will be conserved and enhanced. This is a normal requirement that does not significantly add to the costs of submitting a planning application.

SP BG3 14: Biodiversity net gain, rewilding and offsetting

- 8.74 The approach to biodiversity is as set out under the London Plan as set out above.

DM42: Burial and crematorium spaces

- 8.75 This policy seek developer contributions. These are considered towards the end of this chapter below.

CHAPTER 7: DESIGN AND CHARACTER*SP DE1: Character and design of new development*

- 8.76 This is a general policy that seeks high quality design. This does not increase the cost of development over and above the costs covered in the BCIS Costs or elsewhere in this update.

DM DE4: Tall buildings

- 8.77 This policy seeks to restrict where tall buildings may come forward. A tall building is taken to be more than 7 x 3m storeys. Enfield has had seen tall buildings of up to 25 storeys coming forward over the last 60 or so years. The policy does not add costs over and above normal costs of development covered under the BCIS costs. Having said this, it does require a number of design requirements. For tall buildings the professional fee assumption is taken to be 10% rather than 8% used more widely.

DM DE6: Design of business premises

- 8.78 This is a broad policy that seeks to regulate design and does not specifically impact directly on viability.

CHAPTER 8: HOMES FOR ALL*SP H2: Affordable housing*

- 8.79 This policy builds on the requirements of the London Plan, specifically seeking 35% delivery on market led schemes and 50% on sites owned by LBE. The preferred housing mix is 70% social-affordable rent and the balance as intermediate housing, of a suitable size mix.
- 8.80 The quantum and mix of affordable housing is tested, the size mix being informed by the HMA.

DM H3: Housing mix and type

- 8.81 This policy seeks the following housing mix:

	Studio/bedsit	One-bedroom	Two-bedrooms	Three-bedrooms	Four-bedrooms or more
Social rented	None	Low priority	High priority	High priority	Low priority
Intermediate	None	Medium priority	High priority	Medium priority	Low priority
Market	None	Low priority	Medium priority	High priority	High priority

8.82 The policy also seek that all new homes are in accordance with the NDSS, 10% of which should be built to M4(3) wheelchair accessible dwelling and 90% of new dwellings should be built to M4(2) accessible dwelling standards.

8.83 These requirements are tested.

DM H7: Build to rent accommodation

8.84 This policy specifically seeks a mix of unit sizes. This is reflected in the modelling. We have assumed that the schemes will be available for rent in perpetuity.

DM H8: Purpose-built shared housing and DM H9: Student accommodation

8.85 Whilst these policies do not require on-site provision of affordable housing, they do seek a financial contribution. This is tested.

CHAPTER 9: ECONOMY

DM E7: Local jobs, skills and local procurement

8.86 This policy seeks to ensure local procurement and employment through construction and then subsequently. It is assumed that this will be covered through developer contributions.

DM27: Open space, sport and leisure facilities

8.87 This policy does not impose specific requirements, rather it seeks general improvements. Some of these will be delivered off site. A range of developer contributions are tested.

DM28: Enfield's waterspace network, DM29: Greening of our streets, buildings and space

8.88 These policies do not generally impact on viability.

8.89 This policy seeks to 'use all available roof space and vertical surfaces to install green or brown roofs, living walls and low zero carbon technologies (subject to viability and other planning considerations)'.

8.90 There are numerous practical benefits of such a policy and as well as adding to the costs can provide saving in areas such as water attenuation.

- 8.91 There are few published costs with regard to green roofs, however, are generally taken to be between £20/m² and £50/m² over and above the costs of standard construction, although this can vary depending on the specification and the depth of the substrate⁶⁸. The impact of the cost will depend on the number of storeys. The inclusion of green roofs in a scheme can reduce the rate of water runoff. This can reduce the need for water attenuation and SuDS and therefore other costs within schemes..
- 8.92 The costs of green walling can be substantial and has a considerable impact on the overall design. The commercially available systems tend to be based on panels that are fixed to a steel that surrounds the building and carries the access systems and watering systems. Again, the costs vary depending on the system.
- 8.93 Whilst green roofs can be installed relatively simply using standard construction techniques that are widely accepted the installation of green walls is more complex and can not be used in some situations due to the impact on fire safety. Additionally there may be issues around the mortgagability of homes where there is a significant ongoing maintenance cost or a lack of familiarity amongst mortgage valuers.

CHAPTER 13: MOVEMENT AND CONNECTIVITY

SP T1: Promoting sustainable transport,

- 8.94 This policy seek developer contributions. These are considered towards the end of this chapter below.

DM T3: Reducing the impact of private vehicles

- 8.95 This policy does require minimum place standards. We understand that these are achievable and consistent with the SHLAA.
- 8.96 We have assumed the provision of charging points as per the London Plan as set out above.

CHAPTER 14: ENVIRONMENTAL PROTECTION

DM ENV1: Local environmental protection

- 8.97 This site is mainly concerned with ensuring development sites are not harmful. Allowance is made within the brownfield sites for dealing with abnormal costs.

DM ENV2: Improving air quality

- 8.98 This policy does not impact directly on viability.

⁶⁸ What is a Green Roof? Advantages and Disadvantages, Water Attenuation, Loading Guide, Economic Considerations. Version 1: March 2010. Wilmott Dixon

Community Infrastructure Levy and Developer Contributions

8.99 Development in Enfield is subject to the Mayoral CIL⁶⁹. The Borough is in Band 2 so subject to CIL at £60.55/m². This is included as a cost and payable as per the adopted instalment policy:

Amount of CIL liability	Number of instalment payments	Amount or proportion of CIL payable in any instalment/time at which payments are due
£100,000 or less	no instalments	total amount payable within 60 days of commencement of development
£100,001 or more	two	<ul style="list-style-type: none"> the greater of £100,000 or half the value of the total amount payable within 60 days of commencement of development the remainder within 240 days of commencement of development

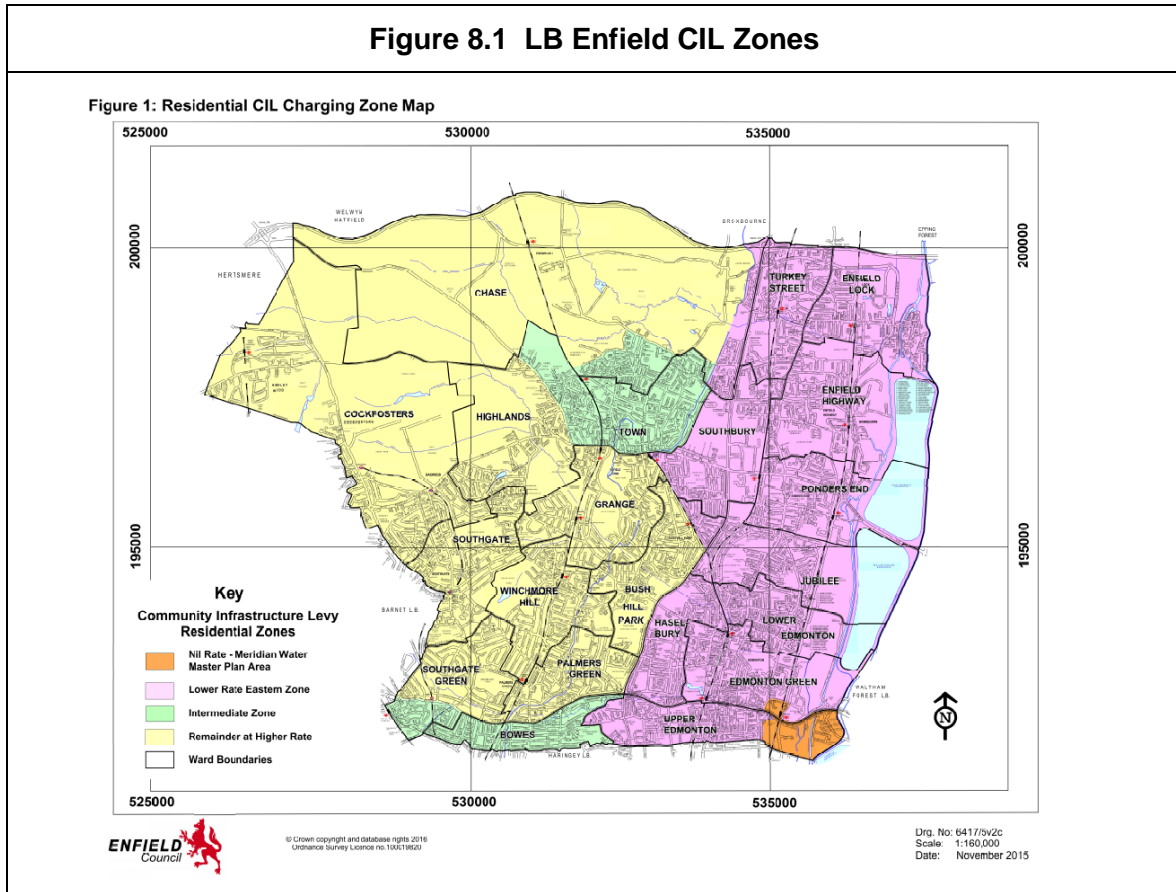
Source: [Mayoral Community Infrastructure Levy | London City Hall](#)

8.100 LB Enfield has adopted CIL. The following rates currently apply:

⁶⁹ [Annual CIL rate summary 2021 final.pdf \(london.gov.uk\)](#)

Table 8.4 LB Enfield CIL		
Residential CIL Rates (Comprising all the C3 Residential Use Class)		
Type	Zone and Use	Rate
RR1	Meridian Water Masterplan area	Nil rate
RR2	Lower rate Eastern corridor (to include the following Wards: Turkey Street, Enfield Lock, Enfield Highway, Southbury, Ponders End, Jubilee, Lower Edmonton, Upper Edmonton, Edmonton Green, Haselbury and parts of the Bush Hill Park and Chase Wards).	£49.33 per square metre.
RR3	Intermediate rate Area south of the A406 and A110 Bowes Road, Bowes Ward and part Southgate Green. Enfield Town (with parts of adjacent Chase and Highlands Wards).	£74 per square metre.
RR4	Higher rate Remainder of the Borough.	£148 per square metre.
Non- Residential and Commercial CIL Rates		
CR1	Retail (A1), financial and professional services including betting shops (A2), restaurants and cafes (A3), drinking establishments (A4) and hot food takeaways (A5).	A borough wide rate of £74 per square metre.
AR6	All other uses – (including offices, industrial, hotels, leisure facilities, community and other uses).	£0 per square metre.

Source: [Annual CIL rate summary 2021-Planning - Enfield.pdf](#)



Source: [Annual CIL rate summary 2021-Planning - Enfield.pdf](#)

8.101 This is included as a cost and payable as per the adopted instalment policy:

Table 8.5 LB Enfield CIL Instalment Policy		
Amount of CIL Liability	Number of Instalment Payments	Amount or proportion of CIL payable in any instalment/time at which payments are due
£500,000 or less	No Instalments	Total amount payable within 60 days of commencement of development.
£500,001 or more	Two	<ul style="list-style-type: none"> The greater of £500,000 or half the value of the total amount payable within 60 days of commencement of development The remainder within 240 days of commencement of development

Source: [Microsoft Word - Enfield CIL Instalment Policy 150216 IM](#)

8.102 We take this opportunity to confirm that CIL would not be payable on affordable housing.

Section 106 Supplementary Planning Document (November 2016)

8.103 The Council also seeks payments from developers to mitigate the impact of the development through improvements to the local infrastructure. In this study it is important that the costs of mitigation are reflected in the analysis.

- 8.104 In the *London Borough of Enfield Council Viability Assessment- Community Infrastructure Levy (CIL) and Proposed Submission Development Management Document (DMD)* (Dixon Searle, April 2013), an assumption was used of £3,000/unit on sites of 1 to 50 units and £7,5000 on larger sites. In the *London Plan Viability Study* (Three Dragons Turner & Townsend Housing Futures Ltd December 2017) an allowance of £30/m² was made for non-residential development and £1,500/unit for residential development
- 8.105 The Council adopted Section 106 Supplementary Planning Document in November 2016. This covers a range of policies, including affordable housing. On the whole, the contributions are site specific, in line with restrictions set out on CIL Regulation 122. The following additional costs are sought:
- 8.106 Public art. An allowance of £20,000 per scheme is tested on schemes of more than 50 units and / or more than 5,000m² of non-residential space.
- 8.107 Employment and Skills. One apprentice per £1,000,000 of cost. An allowance per £1,000,000 of expenditure of £5,000 is made.
- 8.108 Loss of employment space. An additional cost is allowed for the redevelopment of employment space into residential uses. The cost of £4,500 per 20m² of office space and 47m² of other employment space is allowed.
- 8.109 Libraries and community facilities. An allowance of £127 per occupant is used. The occupant density is assessed using the GLA Population Yield Calculator. We have assumed 3 occupants per dwelling.
- 8.110 We have reviewed s106 payments agreed under recent planning consents. These range from £40/unit to £8,640/unit. The average, across the sites, is £3,532/unit and the median is £2,983/unit. The average across the units is £2,532/unit. Following the February 2021 consultation, the following approach has been taken:
- 8.111 CIL is the preferred and main mechanism for seeking developer contributions and an important element of this update to is consider whether or not there is scope to review CIL
- 8.112 That it is necessary to make an allowance for additional developer contributions that may be sought. These are relative to the adopted rates of CIL – so if CIL was reviewed these may be reviewed:
- Small (1-9 units) £2,500 per unit
 - Medium (10 -99 units) £5,000 per unit
 - Large (100-249 units) £7,500 per unit
 - Very Large (250 units) £9,000 per unit
- 8.113 These costs relate principally to green space provision and mitigation. This is a more nuanced approach than the simple allowance of £3,000/unit (applying to major development sites, but excluding the Strategic Sites) used in the pre-consultation draft iteration of this update.

8.114 A range of higher requirements is also tested.





9. Modelling

- 9.1 In the previous chapters, the general assumptions to be inputted into the development appraisals are set out. In this chapter, the modelling is set out. It is stressed that this is a high-level study that is seeking to capture the generality rather than the specific. The purpose is to establish the cumulative impact of the policies, set out in the draft Local Plan Review document, on development viability.
- 9.2 The approach is to model a set of development sites that are broadly representative of the type of development that is likely to come forward under the new Local Plan.
- 9.3 As set out in Chapter 8 above, the new Local Plan will replace the adopted *2010-2025 Core Strategy*, and the *Development Management Document (DMD) Adopted November 2014*. We have been provided with a working draft of the policy wordings in the form of *Enfield's new Local Plan*, dated 1st April 2021. This document will form the basis of the Regulation 18 consultation, but it is important to note that the Council's overall strategy will be, at least in part, a factor of the housing target that is adopted and whether or not there are large scale greenfield releases. Part of the purpose of this viability update is to identify how viability may vary across different land types and the consequence that may have on policy.

Residential Development

- 9.4 The modelling is based on the Council's SHLAA. This is a working document that is being updated at the time of this report. It includes all the sites that are being and have been considered. The modelling in this report is based on the SHLAA sites, disregarding those sites that have commenced and those sites that have been excluded. It is important to note that just because a site is included in the SHLAA is not an indication as to whether or not it is actually suitable for development or whether or not it will be included in the new Local Plan as it continues to develop.
- 9.5 The Council is planning to allocate strategic sites (and mixed use strategic sites). These sites will not be modelled individually at this stage, rather the type of development that they are most likely to deliver is modelled.
- 9.6 The SHLAA does not apply standard densities and gross / net developable area assumptions. The Council has developed a range of typologies and then considered the capacity of individual sites relative to these.

	Count	Area (ha)			Capacity		
	Sites	Sum		Average	Sum		Average
Amenity, parking	7	0.78	0.15%	0.11	35	0.10%	5
Brown	74	115.40	22.31%	1.56	13,741	39.00%	186
Car park	27	7.45	1.44%	0.28	1,035	2.94%	38
Consented	243	37.59	7.27%	0.15	2,203	6.25%	9
Garages	37	3.71	0.72%	0.10	370	1.05%	10
Green	23	241.64	46.72%	10.51	7,673	21.78%	334
Leisure	1	0.33	0.06%	0.33	66	0.19%	66
Meridian	1	8.43	1.63%	8.43	1,314	3.73%	1,314
Meridian - Consented	2	20.03	3.87%	10.02	3,025	8.59%	1,513
Mixed	4	9.84	1.90%	2.46	899	2.55%	225
Other	4	50.33	9.73%	12.58	1,602	4.55%	401
Residential	34	21.72	4.20%	0.64	3,267	9.27%	96
All	457	517.25		1.13	35,230		77

Source: SHLAA (February 2021)

- 9.7 Just over half of the SHLAA sites are consented so are not considered further in this report. The modelling is informed by the housing mix identified in the Council's LHNA.

Number of Bedrooms	Market (50%)	Affordable (50%)	All
1	6.4%	14.7%	10.6%
2	21.9%	35.3%	28.6%
3	41.4%	42.8%	42.1%
4	30.1%	7%	18.6%
All	100%	100%	100%

Source: Table 8.2 London Borough of Enfield Council Local Housing Need Assessment 2020

- 9.8 As set out in Chapter 7 above, from this the Council has developed Policy *SP6: Housing mix and type including accessible and adaptable housing* which seeks the following housing mix:

	Studio/bedsit	One-bedroom	Two-bedrooms	Three-bedrooms	Four-bedrooms or more
Social rented	None	Low priority	High priority	High priority	Low priority
Intermediate	None	Medium priority	High priority	Medium priority	Low priority
Market	None	Low priority	Medium priority	High priority	High priority

- 9.9 We are advised that flatted schemes made up of predominantly 1 and 2 bedroom units are not acceptable and members have been turning such planning applications down. Whilst there is no expectation that the mix identified in the LHNA will be followed rigidly we have had regard to this in the modelling.
- 9.10 LBE does not specify the density of development. The densities used in the SHLAA range from over 300 units/ha to typical densities of greenfield estate housing being in the region of 30 units/ha. We have assumed that densities of up to 150units/ha will generally be in buildings of five storeys and less and that densities over 150units/ha will be in buildings of 6 storeys and higher.
- 9.11 Within the typologies we have included two large scale greenfield sites. The first of these is 208.33ha with 5,000 units and the second is 42.86ha with 1,200 units. These are modelled with a mix of family housing and some flatted development. We have assumed a net density of 40 units per ha. On the larger site we have assumed a net developable area of 60% and on the smaller site 70%.
- 9.12 The typologies are summarised in the following tables:

Table 9.3 Summary of Modelled Sites

		Current Use	Units	Area Ha		Density Units/ha		Density m2/ha
				Gross	Net	Gross	Net	
1	V Large Green 5,000	Green	5,000	208.33	125.00	24.00	40.00	3,580
2	V Large Green 1,200	Green	1,200	42.86	30.00	28.00	40.00	3,578
3	Medium Green 50	Green	50	1.90	1.43	26.25	35.00	3,049
4	Small Green 10	Green	10	0.29	0.29	35.00	35.00	3,028
5	High Density 1,000	Brown	1,000	3.85	3.85	260.00	260.00	16,778
6	High Density 350	Brown	350	1.00	1.00	350.00	350.00	22,586
7	High Density 140	Brown	140	0.70	0.70	200.00	200.00	12,900
8	High Density 70	Brown	70	0.35	0.35	200.00	200.00	12,900
9	Medium Density 1,000	Brown	1,000	7.14	7.14	140.00	140.00	9,034
10	Medium Density 350	Brown	350	2.69	2.69	130.00	130.00	8,389
11	Medium Density 140	Brown	140	1.40	1.40	100.00	100.00	6,450
12	Medium Density 70a	Brown	70	0.93	0.93	75.00	75.00	5,108
13	Medium Density 70	Brown	70	0.70	0.70	100.00	100.00	6,450
14	Medium Density 35	Brown	35	0.58	0.58	60.00	60.00	4,087
15	Medium Density 15	Brown	15	0.20	0.20	75.00	75.00	5,125
16	Medium Density 9	Brown	9	0.15	0.15	60.00	60.00	4,120
17	Medium Density 5	Brown	5	0.08	0.08	66.00	66.00	4,290
18	Medium Density 3	Brown	3	0.09	0.09	35.00	35.00	2,987
19	Low Density 70	Brown	70	1.75	1.75	40.00	40.00	3,439
20	Low Density 35	Brown	35	0.88	0.88	40.00	40.00	3,419
21	Low Density 15	Brown	15	0.38	0.38	40.00	40.00	3,237
22	Low Density 10	Brown	10	0.25	0.25	40.00	40.00	3,872
23	Low Density 6	Brown	6	0.15	0.15	40.00	40.00	3,227
24	Low Density 3	Brown	3	0.08	0.08	40.00	40.00	3,227
25	BTR HD 140	Brown	140	0.70	0.70	200.00	200.00	12,900
26	BTR 140	Brown	140	1.40	1.40	100.00	100.00	6,450

Source: HDH (December 2020) (PRS = Private Rented Sector – being modelled as Built to Rent)

- 9.13 It is important to note that CIL is only applicable to net new development, and conversions and development may qualify for Vacant Building Credit⁷⁰. The rules in this area of planning are complex and is unlikely that both CIL Relief and Vacant Buildings Credit would apply.

Older People's Housing

- 9.14 A private Sheltered/retirement and an Extracare scheme have been modelled, each on a 0.5ha site as follows.
- 9.15 A private Sheltered/retirement scheme of 30 x 1 bed units of 50m² and 30 x 2 bed units of 75m² to give a net saleable area of 3,750m². We have assumed a further 20% non-saleable service and common areas to give a scheme GIA of 4,500m².
- 9.16 An Extracare scheme of 36 x 1 bed units of 65m² and 24 x 2 bed units of 80m² to give a net saleable area of 4,260m². We have assumed a further 30% non-saleable service and common areas to give a scheme GIA of 5,538m².

Student Housing and Shared Living

- 9.17 Two forms of student accommodation have been modelled, the Cluster Flat model and the Studio Flat model. Cluster Flats are groups of rooms (en-suite or not) sharing living space and a kitchen. Studio Flats which are slightly larger rooms, including a kitchenette. The Studio Flats are modelled as both student accommodation and under the shared living model.
- 9.18 We have assumed that the typical Cluster Flat is 15m² and the typical Studio Flat 23m². We have assumed 26% circulation space in Studio Flat development and 35% in the Cluster Flats. We have run appraisals based on the following range of schemes, based on discussions with officers on the expected development to be forthcoming in the future:
- 9.19 The analysis was based on a brownfield site in the urban area, being the most likely situation for student housing to come forward.

⁷⁰ Vacant building credit is defined in paragraph 23b-026-20190315 of the PPG as follows:

National policy provides an incentive for brownfield development on sites containing vacant buildings. Where a vacant building is brought back into any lawful use, or is demolished to be replaced by a new building, the developer should be offered a financial credit equivalent to the existing gross floorspace of relevant vacant buildings when the local planning authority calculates any affordable housing contribution which will be sought. Affordable housing contributions may be required for any increase in floorspace.

Table 9.4 Student Accommodation –Modelling							
		Cluster Flats			Studios		
Rooms		60	175	500	60	175	500
Room size	m ²	15	15	15	23	23	23
Lettable Area	m ²	900	2,625	7,500	1,380	4,025	11,500
Circulation	%	35%	35%	35%	26%	26%	26%
	m ²	315	919	2,625	359	1,047	2,990
GIA	m ²	1,215	3,544	10,125	1,739	5,072	14,490
Site	ha	0.05	0.25	0.75	0.05	0.25	0.75

Source: HDH

Employment Uses

- 9.20 The Council is planning to allocate strategic employment sites and mixed-use strategic sites. These sites will not be modelled individually, rather the type of development that they are most likely to deliver is modelled.
- 9.21 In line with the CIL Regulations, we have only assessed developments of over 100m². There are other types of development (such as petrol filling stations and garden centres etc). We have not included these in this high-level study due to the great diversity of project that may arise.
- 9.22 For this study, we have assessed a number of development types. We have based our modelling on the following development types:
- Offices.** These are more than 250m², will be of steel frame construction, be over several floors. Typical larger units are around 2,000m².
We have made assumptions about the site coverage and density of development on the sites. We have assumed 70% coverage on the office sites in the central urban situation and 25% elsewhere (i.e. business park). We assumed three storey construction in the business park situation, and five-storey construction in the urban situation.
 - Large Industrial.** Modern industrial units of over 4,000m². There is little new space being constructed. This is used as the basis of the modelling. We have assumed 40% coverage which is based on the single storey construction.
 - Small Industrial.** Modern industrial units of 400m². We have assumed 40% coverage which is based on the single storey construction.
 - Large Industrial.** Modern units of over 4,000m² is used as the basis of the modelling. We have assumed 35% coverage which is based on the single storey construction.
- 9.23 We have not looked at the plethora of other types of commercial and employment development beyond office and industrial/storage uses in this study.

10. Residential Appraisals

- 10.1 At the start of this chapter, it is important to stress that the results of the appraisals do not, in themselves, determine policy. The results of this study are one of a number of factors that Enfield Council will consider, including the track record in delivering affordable housing and collecting developer contributions.
- 10.2 The appraisals use the residual valuation approach, they assess the value of a site after taking into account the costs of development, the likely income from sales and/or rents and a developers' return. The Residual Value represents the maximum bid for the site where the payment is made in a single tranche on the acquisition of a site. In order for the proposed development to be viable, it is necessary for this Residual Value to exceed the Existing Use Value (EUV) by a satisfactory margin, being the Benchmark Land Value (BLV).
- 10.3 Several sets of appraisals have been run based on the assumptions provided in the previous chapters of this report, including the affordable housing requirement and developer contributions. Development appraisals are sensitive to changes in price, so appraisals have been run with various changes in the cost of construction and in prices.
- 10.4 As set out above, for each development type the Residual Value is calculated. The results are set out and presented for each site and per gross hectare to allow comparison between sites. In the tables in this chapter, the results are colour coded using a traffic light system:
- a. **Green Viable** – where the Residual Value per hectare exceeds the BLV per hectare (being the EUV plus the appropriate uplift to provide a landowners' premium).
 - b. **Amber Marginal** – where the Residual Value per hectare exceeds the EUV but not the BLV. These sites should not be considered as viable when measured against the test set out – however, depending on the nature of the site and the owner, they may come forward.
 - c. **Red Non-viable** – where the Residual Value does not exceed the EUV.
- 10.5 A report of this type applies relatively simple assumptions that are broadly reflective of an area to make an assessment of viability. The fact that a typology is shown as viable does not necessarily mean that, that type of development will come forward and vice versa. An important part of any final consideration of viability will be relating the results of this study to what is actually happening on the ground in terms of development.

Base Appraisals

- 10.6 The initial appraisals are based on the full policy on scenario with all the policy requirements, unless stated, being following assumptions.
- a. Affordable Housing 35% (Intermediate Housing 30%, Affordable Rent 70%)
 - b. Design 90% Part M4(2), 10% Part M4(3)

Water efficiency

10% Biodiversity Net Gain

Green roofs

Future Homes Standard Option 2 Plus London Plan

20% EV Charging

- c. Developer Contributions CIL – Mayoral and LB Enfield, as per Charging Schedule s106 as £/unit at the following rates:

Small (1-9 units) £2,500

Medium (10 -99 units) £5,000

Large (100-249 units) £7,500

Very Large (250 units) £9,000

Public art on larger sites and apprenticeships at £5,000 per £1,000,000 of cost.

- 10.7 The base appraisals are included in **Appendix 12**. The appraisals are presented for the three price areas identified in Chapter 4 above. Part of the lower price area is the Meridian Waters masterplan area, lies within the £0/m² CIL Zone. A further set of appraisals has been run on for this area, but is not presented here (it is presented later in this Chapter, where relevant).

Table 10.1a Residential Typologies, – Residual Values

Higher Value Area

								Area (ha)		Units	Residual Value (£)		
								Gross	Net		Gross ha	Net ha	Site
Site 1	V Large Green 5,000	Higher	Green	Agricultural				208.33	125.00	5,000	1,673,896	2,789,827	348,728,400
Site 2	V Large Green 1,200	Higher	Green	Agricultural				42.86	30.00	1,200	3,022,604	4,318,005	129,540,152
Site 3	Medium Green 50	Higher	Green	Agricultural				1.90	1.43	50	3,375,902	4,501,203	6,430,290
Site 4	Small Green 10	Higher	Green	Paddock				0.29	0.29	10	6,432,482	6,432,482	1,837,852
Site 5	High Density 1,000	Higher	Brown	PDL				3.85	3.85	1,000	12,812,144	12,812,144	49,277,476
Site 6	High Density 350	Higher	Brown	PDL				1.00	1.00	350	16,667,289	16,667,289	16,667,289
Site 7	High Density 140	Higher	Brown	PDL				0.70	0.70	140	10,201,497	10,201,497	7,141,048
Site 8	High Density 70	Higher	Brown	PDL				0.35	0.35	70	10,815,649	10,815,649	3,785,477
Site 9	Medium Density 1,000	Higher	Brown	PDL				7.14	7.14	1,000	8,292,607	8,292,607	59,232,907
Site 10	Medium Density 350	Higher	Brown	PDL				2.69	2.69	350	8,892,278	8,892,278	23,940,747
Site 11	Medium Density 140	Higher	Brown	PDL				1.40	1.40	140	6,949,963	6,949,963	9,729,949
Site 12	Medium Density 70a	Higher	Brown	PDL				0.93	0.93	70	7,560,946	7,560,946	7,056,883
Site 13	Medium Density 70	Higher	Brown	PDL				0.70	0.70	70	7,442,197	7,442,197	5,209,538
Site 14	Medium Density 35	Higher	Brown	PDL				0.58	0.58	35	5,961,566	5,961,566	3,477,580
Site 15	Medium Density 15	Higher	Brown	PDL				0.20	0.20	15	7,690,115	7,690,115	1,538,023
Site 16	Medium Density 9	Higher	Brown	PDL				0.15	0.15	9	8,399,175	8,399,175	1,259,876
Site 17	Medium Density 5	Higher	Brown	PDL				0.08	0.08	5	7,918,709	7,918,709	599,902
Site 18	Medium Density 3	Higher	Brown	PDL				0.09	0.09	3	6,386,044	6,386,044	547,375
Site 19	Low Density 70	Higher	Brown	PDL				1.75	1.75	70	5,506,315	5,506,315	9,636,052
Site 20	Low Density 35	Higher	Brown	PDL				0.88	0.88	35	5,455,029	5,455,029	4,773,150
Site 21	Low Density 15	Higher	Brown	PDL				0.38	0.38	15	6,542,576	6,542,576	2,453,466
Site 22	Low Density 10	Higher	Brown	PDL				0.25	0.25	10	6,448,810	6,448,810	1,612,203
Site 23	Low Density 6	Higher	Brown	PDL				0.15	0.15	6	7,072,915	7,072,915	1,060,937
Site 24	Low Density 3	Higher	Brown	PDL				0.08	0.08	3	7,138,642	7,138,642	535,398
Site 25	BTR HD 140	Higher	Brown	PDL				0.70	0.70	140	4,716,318	4,716,318	3,301,423
Site 26	BTR 140	Higher	Brown	PDL				1.40	1.40	140	5,229,708	5,229,708	7,321,591

Source: HDH (April 2021)

Table 10.1b Residential Typologies, – Residual Values

Medium Value Area

								Residual Value (£)		
								Gross ha	Net ha	Site
Site 5	High Density 1,000	Medium	Brown	PDL				3,253,036	3,253,036	12,511,675
Site 6	High Density 350	Medium	Brown	PDL				2,657,393	2,657,393	2,657,393
Site 7	High Density 140	Medium	Brown	PDL				1,749,871	1,749,871	1,224,910
Site 8	High Density 70	Medium	Brown	PDL				2,176,226	2,176,226	761,679
Site 9	Medium Density 1,000	Medium	Brown	PDL				5,667,969	5,667,969	40,485,494
Site 10	Medium Density 350	Medium	Brown	PDL				6,098,414	6,098,414	16,418,806
Site 11	Medium Density 140	Medium	Brown	PDL				4,620,319	4,620,319	6,468,447
Site 12	Medium Density 70a	Medium	Brown	PDL				5,601,024	5,601,024	5,227,623
Site 13	Medium Density 70	Medium	Brown	PDL				5,010,592	5,010,592	3,507,414
Site 14	Medium Density 35	Medium	Brown	PDL				4,419,954	4,419,954	2,578,307
Site 15	Medium Density 15	Medium	Brown	PDL				5,720,703	5,720,703	1,144,141
Site 16	Medium Density 9	Medium	Brown	PDL				6,436,903	6,436,903	965,535
Site 17	Medium Density 5	Medium	Brown	PDL				5,772,828	5,772,828	437,335
Site 18	Medium Density 3	Medium	Brown	PDL				5,022,969	5,022,969	430,540
Site 19	Low Density 70	Medium	Brown	PDL				4,160,847	4,160,847	7,281,481
Site 20	Low Density 35	Medium	Brown	PDL				4,134,618	4,134,618	3,617,791
Site 21	Low Density 15	Medium	Brown	PDL				4,931,013	4,931,013	1,849,130
Site 22	Low Density 10	Medium	Brown	PDL				4,896,899	4,896,899	1,224,225
Site 23	Low Density 6	Medium	Brown	PDL				5,546,736	5,546,736	832,010
Site 24	Low Density 3	Medium	Brown	PDL				5,612,463	5,612,463	420,935
Site 25	BTR HD 140	Medium	Brown	PDL				2,012,757	2,012,757	1,408,930
Site 26	BTR 140	Medium	Brown	PDL				3,860,759	3,860,759	5,405,063

Source: HDH (April 2021)

								Residual Value (£)					
								Gross ha	Net ha	Site			
Site 5	High Density 1,000	Lower	Brown	PDL				3.85	3.85	1,000	2,047,238	2,047,238	7,873,992
Site 6	High Density 350	Lower	Brown	PDL				1.00	1.00	350	941,509	941,509	941,509
Site 7	High Density 140	Lower	Brown	PDL				0.70	0.70	140	707,960	707,960	495,572
Site 8	High Density 70	Lower	Brown	PDL				0.35	0.35	70	1,108,412	1,108,412	387,944
Site 9	Medium Density 1,000	Lower	Brown	PDL				7.14	7.14	1,000	2,371,739	2,371,739	16,940,995
Site 10	Medium Density 350	Lower	Brown	PDL				2.69	2.69	350	2,647,550	2,647,550	7,128,019
Site 11	Medium Density 140	Lower	Brown	PDL				1.40	1.40	140	1,768,154	1,768,154	2,475,415
Site 12	Medium Density 70a	Lower	Brown	PDL				0.93	0.93	70	3,208,379	3,208,379	2,994,487
Site 13	Medium Density 70	Lower	Brown	PDL				0.70	0.70	70	2,044,469	2,044,469	1,431,129
Site 14	Medium Density 35	Lower	Brown	PDL				0.58	0.58	35	2,536,812	2,536,812	1,479,807
Site 15	Medium Density 15	Lower	Brown	PDL				0.20	0.20	15	3,317,450	3,317,450	663,490
Site 16	Medium Density 9	Lower	Brown	PDL				0.15	0.15	9	5,420,258	5,420,258	813,039
Site 17	Medium Density 5	Lower	Brown	PDL				0.08	0.08	5	4,660,300	4,660,300	353,053
Site 18	Medium Density 3	Lower	Brown	PDL				0.09	0.09	3	4,317,360	4,317,360	370,059
Site 19	Low Density 70	Lower	Brown	PDL				1.75	1.75	70	2,516,920	2,516,920	4,404,610
Site 20	Low Density 35	Lower	Brown	PDL				0.88	0.88	35	2,520,337	2,520,337	2,205,295
Site 21	Low Density 15	Lower	Brown	PDL				0.38	0.38	15	2,999,307	2,999,307	1,124,740
Site 22	Low Density 10	Lower	Brown	PDL				0.25	0.25	10	3,003,805	3,003,805	750,951
Site 23	Low Density 6	Lower	Brown	PDL				0.15	0.15	6	4,756,135	4,756,135	713,420
Site 24	Low Density 3	Lower	Brown	PDL				0.08	0.08	3	4,821,863	4,821,863	361,640
Site 25	BTR HD 140	Lower	Brown	PDL				0.70	0.70	140	2,223,977	2,223,977	1,556,784
Site 26	BTR 140	Lower	Brown	PDL				1.40	1.40	140	3,966,369	3,966,369	5,552,916

Source: HDH (April 2021)

- 10.8 The results vary across the typologies, although this is largely due to the different assumptions around the nature of each typology. The higher density sites generally have higher Residual Values, and additional costs associated with brownfield sites reduces the Residual Value.



- 10.9 The Residual Value is not an indication of viability by itself, simply being the maximum price a developer may bid for a parcel of land, and still make an adequate return. In the following tables the Residual Value is compared with the BLV. The BLV being an amount over and above the EUV that is sufficient to provide the willing landowner to sell the land for development as set out in Chapter 6 above.

			Existing Use Value	Benchmark Land Value	Residual Value
Site 1	V Large Green 5,000	Higher	25,000	525,000	1,673,896
Site 2	V Large Green 1,200	Higher	25,000	525,000	3,022,604
Site 3	Medium Green 50	Higher	25,000	525,000	3,375,902
Site 4	Small Green 10	Higher	100,000	600,000	6,432,482
Site 5	High Density 1,000	Higher	3,000,000	3,600,000	12,812,144
Site 6	High Density 350	Higher	3,000,000	3,600,000	16,667,289
Site 7	High Density 140	Higher	3,000,000	3,600,000	10,201,497
Site 8	High Density 70	Higher	3,000,000	3,600,000	10,815,649
Site 9	Medium Density 1,000	Higher	3,000,000	3,600,000	8,292,607
Site 10	Medium Density 350	Higher	3,000,000	3,600,000	8,892,278
Site 11	Medium Density 140	Higher	3,000,000	3,600,000	6,949,963
Site 12	Medium Density 70a	Higher	3,000,000	3,600,000	7,560,946
Site 13	Medium Density 70	Higher	3,000,000	3,600,000	7,442,197
Site 14	Medium Density 35	Higher	3,000,000	3,600,000	5,961,566
Site 15	Medium Density 15	Higher	3,000,000	3,600,000	7,690,115
Site 16	Medium Density 9	Higher	3,000,000	3,600,000	8,399,175
Site 17	Medium Density 5	Higher	3,000,000	3,600,000	7,918,709
Site 18	Medium Density 3	Higher	3,000,000	3,600,000	6,386,044
Site 19	Low Density 70	Higher	3,000,000	3,600,000	5,506,315
Site 20	Low Density 35	Higher	3,000,000	3,600,000	5,455,029
Site 21	Low Density 15	Higher	3,000,000	3,600,000	6,542,576
Site 22	Low Density 10	Higher	3,000,000	3,600,000	6,448,810
Site 23	Low Density 6	Higher	3,000,000	3,600,000	7,072,915
Site 24	Low Density 3	Higher	3,000,000	3,600,000	7,138,642
Site 25	BTR HD 140	Higher	3,000,000	3,600,000	4,716,318
Site 26	BTR 140	Higher	3,000,000	3,600,000	5,229,708

Source: HDH (April 2021)

Table 10.2b Residual Value v BLV					
Medium Value Area					
			Existing Use Value	Benchmark Land Value	Residual Value
Site 5	High Density 1,000	Medium	3,000,000	3,600,000	3,253,036
Site 6	High Density 350	Medium	3,000,000	3,600,000	2,657,393
Site 7	High Density 140	Medium	3,000,000	3,600,000	1,749,871
Site 8	High Density 70	Medium	3,000,000	3,600,000	2,176,226
Site 9	Medium Density 1,000	Medium	3,000,000	3,600,000	5,667,969
Site 10	Medium Density 350	Medium	3,000,000	3,600,000	6,098,414
Site 11	Medium Density 140	Medium	3,000,000	3,600,000	4,620,319
Site 12	Medium Density 70a	Medium	3,000,000	3,600,000	5,601,024
Site 13	Medium Density 70	Medium	3,000,000	3,600,000	5,010,592
Site 14	Medium Density 35	Medium	3,000,000	3,600,000	4,419,954
Site 15	Medium Density 15	Medium	3,000,000	3,600,000	5,720,703
Site 16	Medium Density 9	Medium	3,000,000	3,600,000	6,436,903
Site 17	Medium Density 5	Medium	3,000,000	3,600,000	5,772,828
Site 18	Medium Density 3	Medium	3,000,000	3,600,000	5,022,969
Site 19	Low Density 70	Medium	3,000,000	3,600,000	4,160,847
Site 20	Low Density 35	Medium	3,000,000	3,600,000	4,134,618
Site 21	Low Density 15	Medium	3,000,000	3,600,000	4,931,013
Site 22	Low Density 10	Medium	3,000,000	3,600,000	4,896,899
Site 23	Low Density 6	Medium	3,000,000	3,600,000	5,546,736
Site 24	Low Density 3	Medium	3,000,000	3,600,000	5,612,463
Site 25	BTR HD 140	Medium	3,000,000	3,600,000	2,012,757
Site 26	BTR 140	Medium	3,000,000	3,600,000	3,860,759

Source: HDH (April 2021)

Table 10.2c Residual Value v BLV					
Lower Value Area					
			Existing Use Value	Benchmark Land Value	Residual Value
Site 5	High Density 1,000	Lower	3,000,000	3,600,000	2,047,238
Site 6	High Density 350	Lower	3,000,000	3,600,000	941,509
Site 7	High Density 140	Lower	3,000,000	3,600,000	707,960
Site 8	High Density 70	Lower	3,000,000	3,600,000	1,108,412
Site 9	Medium Density 1,000	Lower	3,000,000	3,600,000	2,371,739
Site 10	Medium Density 350	Lower	3,000,000	3,600,000	2,647,550
Site 11	Medium Density 140	Lower	3,000,000	3,600,000	1,768,154
Site 12	Medium Density 70a	Lower	3,000,000	3,600,000	3,208,379
Site 13	Medium Density 70	Lower	3,000,000	3,600,000	2,044,469
Site 14	Medium Density 35	Lower	3,000,000	3,600,000	2,536,812
Site 15	Medium Density 15	Lower	3,000,000	3,600,000	3,317,450
Site 16	Medium Density 9	Lower	3,000,000	3,600,000	5,420,258
Site 17	Medium Density 5	Lower	3,000,000	3,600,000	4,660,300
Site 18	Medium Density 3	Lower	3,000,000	3,600,000	4,317,360
Site 19	Low Density 70	Lower	3,000,000	3,600,000	2,516,920
Site 20	Low Density 35	Lower	3,000,000	3,600,000	2,520,337
Site 21	Low Density 15	Lower	3,000,000	3,600,000	2,999,307
Site 22	Low Density 10	Lower	3,000,000	3,600,000	3,003,805
Site 23	Low Density 6	Lower	3,000,000	3,600,000	4,756,135
Site 24	Low Density 3	Lower	3,000,000	3,600,000	4,821,863
Site 25	BTR HD 140	Lower	3,000,000	3,600,000	2,223,977
Site 26	BTR 140	Lower	3,000,000	3,600,000	3,966,369

Source: HDH (April 2021)

10.10 The above appraisals indicate the difference across the areas. Before considering these, it is necessary to consider the costs of each policy.

Cost of Individual Policies

10.11 Each policy requirement that adds to the cost of development leads to a reduction of the Residual Value. This results in the developer being able to pay the landowner less for the land. A set of appraisals has been run with each individual policy requirement. The results are presented for each of the three price areas and show the fall in land values, per hectare.

Higher Value Area	Greenfield	High Density	Medium Density	Low Density	ALL
Water	-222	-1,608	-565	-380	-665
10% BNG	-22,635	-234,350	-65,130	-37,999	-84,181
CO2 -31%	-106,316	-1,100,735	-305,913	-178,480	-395,395
CO2 -31% +Plus	-140,611	-1,455,811	-404,595	-236,054	-522,942
EV Charging	-5,107	-36,976	-13,000	-8,742	-15,295
EV Charging +£1,000	-44,411	-321,533	-113,044	-76,020	-133,004
Sprinklers	-48,852	-353,687	-124,349	-83,622	-146,304
District Heating	-182,086	-1,318,287	-463,482	-311,681	-545,315
Green Roofs	-22,206	0	-33,913	-38,010	-29,936
A&A. 90% Pt M(2), 10% PtM(3)	-44,411	-321,533	-113,044	-76,020	-133,004
Apprentices	-18,937	-177,538	-48,849	-28,390	-63,768
Public Art	-19,392	-25,684	-6,756	-1,782	-11,488
Current CIL	-551,489	-3,430,302	-1,200,233	-761,843	-1,408,503
Appraised s106	-125,874	-1,733,023	-434,029	-156,971	-570,149

Source: HDH (April 2021)

Medium Value Area	Greenfield	High Density	Medium Density	Low Density	ALL
Water		-1,608	-565	-380	-746
10% BNG		-234,350	-65,130	-37,999	-95,371
CO2 -31%		-1,100,735	-305,913	-178,480	-447,955
CO2 -31% +Plus		-1,455,992	-404,595	-236,054	-592,489
EV Charging		-36,976	-13,000	-8,742	-17,148
EV Charging +£1,000		-321,533	-113,044	-76,020	-149,111
Sprinklers		-353,687	-124,349	-83,622	-164,023
District Heating		-1,318,287	-463,482	-311,681	-611,357
Green Roofs		0	-33,913	-38,010	-31,342
A&A. 90% Pt M(2), 10% PtM(3)		-321,533	-113,044	-76,020	-149,111
Apprentices		-177,538	-48,849	-28,390	-71,919
Public Art		-25,684	-6,756	-1,782	-10,050
Current CIL		-2,213,125	-774,353	-491,518	-1,009,253
Appraised s106		-1,735,681	-434,029	-156,971	-651,410

Source: HDH (April 2021)

Lower Value Area	Greenfield	High Density	Medium Density	Low Density	ALL
Water		-1,615	-565	-380	-747
10% BNG		-235,431	-65,130	-37,999	-95,567
CO2 -31%		-1,105,811	-306,130	-178,480	-448,976
CO2 -31% +Plus		-1,462,524	-405,024	-236,054	-593,872
EV Charging		-37,147	-13,000	-8,742	-17,179
EV Charging +£1,000		-323,016	-113,044	-76,020	-149,381
Sprinklers		-355,318	-124,349	-83,622	-164,319
District Heating		-1,324,366	-463,978	-311,681	-612,688
Green Roofs		0	-33,913	-38,010	-31,342
A&A. 90% Pt M(2), 10% PtM(3)		-323,016	-113,044	-76,020	-149,381
Apprentices		-178,357	-48,849	-28,390	-72,068
Public Art		-25,704	-6,756	-1,782	-10,054
Current CIL		-1,807,344	-632,374	-401,397	-824,205
Appraised s106		-1,742,213	-435,006	-156,971	-653,042

Source: HDH (April 2021)

- 10.12 The cost of some requirements such as the increased water standard or green roofs is modest, at less than £10,000/ha. The costs of other requirements are very much more. The higher density typologies, which are the brownfield typologies, are subject to a greater impact of each policy than the lower density, greenfield typologies. When considering these it is important to note that the above costs are just the cost of incorporating that element of policy compliance, however these changes can have an impact on the wider economics of the project. By way of examples, incorporating green roofs may reduce the requirements for SUDS, using district heating can reduce the cost of reaching zero carbon or building to higher environmental standards may have a positive impact on prices.
- 10.13 Of particular note in the above are the costs of sprinklers and District Heating. Neither of these are policy requirements (although both are seen as important by the Council in their wider priorities). Sprinklers are encouraged rather than required. Connection to the District Heating system is also encouraged, and, as mentioned above can also be a cost-effective solution to achieve lower carbon development. These items are not included in the subsequent analysis.
- 10.14 The above analysis does not consider affordable housing. A further set of appraisals has been run to establish the cost of providing affordable housing (in the absence of other policy requirements).

Greenfield	246,655
High Density	1,176,657
Medium Density	451,494
Low Density	293,465
Build to Rent	727,495
ALL	547,124

Source: HDH (April 2021)

- 10.15 The results show that a 5% increase in amount of affordable housing on average, across the typologies, leads to a fall in the Residual Value of about £550,000/ha, although this does vary across the typologies (largely being a factor of the density assumptions) and the areas. The significance of this is that for each 5% increase in amount of affordable housing, the developer can afford to pay the landowner about £550,000/ha less.

Affordable Housing v Developer Contributions

- 10.16 The critical balance in the plan-making process is the balance between affordable housing and developer contributions. A set of appraisals has been run with varied levels of developer contribution at different levels of affordable housing. As set out in Chapter 8 above, based on discussions with the Council, a range of assumptions for s106 contributions, over and above CIL, are embedded in the appraisals⁷¹. This is informed by the typically collected historic payments, as advised by the Council. Bearing in mind the uncertainty in this regard (including the uncertainty due to possible changes in national policy), a range of costs of up to £50,000/unit is tested.
- 10.17 At the time of this report (April 2021) the Council does not have site specific estimates of the strategic infrastructure and mitigation costs for any particular sites. More detail regarding contributions from potential Strategic Sites will emerge from the Council's wider IDP in due course, the Council will then specifically engage with the promoters of the potential Strategic Sites to establish if they can bear the required infrastructure costs before they are included within the Plan.
- 10.18 **Appendix 13** includes the appraisal results for the full requirements (without sprinklers and District Heating) with varied levels of affordable housing and varied levels of developer contributions. These are summarised below.

⁷¹ s106 as £/unit at the following rates: Small (1-9 units) £2,500; Medium (10 -99 units) £5,000; Large (100-249 units) £7,500 Very Large (250 units); £9,000.

	Higher				Medium			
Affordable %	35%	40%	45%	50%	35%	40%	45%	50%
Greenfield	£50,000	£50,000	£50,000	£50,000				
High Density	£40,000	£35,000	£30,000	£20,000	£0	£0	£0	£0
Medium Density	£45,000	£40,000	£30,000	£25,000	£20,000	£20,000	£10,000	£10,000
Low Density	£50,000	£45,000	£35,000	£25,000	£35,000	£30,000	£20,000	£10,000
BTR	£10,000	£5,000	£0	£0	£0	£0	£0	£0
	Lower				Meridian Water			
Affordable %	35%	40%	45%	50%	35%	40%	45%	50%
Greenfield								
High Density	£0	£0	£0	£0	£0	£0	£0	£0
Medium Density	£0	£0	£0	£0	£0	£0	£0	£0
Low Density	£0	£0	£0	£0				
BTR	£0	£0	£0	£0	£0	£0	£0	£0

Source: HDH (April 2021)

10.19 This analysis highlights the differences between viability across the Borough.

Higher Value - The western and northern areas of the Borough (Chase, Cockfosters, Highlands, Grange, Palmer's Green, Southgate, Winchmore Hill).

10.20 The greenfield sites are likely to be able to bear both higher levels of affordable housing of up to 50%, and substantial levels of developer contributions of at least £50,000/unit, in addition to the current rates of CIL, (£50,000/unit is the maximum amount tested).

10.21 The other types of mainstream housing represented by the higher, medium and lower densities can bear £40,000/unit, in addition to the current rates of CIL, or so in developer contributions at the minimum affordable housing requirement of 35%. At 50% affordable housing these typologies are able to bear at £25,000/unit or so, in addition to the current rates of CIL, in developer contributions.

10.22 The Council can be confident that development that is planned for in this area will be deliverable and forthcoming.

Medium Value - The areas not included in the higher and lower values.

10.23 The medium and lower density typologies, being those that exclude tall buildings, are able to bear £10,000/unit, in addition to the current rates of CIL, in developer contributions at 50% affordable housing. At 35% affordable housing these sites can bear at least £20,000/unit, in addition to the current rates of CIL, in developer contributions.

10.24 Tall building represented by the high-density typologies are likely to be deliverable at 35% affordable housing, but would have limited capacity to bear developer in addition to CIL.

- 10.25 Build to rent development, when tested against the requirements of the London Plan is not shown as viable. In this regard the PPG includes specific guidance with regard to viability and it is anticipated that the viability of such development will be tested at the development management stage.
- 10.26 The Council can be confident that development that most development that is planned for in this area will be deliverable and forthcoming. However the Council should be cautious about relying on tall buildings to deliver housing numbers and should only count on such sites where there is evidence that such sites are likely to be forthcoming⁷².

Lower Value - The eastern part of the Borough running from Enfield Lock in the north, to Upper Edmonton in the south.

- 10.27 Delivering development in this lower value area has been historically challenging. Whilst there are numerous sites that have delivered a policy compliant scheme, of both 35% affordable housing and CIL, there are sites where it has been necessary to flex the policy requirement when considering specific planning applications. This is reflected in the appraisal results.
- 10.28 At 35% affordable housing about half the typologies are shown as being viable and half not. Development in this area may be relatively slow coming forward (which has been the case with Meridian Water). On the larger schemes it is likely that there will continue to need to be a degree on intervention by the Council and the wider public sector (including the GLA).
- 10.29 When formulating the new Local Plan, the Council should be cautious about relying on development in this area for the time being. Particular regard will need to be given as to the availability of public intervention and the deliverability of the sites.

Redevelopment

- 10.30 The above analysis is based on the assumption that all the development will be on greenfield sites or land with a value that is of previously development land (at £3,000,000/ha). Some new development may come forward on sites that are being redeveloped. In these cases, the use of the site may be intensified, or existing employment sites taken into residential uses. This may be the redevelopment of office buildings within the towns, or perhaps the

⁷² The NPPF defines 'Deliverable' as:

To be considered deliverable, sites for housing should be available now, offer a suitable location for development now, and be achievable with a realistic prospect that housing will be delivered on the site within 5 years. In particular:

a) sites which do not involve major development and have planning permission, and all sites with detailed planning permission should be considered deliverable until permission expires, unless there is clear evidence that homes will not be delivered within 5 years (for example because they are no longer viable, there is no longer a demand for the type of units or sites have long term phasing plans).

b) where a site has outline planning permission for major development, has been allocated in a development plan, has a grant of permission in principle, or is identified on a brownfield register, it should only be considered deliverable where there is clear evidence that housing completions will begin on site within 5 years.

redevelopment of industrial sites. In these cases, the EUV is likely to be significantly higher than that used in the base appraisals.

- 10.31 It is challenging to present such development in a study of this type. Vacant buildings may be subject to Vacant Buildings Credit⁷³ (VBC) and CIL may only apply to net new development. The rules around Vacant Building Credit and when CIL is not payable are complex and it is rare that both exemptions would apply on a single site. This means that each site is likely to be quite different and that the policy compliant⁷⁴ situation is likely to be different from site to site taking in to account the nature of the site being redeveloped.
- 10.32 Within Chapter 6 we have considered the Existing Use Value (EUV) assumptions. We have presented EUV assumptions of £2,450/m² for office and £1,430/m² for industrial uses. These figures are taken from *Land value estimates for policy appraisal 2019*⁷⁵ and are per square meter of Gross Internal Space (GIA).
- 10.33 With a 4 storey office building, with 50% site coverage this equate to about £49m/ha for sites in an existing office use. It is notable that only one typology, with 35% affordable housing and no developer contributions in excess of CIL, generates a Residual Value that is excess of £14m/ha. This would suggest that the Council must be cautious about assuming that the market may bring forward development on sites that are in existing office uses for residential development – even having made allowance for substantial amounts of affordable housing to be offset through VBC.
- 10.34 With an industrial building (which is most likely to be single storey), with 60% coverage, this equates to about £8.6m/ha for sites with an existing industrial use. It is notable that in the lower value areas in the east of the Borough, with 35% affordable housing and no developer contributions, the highest Residual Value is about £5.7m, so somewhat below the likely value of land in industrial uses. Again, this would suggest that the Council must be cautious about assuming that the market may bring forward development on sites that are in existing industrial uses for residential development.
- 10.35 We do caveat this advice as the Council has seen the market bringing forward sites that are in active or recent office and industrial uses for residential development. The EUVs mentioned above relate to typical values for typical buildings. In reality the actual EUV will vary tremendously from site to site. An office building that is near to the end of its useful life and

⁷³ The PPG provides the following explanation at 23b-026-20190315:

What is the vacant building credit?

National policy provides an incentive for brownfield development on sites containing vacant buildings. Where a vacant building is brought back into any lawful use, or is demolished to be replaced by a new building, the developer should be offered a financial credit equivalent to the existing gross floorspace of relevant vacant buildings when the local planning authority calculates any affordable housing contribution which will be sought. Affordable housing contributions may be required for any increase in floorspace.

⁷⁴ The PPG provides the following explanation at 10-002-20190509:

Policy compliant means development which fully complies with up to date plan policies.

⁷⁵ <https://www.gov.uk/government/publications/land-value-estimates-for-policy-appraisal-2019>

that is vacant, is likely to have a value that is a fraction of a building that remains suitable for modern office use and is let to a financially secure tenant. Further the amount of existing floor space could reduce the requirement for affordable housing or CIL.

- 10.36 Similarly, to the advice given above, when formulating the new Local Plan, the Council should be cautious about relying on development where it is based on the redevelopment of existing office or industrial buildings. Particular regard will need to be given as to the available on public intervention and the deliverability of the sites.

Affordable Housing Varied Tenure Mix

- 10.37 The base appraisals, at the start of this chapter, are based on the tenure mix, of 30% Intermediate Housing and 70% Affordable Rent. Not only may this change over time (as the Housing Market Assessment is updated), but this is an area of changing national policy with current requirements for 10% Affordable Ownership (where the 10% is of all the housing) and 25% First Homes (where the 25% is of the affordable housing only).
- 10.38 Further sets of appraisals have been run with a range of tenure mixes. These are included in **Appendix 14** and summarised below.

	Higher	Medium	Lower
Greenfield	-95,320		
High Density	-851,057	-461,786	-406,765
Medium Density	-262,722	-183,245	-106,131
Low Density	-131,904	-91,072	-56,286
BTR	-330,156	-244,560	-244,560
ALL	-302,479	-214,325	-159,782

Source: HDH (April 2021)

- 10.39 With a 35% affordable housing requirement, a 10% decrease in the amount of Intermediate Housing and corresponding 10% increase in the amount of Affordable Rent results in a fall in the Residual Value (i.e. the amount the developer can pay for the land) that is significant, particularly on the higher density sites. A move from the Council's preferred affordable housing mix of 70% affordable housing to rent / 30% intermediate housing to a mix will more (say 50%) intermediate housing would have a marked impact on improving viability.
- 10.40 When it comes to the decision-making process and determining planning applications, on sites where viability is challenging, it is recommended that consideration is given to adjusting the affordable housing mix as this can have a marked impact on the value of a site.

10% Affordable Home Ownership

- 10.41 As set out in Chapter 2 above, the 2019 NPPF (paragraph 64) sets out a policy for a minimum of 10% Affordable Home Ownership units on larger sites. This has been tested with a further set of appraisals where the first 10% of the housing on the site is as intermediate housing. These are included in **Appendix 15**.
- 10.42 The base appraisals are based on the Council's Housing Market Assessment has identified a tenure mix of 30% Intermediate Housing and 70% Affordable Rent. 10% Affordable Home Ownership is the equivalent to a 29% / 71% tenure split at 35% affordable housing, so is broadly in line with the Council's preferred mix. As would be expected, 10% Affordable Home Ownership does not materially impact on viability.

First Homes

- 10.43 In February 2020, the Government launched a consultation on First Homes. The Government's *Changes to the current planning system – Consultation on changes to planning policy and regulations* (MHCLG, August 2020) has provided some clarity in this regard. A further set of appraisals has been run at 20%, 25% and 30% affordable housing, where 25% of the affordable housing is as a First Home. In addition, the consequence of seeking First Homes to be delivered with a greater discount than the minimum 30% discount is tested. These are included in **Appendix 16** and summarised below.

Table 10.6 Change in Residual Value for each 10% increase in discount applied to First Homes, with 35% Affordable Housing Requirement, where 25% of the Affordable Homes are First Homes			
	Higher	Medium	Lower
Greenfield	232,186		
High Density	1,952,768	1,537,459	1,485,900
Medium Density	626,941	541,787	460,834
Low Density	384,665	331,988	284,740
BTR	1,008,634	916,856	916,856
ALL	743,634	699,697	640,641

Source: HDH (April 2021)

- 10.44 The consequence of seeking the First Homes to be sold at a greater discount than 30% is significant. Based on a 30% affordable housing target, each 10% increase in the discount (i.e. from 30% to 40%) results in a fall in the Residual Value of about £650,000/ha. The Council should be cautious in seeking affordable homes to be subject to a greater than 30% discount as this will adversely impact on viability.

'Preferred' Policy Mix and Sensitivity Testing

- 10.45 The Council is about to undertake the Regulation 18 consultation on the emerging Local Plan. This will inform the next stage of the plan's development, in particular whether or not to further

consider development within the Green belt. This will be determined by a wide range of factors, including the Council's housing requirement figure (which is yet to be settled). At the time of this report, the Council has not settled on a preferred option.

10.46 In the proceeding analysis the impact of the Council's policy options have been tested separately and cumulatively, and under various options, for example under different tenures. When considering what mix of policies to recommend, the following factors have been taken into account:

- a. That it may be preferable to keep general policy requirements consistent across the area, rather than have different areas subject to differing environmental standards or similar. If differential requirements were set, then it would be sensible to follow, as far as possible the established CIL zones.
- b. That infrastructure, including education, can be funded, at least in part, by CIL, so it is not necessary to make an allowance for the full, worst case scenario of developer contributions, beyond the allowances made in the base appraisals at the start of this chapter.
- c. The future of CIL as a mechanism for funding infrastructure is uncertain so rather than consider a specific review of CIL now it would be preferable to wait for the Government to set out their future plans and for the Council to have settled on a preferred option for the Local Plan..
- d. That an important factor when setting policy is the distribution of potential development sites. In this regard, relatively few development sites are being relied on in the lower value East area.

Much of the development that is planned in this area is likely to be on land that is subject to public sector interventions (many of the planned allocations are owned by LBE). The extent of these interventions varies, from simply being sites in the Council's ownership, to schemes that are subject to external grant aid, to lower-level interventions such as publicly funded public realm works that are contributing the regeneration of the more challenging areas.

10.47 Having discussed these with the Council through the iterative viability testing process, a final set of appraisals has been run on the following assumptions.

- a. Affordable Housing 35% (Intermediate Housing 50%, Affordable Rent 50%)
- b. Design 90% Part M4(2), 10% Part M4(3)
Water efficiency
10% Biodiversity Net Gain
Green roofs
Future Homes Standard Option 2 Plus London Plan
- c. Developer Contributions CIL – Mayoral and LB Enfield, as per Charging Schedule

s106 as £/unit at the following rates:

Small (1-9 units)	£2,500
Medium (10 -99 units)	£5,000
Large (100-249 units)	£7,500
Very Large (250 units)	£9,000

- 10.48 With a view to improving viability, the requirements are now based on a 50% Affordable Rent / 50% Intermediate Housing mix, do not include EV Charging Points, further it is assumed that public art and apprenticeships are within the s106 contributions rather than in addition.
- 10.49 Earlier in this chapter we set out that the development in the higher value area in particular has capacity to bear higher levels of affordable housing and developer contributions, for example a 50% affordable housing requirement in the higher and medium value areas. We understand that the Council will consider this further following the further consideration of the options to form the basis of the Regulation 18 consultation.
- 10.50 A further set of appraisals has been run on this basis. These are directly comparable to the results set out at the start of this chapter.

Table 10.7a Residual Value v BLV – Recommended Policies					
Higher Value Area					
			Existing Use Value	Benchmark Land Value	Residual Value
Site 1	V Large Green 5,000	Higher	25,000	525,000	1,794,407
Site 2	V Large Green 1,200	Higher	25,000	525,000	3,225,713
Site 3	Medium Green 50	Higher	25,000	525,000	3,626,971
Site 4	Small Green 10	Higher	100,000	600,000	6,936,996
Site 5	High Density 1,000	Higher	3,000,000	3,600,000	14,846,624
Site 6	High Density 350	Higher	3,000,000	3,600,000	19,731,252
Site 7	High Density 140	Higher	3,000,000	3,600,000	12,065,737
Site 8	High Density 70	Higher	3,000,000	3,600,000	12,751,720
Site 9	Medium Density 1,000	Higher	3,000,000	3,600,000	9,198,704
Site 10	Medium Density 350	Higher	3,000,000	3,600,000	9,848,460
Site 11	Medium Density 140	Higher	3,000,000	3,600,000	7,761,208
Site 12	Medium Density 70a	Higher	3,000,000	3,600,000	8,206,826
Site 13	Medium Density 70	Higher	3,000,000	3,600,000	8,301,151
Site 14	Medium Density 35	Higher	3,000,000	3,600,000	6,462,452
Site 15	Medium Density 15	Higher	3,000,000	3,600,000	8,318,311
Site 16	Medium Density 9	Higher	3,000,000	3,600,000	8,969,171
Site 17	Medium Density 5	Higher	3,000,000	3,600,000	8,477,623
Site 18	Medium Density 3	Higher	3,000,000	3,600,000	6,851,202
Site 19	Low Density 70	Higher	3,000,000	3,600,000	5,917,419
Site 20	Low Density 35	Higher	3,000,000	3,600,000	5,855,963
Site 21	Low Density 15	Higher	3,000,000	3,600,000	6,543,177
Site 22	Low Density 10	Higher	3,000,000	3,600,000	6,915,112
Site 23	Low Density 6	Higher	3,000,000	3,600,000	7,526,684
Site 24	Low Density 3	Higher	3,000,000	3,600,000	7,592,412
Site 25	BTR HD 140	Higher	3,000,000	3,600,000	6,044,082
Site 26	BTR 140	Higher	3,000,000	3,600,000	5,881,041

Source: HDH (April 2021)

Table 10.7b Residual Value v BLV – Recommended Policies					
Medium Value Area					
			Existing Use Value	Benchmark Land Value	Residual Value
Site 5	High Density 1,000	Medium	3,000,000	3,600,000	6,021,484
Site 6	High Density 350	Medium	3,000,000	3,600,000	6,644,402
Site 7	High Density 140	Medium	3,000,000	3,600,000	4,108,142
Site 8	High Density 70	Medium	3,000,000	3,600,000	4,590,473
Site 9	Medium Density 1,000	Medium	3,000,000	3,600,000	7,135,214
Site 10	Medium Density 350	Medium	3,000,000	3,600,000	7,548,482
Site 11	Medium Density 140	Medium	3,000,000	3,600,000	5,821,479
Site 12	Medium Density 70a	Medium	3,000,000	3,600,000	6,570,034
Site 13	Medium Density 70	Medium	3,000,000	3,600,000	6,251,512
Site 14	Medium Density 35	Medium	3,000,000	3,600,000	5,175,267
Site 15	Medium Density 15	Medium	3,000,000	3,600,000	6,671,465
Site 16	Medium Density 9	Medium	3,000,000	3,600,000	7,263,389
Site 17	Medium Density 5	Medium	3,000,000	3,600,000	6,639,940
Site 18	Medium Density 3	Medium	3,000,000	3,600,000	5,640,147
Site 19	Low Density 70	Medium	3,000,000	3,600,000	4,805,034
Site 20	Low Density 35	Medium	3,000,000	3,600,000	4,764,237
Site 21	Low Density 15	Medium	3,000,000	3,600,000	5,246,772
Site 22	Low Density 10	Medium	3,000,000	3,600,000	5,623,580
Site 23	Low Density 6	Medium	3,000,000	3,600,000	6,195,321
Site 24	Low Density 3	Medium	3,000,000	3,600,000	6,261,049
Site 25	BTR HD 140	Medium	3,000,000	3,600,000	4,264,187
Site 26	BTR 140	Medium	3,000,000	3,600,000	4,974,028

Source: HDH (April 2021)

Table 10.7c Residual Value v BLV – Recommended Policies					
Lower Value Area					
			Existing Use Value	Benchmark Land Value	Residual Value
Site 5	High Density 1,000	Lower	3,000,000	3,600,000	3,306,103
Site 6	High Density 350	Lower	3,000,000	3,600,000	2,763,768
Site 7	High Density 140	Lower	3,000,000	3,600,000	1,823,487
Site 8	High Density 70	Lower	3,000,000	3,600,000	2,277,729
Site 9	Medium Density 1,000	Lower	3,000,000	3,600,000	2,835,984
Site 10	Medium Density 350	Lower	3,000,000	3,600,000	3,139,528
Site 11	Medium Density 140	Lower	3,000,000	3,600,000	2,185,347
Site 12	Medium Density 70a	Lower	3,000,000	3,600,000	3,546,096
Site 13	Medium Density 70	Lower	3,000,000	3,600,000	2,492,539
Site 14	Medium Density 35	Lower	3,000,000	3,600,000	2,790,152
Site 15	Medium Density 15	Lower	3,000,000	3,600,000	3,636,291
Site 16	Medium Density 9	Lower	3,000,000	3,600,000	5,793,758
Site 17	Medium Density 5	Lower	3,000,000	3,600,000	5,033,517
Site 18	Medium Density 3	Lower	3,000,000	3,600,000	4,616,514
Site 19	Low Density 70	Lower	3,000,000	3,600,000	2,733,459
Site 20	Low Density 35	Lower	3,000,000	3,600,000	2,725,439
Site 21	Low Density 15	Lower	3,000,000	3,600,000	3,026,377
Site 22	Low Density 10	Lower	3,000,000	3,600,000	3,242,829
Site 23	Low Density 6	Lower	3,000,000	3,600,000	5,051,805
Site 24	Low Density 3	Lower	3,000,000	3,600,000	5,117,532
Site 25	BTR HD 140	Lower	3,000,000	3,600,000	3,323,416
Site 26	BTR 140	Lower	3,000,000	3,600,000	4,503,643

Source: HDH (April 2021)

10.51 Even on this basis, not all development is viable, particularly that on sites and in the East of the Borough. In these cases, it is recommended that the Council accepts site specific viability assessments at the development management stage.

10.52 The infrastructure cost for the Strategic Sites is not yet known. As an when the this is established it will be necessary to reconsider deliverability to ensure the sites can bear their full strategic infrastructure and mitigation costs. In any event, it is recommended that that the Council engages with the owners, from an early stage, in line with the advice set out in the Harman Guidance (page 23):

Landowners and site promoters should be prepared to provide sufficient and good quality information at an early stage, rather than waiting until the development management stage. This will allow an informed judgement by the planning authority regarding the inclusion or otherwise of sites based on their potential viability.

10.53 In this context we particularly highlight paragraph 10-006 of the PPG:

... It is the responsibility of site promoters to engage in plan making, take into account any costs including their own profit expectations and risks, and ensure that proposals for development are policy compliant. It is important for developers and other parties buying (or interested in buying) land to have regard to the total cumulative cost of all relevant policies when agreeing a price for the land. Under no circumstances will the price paid for land be a relevant justification for failing to accord with relevant policies in the plan....

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- 10.54 The Council should be cautious about including sites in the east of the Borough in the plan, and only rely on them to deliver the housing requirements where they can be confident that the sites are actually deliverable. Factors may include a recent planning consent, confirmation from the landowner, the site being in public sector ownership, or there being public sector intervention and/or involvement.
- 10.55 The brief for this Local Plan Viability Assessment extends to making an assessment of the capacity of development to bear CIL. The future of CIL as a mechanism for funding infrastructure is uncertain so rather than consider a specific review of CIL now it would be preferable to wait for the Government to set out their future plans. It is however clear that there is capacity to seek increased levels of CIL for some types of development, although this is unlikely to apply in the Lower Value East Area of the Borough or in relation to Tall Buildings.
- 10.56 As set out above, at this stage we would suggest that the Council is cautious about proceeding with CIL, but reconsiders this as and when the Government's plans in this regard have been clarified.

Standardised Infrastructure Tariff

- 10.57 As set out in Chapter 2 above, the Government has consulted on *White Paper: Planning for the Future* (MHCLG, August 2020) and various supporting documents. The key proposals are:

Proposal 19: The Community Infrastructure Levy should be reformed to be charged as a fixed proportion of the development value above a threshold, with a mandatory nationally- set rate or rates and the current system of planning obligations abolished.

Proposal 21: The reformed Infrastructure Levy should deliver affordable housing provision.

- 10.58 Two further set of appraisals have been run, the results of which are set out in **Appendix 17**, based on the same assumptions as used in the base appraisals, both with and without affordable housing. The developer contributions are calculated as a proportion of the Gross Development Value (GDV).
- 10.59 The analysis should be given limited weight as the outcome of the Government's consultation is not yet known. Having said this, the appraisals indicate that with 35% affordable housing the greenfield sites in the higher value areas may be able to bear a contribution of 25% of GDV. The brownfield sites in the Higher Value areas are likely to be able to bear 17.5% of GDV, however the scope is notably less elsewhere. Without affordable housing the brownfield sites in the higher value areas may be able to bear a contribution of 20% of GDV, but elsewhere it would be less.

Changes in Costs and Values

- 10.60 Whatever policies are adopted, the Plan should not be unduly sensitive to future changes in prices and costs. In this report, the analysis is based on the build costs produced by BCIS. As well as producing estimates of build costs, BCIS also produces various indices and forecasts to track and predict how build costs may change over time. The BCIS forecasts an increase in prices of 11.3% over the next 3 years⁷⁶. We have tested a range of scenarios with varied increases in build costs.
- 10.61 As set out in Chapter 4, we are in a current period of uncertainty in the property market. It is not the purpose of this report to predict the future of the market. We have tested several price change scenarios. In this analysis, we have assumed all other matters in the base appraisals remain unchanged. It is important to note that in the tables (that are set out in **Appendix 18**), only the costs of construction and the value of the market housing are altered.
- 10.62 The analysis demonstrates that a relatively small increase in values of 5% or so, has a dramatic impact on viability, with nearly all of the typologies, including those in the lower value area showing as viable. Equally a 5% increase in build costs will adversely impact on viability, although this is unlikely to be sufficient to impact on the deliverability of the Plan as few additional typologies fall out of viability as a result of this change. Whilst this indicates that viability is tight, it does suggest that should there be a period of faster house price growth than build cost inflation it may be worthwhile the Council revisiting viability with a view to reviewing the policy requirements.
- 10.63 This viability update is carried out at today's costs and values, as is appropriate. It would not be appropriate to build a set of policies that rely on increases in house prices that may or may not happen in the future. It is however timely to note that the public sector interventions, particularly in the east of the Borough and around Edmonton Green, at Meridian Water and elsewhere include elements of estate renewal, improvements to the open spaces, public realm and street scenes and other significant regeneration type projects. These are having a real impact on the neighbourhoods and are beginning to have an impact on values as the relative desirability of areas is improved. The link between the interventions and improvements is difficult to quantify, however, even with the uncertainty around Crossrail 2, there is continued optimism amongst agents that prices will continue to increase (not least, because prices here are relatively low compared to other parts of the northern fringes of London).

Review

- 10.64 The direction of the market, as set out in Chapter 4 above, is improving, and there is an improved sentiment that the economy and property markets are improving. There is however some level of uncertainty. Bearing in mind LB Enfield's Council's wish to develop housing, and the requirements to fund infrastructure, it is recommended that the Council keeps viability

⁷⁶ BCIS General Build Cost Index August 2020 = 361.5, August 2023 = 402.6 (updated September 2020). $402.6 - 361.5 = 41.1$. $41.1 / 361.5 = 11.3\%$.

under review; should the economics of development change significantly it should consider undertaking a limited review of the Plan to adjust the affordable housing requirements or levels of developer contribution.

10.65 In this regard it is timely to highlight paragraph 10-009-20180724 of the PPG.

How should viability be reviewed during the lifetime of a project?

Plans should set out circumstances where review mechanisms may be appropriate, as well as clear process and terms of engagement regarding how and when viability will be reassessed over the lifetime of the development to ensure policy compliance and optimal public benefits through economic cycles.

Where contributions are reduced below the requirements set out in policies to provide flexibility in the early stages of a development, there should be a clear agreement of how policy compliance can be achieved over time. As the potential risk to developers is already accounted for in the assumptions for developer return in viability assessment, realisation of risk does not in itself necessitate further viability assessment or trigger a review mechanism. Review mechanisms are not a tool to protect a return to the developer, but to strengthen local authorities' ability to seek compliance with relevant policies over the lifetime of the project.

PPG 10-009-20180724

10.66 It is recommended that, on sites where the policy requirements are flexed, the Council includes review mechanisms.

Older People's Housing

10.67 As well as mainstream housing, we have considered the Sheltered and Extracare sectors separately. Appraisals were run for a range of affordable housing requirements. The results of these are summarised as follows. In each case allowance has been made for a s106 developer contribution of £2,500/unit. The full appraisals are set out in **Appendix 19** below:

Table 10.8 Older People's Housing (Sheltered), Appraisal Results (£/ha)					
			EUV	BLV	Residual Value
Site 1	Green	0%	100,000	600,000	11,809,475
Site 2	Green	10%	100,000	600,000	10,090,853
Site 3	Green	20%	100,000	600,000	8,372,231
Site 4	Green	30%	100,000	600,000	6,653,610
Site 5	Green	35%	100,000	600,000	5,817,784
Site 6	Green	40%	100,000	600,000	4,934,988
Site 7	Green	45%	100,000	600,000	4,099,162
Site 8	Green	50%	100,000	600,000	3,216,355
Site 9	Brown	0%	3,000,000	3,600,000	10,531,122
Site 10	Brown	10%	3,000,000	3,600,000	8,812,500
Site 11	Brown	20%	3,000,000	3,600,000	7,093,878
Site 12	Brown	30%	3,000,000	3,600,000	5,375,257
Site 13	Brown	35%	3,000,000	3,600,000	4,530,908
Site 14	Brown	40%	3,000,000	3,600,000	3,656,635
Site 15	Brown	45%	3,000,000	3,600,000	2,812,286
Site 16	Brown	50%	3,000,000	3,600,000	1,938,002

Source: HDH (October 2019)

10.68 Based on this analysis, the development of Sheltered housing on greenfield sites and brownfield sites is able bear 35% affordable housing, in addition to a £2,500/unit s106 contribution and CIL.

Table 10.9 Older People's Housing (Extracare), Appraisal Results (£/ha)					
			EUV	BLV	Residual Value
Site 1	Green	0%	100,000	600,000	10,680,200
Site 2	Green	10%	100,000	600,000	8,755,344
Site 3	Green	20%	100,000	600,000	6,761,742
Site 4	Green	30%	100,000	600,000	4,836,886
Site 5	Green	35%	100,000	600,000	3,874,458
Site 6	Green	40%	100,000	600,000	2,843,285
Site 7	Green	45%	100,000	600,000	1,880,857
Site 8	Green	50%	100,000	600,000	918,416
Site 9	Brown	0%	3,000,000	3,600,000	9,024,794
Site 10	Brown	10%	3,000,000	3,600,000	7,099,938
Site 11	Brown	20%	3,000,000	3,600,000	5,106,336
Site 12	Brown	30%	3,000,000	3,600,000	3,181,480
Site 13	Brown	35%	3,000,000	3,600,000	2,219,052
Site 14	Brown	40%	3,000,000	3,600,000	1,187,879
Site 15	Brown	45%	3,000,000	3,600,000	215,867
Site 16	Brown	50%	3,000,000	3,600,000	-793,985

Source: HDH (April 2021)

10.69 Based on this analysis, the development of Extracare housing on greenfield sites is able bear in excess of 35% affordable housing, in addition to a £2,500/unit s106 contribution and CIL. The capacity is less on brownfield sites where the maximum amount of affordable housing is between 20% and 30%.

10.70 In this regard it is timely to note that the PPG acknowledges that older people's housing is different to mainstream housing, giving it as one of the exceptions as to when viability testing may be appropriate at the development management stage.

Where up-to-date policies have set out the contributions expected from development, planning applications that fully comply with them should be assumed to be viable. It is up to the applicant to demonstrate whether particular circumstances justify the need for a viability assessment at the application stage. ...

Such circumstances could include, for example ... where particular types of development are proposed which may significantly vary from standard models of development for sale (for example build to rent or housing for older people); ...

PPG 10-007-20190509

10.71 With this in mind it is not necessary for the Council to develop a specific affordable housing policy for this type of housing.

Student Housing and Shared Living

10.72 Two forms of student accommodation have been modelled, the Cluster Flat model and the Studio Flat model. Cluster Flats are groups of rooms (en-suite or not) sharing living space and a kitchen. Studio Flats which are slightly larger rooms, including a kitchenette. The Studio Flats are modelled as both student accommodation and under the shared living model. These are only modelled in the brownfield site scenario.

10.73 The full appraisals are set out in **Appendix 20** below:

		EUV	BLV	Residual Value			
		Affordable Percentage		0%	10%	20%	30%
Site 1	Studio 60	3,000,000	3,600,000	20,246,205	13,082,800	5,919,396	-1,512,186
Site 2	Studio 175	3,000,000	3,600,000	12,659,961	8,443,148	4,226,336	-31,387
Site 3	Studio 500	3,000,000	3,600,000	11,940,989	8,000,536	4,060,083	111,730
Site 4	Shared Living 60	3,000,000	3,600,000	59,884,899	48,757,625	37,630,351	26,503,077
Site 5	Shared Living 175	3,000,000	3,600,000	35,782,533	29,253,463	22,724,393	16,195,323
Site 6	Shared Living 500	3,000,000	3,600,000	33,610,358	27,502,969	21,395,579	15,288,189
		EUV	BLV	Residual Value			
		Affordable Percentage		35%	40%	45%	50%
Site 1	Studio 60	3,000,000	3,600,000	-5,289,643	-9,171,282	-13,052,921	-16,934,560
Site 2	Studio 175	3,000,000	3,600,000	-2,243,656	-4,516,681	-6,801,647	-9,086,612
Site 3	Studio 500	3,000,000	3,600,000	-1,955,552	-4,074,754	-6,209,972	-8,358,044
Site 4	Shared Living 60	3,000,000	3,600,000	20,939,440	15,375,803	9,812,166	4,226,748
Site 5	Shared Living 175	3,000,000	3,600,000	12,930,788	9,666,253	6,401,718	3,137,183
Site 6	Shared Living 500	3,000,000	3,600,000	12,234,494	9,180,799	6,127,104	3,073,409

Source: HDH (April 2021)

10.74 This analysis shows that whilst Shared Living accommodation can bear over 35% affordable housing (in addition to CIL), conventional, studio based, student accommodation can only bear 20% or so.

10.75 As set out above, in this regard it is timely to note that the PPG acknowledges that student housing is different to mainstream housing, giving it as one of the exceptions as to when viability testing may be appropriate at the development management stage.

Where up-to-date policies have set out the contributions expected from development, planning applications that fully comply with them should be assumed to be viable. It is up to the applicant to demonstrate whether particular circumstances justify the need for a viability assessment at the application stage. ...

Such circumstances could include, for example ... where particular types of development are proposed which may significantly vary from standard models of development for sale (for example build to rent or housing for older people); ...

PPG 10-007-20190509

10.76 With this in mind it is not necessary for the Council to develop a specific affordable housing policy for this type of housing.



11. Non-Residential Appraisals

- 11.1 Based on the assumptions set out previously, we have run a set of financial appraisals for the non-residential development types. The detailed appraisal results are set out in **Appendix 21** and summarised in the table below.
- 11.2 As with the residential appraisals, we have used the Residual Valuation approach. We have run appraisals to assess the value of the site after taking into account the costs of development, the likely income from sales and/or rents, and an appropriate amount of developers' profit. The payment would represent the sum paid in a single tranche on the acquisition of a site. In order for the proposed development to be described as viable, it is necessary for this value to exceed the value from an alternative use. To assess viability, we have used the same methodology with regard to the Benchmark Land Value (EUV 'plus').
- 11.3 It is important to note that a report of this type applies relatively simple assumptions that are broadly reflective of an area to make an assessment of viability. The fact that a site is shown as viable does not necessarily mean that it will come forward, and vice versa. An important part of any final consideration of viability will be relating the results of this study to what is actually happening on the ground in terms of development, and what planning applications are being determined – and on what basis.
- 11.4 In the appraisal the costs are based on the BCIS costs, adjusted for BREEAM, and green roofs. The appraisals include the adopted rates of CIL.

Employment uses

- 11.5 Firstly, the main employment uses are considered.

Table 11.1 Employment Appraisal Results

Greenfield		Offices - Central	Offices - Park	Larger Industrial	Smaller Industrial	Distribution
CIL	£/m2	60.55	60.55	60.55	60.55	60.55
RESIDUAL VALUE	Site		4,631,351	5,112,147	187,086	6,474,658
Existing Use Value	£/ha		50,000	50,000	50,000	50,000
Viability Threshold	£/ha		550,000	550,000	550,000	550,000
Residual Value	£/ha		11,578,377	5,112,147	1,870,860	5,665,326
BROWNFIELD						
CIL	£/m2	60.55	60.55	60.55	60.55	60.55
RESIDUAL VALUE	Site	3,791,960	3,712,394	4,693,081	132,313	6,276,713
Existing Use Value	£/ha	3,000,000	3,000,000	3,000,000	3,000,000	3,000,000
Benchmark Land Value	£/ha	3,600,000	3,600,000	3,600,000	3,600,000	3,600,000
Residual Value	£/ha	66,359,303	9,280,986	4,693,081	1,323,134	5,492,124

Source: HDH (April 2021)

- 11.6 To a large extent the above results are reflective of the current market. Office development and industrial are both shown as being viable and both are coming forward.
- 11.7 It is important to note that the analysis in this report is carried out in line with the Harman Guidance and in the context of the NPPF and PPG. It assumes that development takes place

for its own sake and is a goal in its own right. It assumes that a developer buys land, develops it and then disposes of it, in a series of steps with the sole aim of making a profit from the development. As set out in Chapters 2 and 3 above, the Guidance does not reflect the broad range of business models under which developers and landowners operate. Some developers have owned land for many years and are building a broad income stream over multiple properties over the long term. Such developers are able to release land for development at less than the arms-length value at which it may be released to third parties and take a long term view as to the direction of the market based on the prospects of an area and wider economic factors.

- 11.8 Whilst much of the development that is coming forward in the area is user-led, being brought forward by businesses that will use the eventual space for operational uses, rather than for investment purposes, it is also being brought forward speculatively. As set out in Chapter 5 above, the market is active at the time of this report. British Land (a UK listed REIT) is reported to have exchanged contracts (at £85,000,000) for the acquisition house, a 20,000m² warehouse let to Waitrose and Crown Records Management. In this context British Land said that the site 'offers significant redevelopment potential given the opportunity to increase density'.

Redevelopment

- 11.9 In the residential chapter above (Chapter 10) we considered redevelopment sites. The above analysis is based on the assumption that all the development will be on greenfield sites or land with a value that is of previously development land (£3,000,000/ha). Much of the development of both employment space is likely to be of sites that are being redeveloped. In these cases, the use of the site may be intensified, or where buildings have come to the end of their useful life simply replaced. In these cases the EUV is likely to be significantly higher.
- 11.10 Within Chapter 6 we have considered the Existing Use Value (EUV) assumptions. We provided EUV assumptions of £2,450/m² for office and £1,430/m² for industrial. These figures are taken from *Land value estimates for policy appraisal 2019*⁷⁷ and are per square meter of Gross Internal Space (GIA).
- 11.11 With a 4 storey office building, with 50% site coverage this equate to about £49m/ha for sites in an existing office use. It is notable that only one typology, (town centre offices), generates a Residual Value that is excess of £13m/ha. This would suggest that the Council must be cautious about assuming that the market may bring forward development that are subject to intensification.
- 11.12 We do caveat this advice as the Council has seen the market bringing forward sites that are in active or recent office and industrial uses for development. The EUVs mentioned above relate to typical values for typical buildings. In reality the actual EUV will vary tremendously from site to site. An office building that is near to the end of its useful life and that is vacant,

⁷⁷ <https://www.gov.uk/government/publications/land-value-estimates-for-policy-appraisal-2019>

is likely to have a value that is a fraction of a building that remains suitable for modern office use and is let to a financially secure tenant. Further the amount of existing floor space could reduce the liability for CIL.

- 11.13 Similarly, to the advice given above, when formulating the new Local Plan, the Council should be cautious about relying on development where it is based on the redevelopment of existing office or industrial buildings. Particular regard will need to be given as to the available on public intervention and the deliverability of the sites.

12. Findings and Recommendations

- 12.1 This chapter brings together the findings of this report and provides a non-technical summary of the overall assessment that can be read on a standalone basis. Having said this, a viability assessment of this type is, by its very nature, a technical document that is prepared to address the very specific requirements of the National Planning Policy Framework so it is recommended the report is read in full. As this is a summary chapter, some of the content of earlier chapters is repeated.
- 12.2 Enfield Council is producing a new a Local Plan and considering a review of CIL. HDH Planning & Development Ltd has been appointed to update the viability elements of the evidence base as required by the 2019 NPPF and relevant guidance. The new Local Plan will set out the contributions expected from development, including the quantum and mix of affordable housing as well as other infrastructure such as education, health, transport, digital, water and green infrastructure. As part of its preparation, the new Local Plan needs to be tested to ensure it is viable and deliverable in line with tests set out in the National Planning Policy Framework (NPPF) and National Planning Practice Guidance (PPG) and the revised Community Infrastructure Levy Regulations. This includes:
- assessing the cumulative impact of the emerging policies, including affordable housing and open space requirements.
 - testing the deliverability of the key development site allocations that are earmarked to come forward over the course of the Local Plan period.
 - considering the ability of development to accommodate developer contributions alongside other policy requirements.
- 12.3 This Whole Plan and CIL Viability Update has been prepared to assist the Council with the assessment of the viability of the emerging Local Plan.

Compliance

- 12.4 HDH Planning & Development Ltd is a firm regulated by the Royal Institution of Chartered Surveyors (RICS). It is confirmed that this study has been carried out in line with *Financial viability in planning: conduct and reporting RICS professional statement, England (1st Edition, May 2019)*.
- 12.5 As this report was being completed, the RICS published a new Guidance Note, *Assessing Viability in planning under the National Planning Policy Framework 2019 for England, 1st Edition* (RICS, March 2021). This is effective from the 1st July 2021 so does not apply to this report. This new Guidance Note cancels *Financial Viability in planning (1st edition), RICS guidance note 2012*. We confirm that this report is generally in accordance with this further guidance (in as far as it relates to plan-wide viability assessments).

COVID-19

- 12.6 This update is being carried out during the coronavirus pandemic. There are uncertainties around the values of property and the costs of construction that are a direct result of the COVID-19 pandemic. It is not the purpose of this assessment to predict what the impact may be and how long the effect will be. This assessment is conducted at April 2021 costs and values.

Viability Testing under the 2019 NPPF and Updated PPG

- 12.7 The effectiveness of plans was important under the 2012 NPPF, but a greater emphasis is put on deliverability in the 2019 NPPF. The overall requirement is that *'policy requirements should be informed by evidence of infrastructure and Affordable Housing need, and a proportionate assessment of viability that takes into account all relevant policies, and local and national standards, including the cost implications of the Community Infrastructure Levy (CIL) and section 106.'*
- 12.8 This study is based on typologies that are representative of the sites to be allocated in the new Local Plan. Several potential Strategic Sites are also tested.
- 12.9 The updated PPG sets out that viability should be tested using the Existing Use Value Plus (EUV+) approach:

To define land value for any viability assessment, a benchmark land value should be established on the basis of the existing use value (EUV) of the land, plus a premium for the landowner. The premium for the landowner should reflect the minimum return at which it is considered a reasonable landowner would be willing to sell their land. The premium should provide a reasonable incentive, in comparison with other options available, for the landowner to sell land for development while allowing a sufficient contribution to comply with policy requirements. Landowners and site purchasers should consider policy requirements when agreeing land transactions. This approach is often called 'existing use value plus' (EUV+).

- 12.10 The Benchmark Land Value (BLV) is the amount the Residual Value must exceed for the development to be considered viable.

Viability Guidance

- 12.11 There is no specific technical guidance on how to test viability in the 2019 NPPF or the updated PPG, although the updated PPG includes guidance in a number of specific areas. There are several sources of guidance and appeal decisions that support the methodology HDH has developed. This study follows the Harman Guidance. In line with the updated PPG, this study follows the EUV Plus (EUV+) methodology, that is to compare the Residual Value generated by the viability appraisals, with the EUV plus an appropriate uplift to incentivise a landowner to sell. The amount of the uplift over and above the EUV is central to the assessment of viability. It must be set at a level to provide a return to the landowner. To inform the judgement as to whether the uplift is set at the appropriate level, reference is made to the market value of the land both with and without the benefit of planning.

- 12.12 The availability and cost of land are matters at the core of viability for any property development. The format of the typical valuation is:

$$\begin{array}{r}
 \textbf{Gross Development Value} \\
 \text{(The combined value of the complete development)} \\
 \text{LESS} \\
 \textbf{Cost of creating the asset, including a profit margin} \\
 \text{(Construction + fees + finance charges)} \\
 = \\
 \textbf{RESIDUAL VALUE}
 \end{array}$$

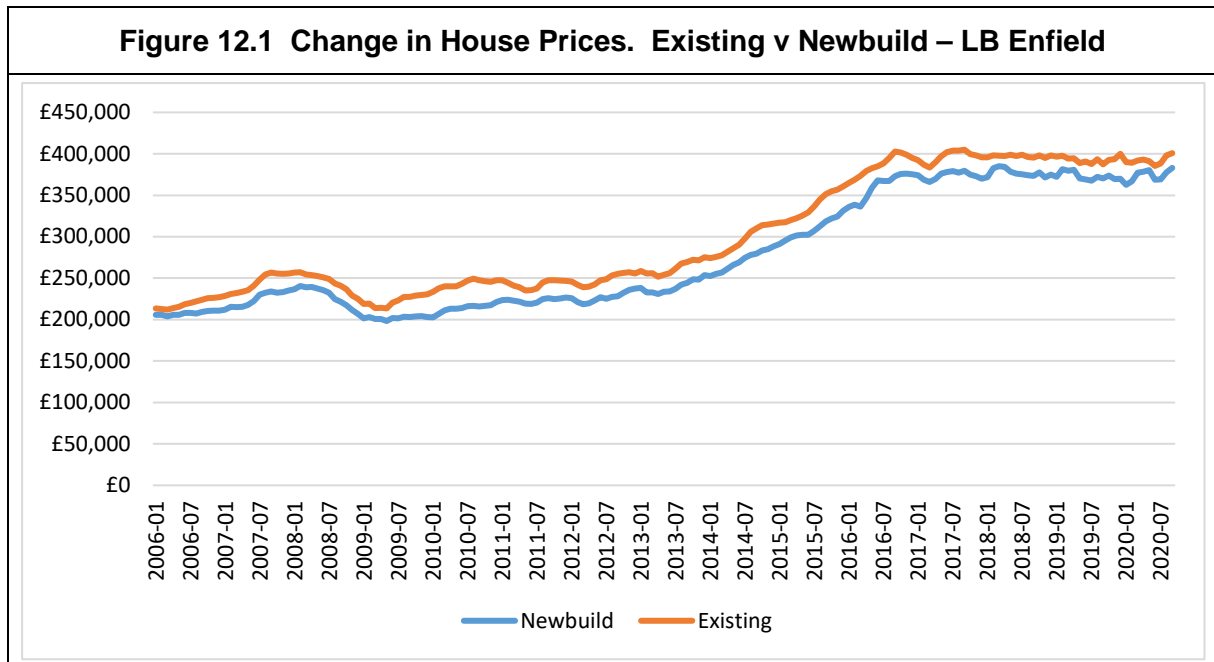
- 12.13 The result of the calculation indicates a land value, the Residual Value. The Residual Value is the top limit of what a developer could offer for a site and still make a satisfactory return (i.e. profit).
- 12.14 The 2019 NPPF, the PPG, the CIL Regulations and CIL Guidance are clear that the assessment of viability should, be based on existing available evidence rather than new evidence. The evidence that is available from the London Borough of Enfield has been reviewed. This includes that which has been prepared earlier in the plan-making process, and that which the Council holds, in the form of development appraisals that have been submitted by developers in connection with specific developments – most often to support negotiations around the provision of affordable housing or s106 contributions.
- 12.15 Consultation formed part of the preparation of this study. A process was held in early 2021. Residential and non-residential developers (including housing associations), landowners and planning professionals were invited to take part.

Residential Market

- 12.16 An assessment of the housing market was undertaken.
- 12.17 Based on data published by the Office for National Statistics (ONS), when ranked across England and Wales, the average house price for LB Enfield is 42nd (out of 336) at £484,720⁷⁸. To set this in context, the Council at the middle of the rank (167th – Hambleton), has an average price of £273,358. The Enfield median price is lower than the average at £410,000.
- 12.18 The housing market peaked early in 2008 and then fell considerably in the 2007/2009 recession during what became known as the ‘Credit Crunch’. Average house prices in the Borough did not recover to their pre-recession peak until mid-2013, but are now about 58% above the 2008 peak. This increase is substantial but is less than that seen across London (74%) over the same period. Across England and Wales, average house prices have increased by 40%.

⁷⁸ Mean house prices for administrative geographies: HPSSA dataset 12 (Release 9th December 2021).

12.19 This study concerns new homes. Prices in the Borough have seen a significant recovery since the bottom of the market in 2009. The values of newbuild homes have increased at a similar rate to that for existing homes. The Land Registry shows that the average price paid for newbuild homes in LB Enfield (£382,960) is £18,000 (or 4.4%) less than the average price paid for existing homes (£400,909).



Source: Land Registry (February 2021). Contains public sector information licensed under the Open Government Licence v3.0.

12.20 This report is being completed after the United Kingdom has left the European Union. It is not possible to predict the impact of leaving the EU, beyond the fact that the UK and the UK economy is in a period of uncertainty. Negotiations around the details of the future relationship with the EU are underway but not concluded, so the future of trade with the EU and wider world are not yet known.

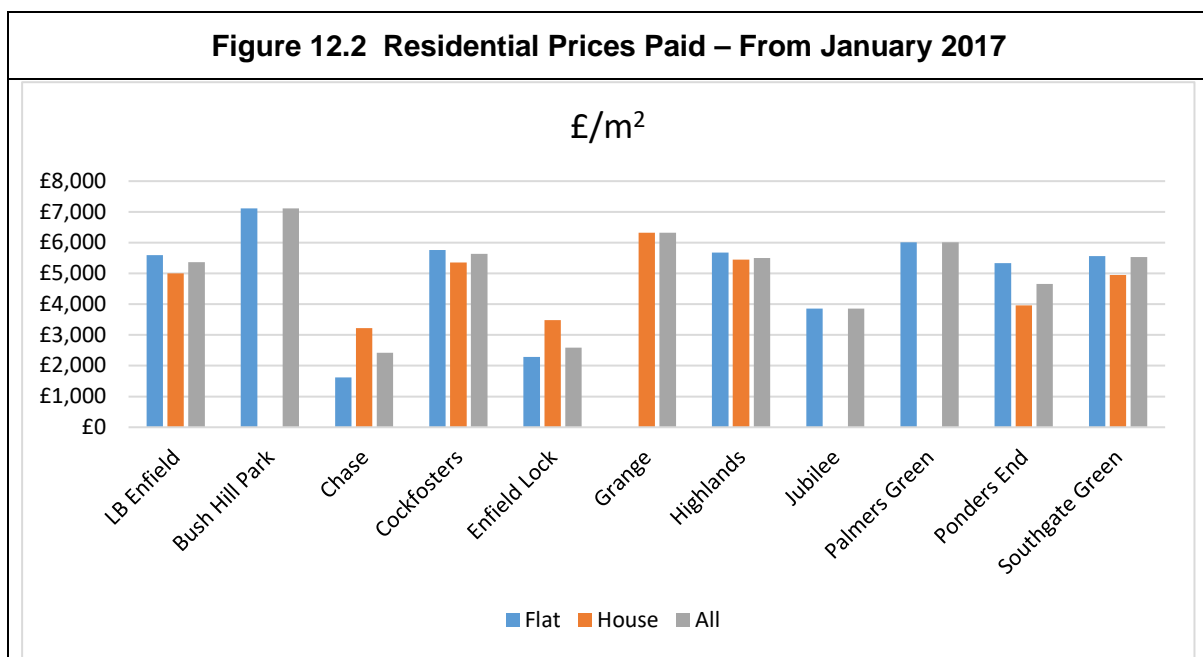
12.21 A further uncertainty is around the ongoing coronavirus pandemic. There are uncertainties around the values of property that are a direct result of the COVID-19 pandemic. There is mixed feedback about the property market. There is anecdotal evidence of an increased demand for larger units (with space for working from home) and with private outdoor space. Conversely, employees in some sectors that have been particularly affected by the coronavirus and the Government's restrictions, have found their ability to secure a loan restricted.

12.22 The economy is in a period of uncertainty and, whilst it is not the purpose of this assessment to forecast of how house prices and values may change in the future, it is necessary to set the report in the wider context and provide sensitivity testing. This report is carried out at current costs and values. Sensitivity testing has been carried out.

The Local Market

12.23 A survey of asking prices across the Borough was carried out. Using online tools such as rightmove.co.uk and zoopla.co.uk, median asking prices were estimated. As part of the research we have also used data from Landmark. This brings together data from various sources and allows the transactions recorded by the Land Registry to be analysed by floor area and number of bedrooms using the following data sources:

12.24 This data includes the records of just over 8,000 sales since the start of 2017. Of these, floor areas are available for about 7,000 sales (and the number of bedrooms is available for about 4,900 sales). The data is available for newbuild and existing homes and by ward and summarised as follows:



12.25 This data shows that on average newbuild homes are a similar price to existing homes, being just 3% more expensive than existing homes when considered on a £/m² basis. Non-newbuild houses and flats have broadly similar prices (houses are about 2% more expensive), when considered on a £/m² basis. The situation in the newbuild sector is quite different with newbuild flats, being on average 12% more expensive than non-newbuild flats, when considered on a £/m² basis.

12.26 It is important to note that some of the sample sizes are small so care should be taken when considering a very fine-grained approach.

12.27 Bringing together the evidence, and following the consultation the following price assumptions are used. These assumptions are based on the prices paid, the asking prices from active developments, and informed by the general pattern of all house prices across the study area, and the wider data presented.

- Higher Value The western and northern areas of the Borough (Chase, Cockfosters, Highlands, Grange, Palmer's Green, Southgate, Winchmore Hill).
- Medium Value The areas not included in the higher and lower values.
- Lower Value The eastern part of the Borough running from Enfield Lock in the north, to Upper Edmonton in the south.

		Higher Value	Medium Value	Lower Value
1	Large Greenfield	£6,000		
2	Medium Greenfield	£6,000		
3	Small Greenfield	£7,000		
4	Larger Urban	£6,350	£5,500	£4,550
5	Flatted Development	£6,700	£5,250	£5,050
6	Small Previously Developed Land (PDL)	£7,000	£6,000	£5,500

Source: HDH (February 2021)

- 12.28 Through the February 2021 viability consultation there was a general consensus that the value assumptions of residential development are appropriate, although further consideration may need to be given to a more fine grained approach. It is accepted that values do vary within the areas, they also vary within schemes, for example relative to height of the flat within a building, the views (green parkland or countryside v industrial sites) etc. Having said this, we do not believe that the evidence supports a further break down of the market areas. It is clear that prices do not change on hard lines. We do not believe that the further disaggregation of the areas is not supported by the available evidence.
- 12.29 In addition to the above a value is assumed, for private rent, under the Build to Rent format of £5,500/m².

Affordable Housing

- 12.30 In this study, it is assumed that affordable housing is constructed by the site developer and then sold to a Registered Provider (RP). The following values are used across the area:
- Social Rent £1,800/m².
 - Affordable Rent £2,500/m².
 - Intermediate Products for Sale 70% of Open Market Value.

Non-Residential Market

- 12.31 The following value assumptions have been used:

	Rent £/m ²	Yield	Rent free period		Assumption
Offices - Large	£375	5.00%	1.0	£7,143	£7,100
Offices - Small	£375	6.00%	1.0	£5,896	£5,900
Industrial - Large	£160	4.50%	1.0	£3,402	£3,400
Industrial - Small	£160	5.00%	1.0	£3,048	£3,050
Logistics	£160	4.00%	2.0	£3,698	£3,700

Source: HDH (February 2021)

Land Values

12.32 In this assessment the following Existing Use Value (EUV) assumptions are used.

PDL	£3,000,000/ha
Office Redevelopment	£2,450/m ²
Industrial Redevelopment	£1,430/m ²
Agricultural	£25,000/ha
Paddock	£100,000/ha

Source: HDH (February 2021)

12.33 The updated PPG makes specific reference to Benchmark Land Values (BLV) so it is necessary to address this. The following Benchmark Land Value assumptions are used:

- a. Brownfield/Urban Sites: EUV Plus 20%.
- b. Greenfield Sites: EUV Plus £500,000/ha.

Development Costs

12.34 These are the costs and other assumptions required to produce the financial appraisals.

Construction costs: baseline costs

12.35 The cost assumptions are derived from the Building Cost Information Service (BCIS) data – using the figures re-based for Gloucestershire. The cost figure for ‘Estate Housing – Generally’ is £1,1439/m². The appropriate cost is used for the relevant building type, so the figure for flatted development (of the appropriate height) is used for flatted development, the figure used for terraced development is that for terraced housing and so on. Likewise, the appropriate figures are used for non-residential development types.

Other normal development costs

12.36 In addition to the BCIS £/m² build cost figures described above, allowance needs to be made for a range of site costs (roads, drainage and services within the site, parking, footpaths,

landscaping and other external costs). A scale of allowances has been developed for the residential sites, ranging from 5% of build costs for flatted schemes, to 15% for the larger greenfield schemes. The effect of using higher costs has also been tested.

Abnormal development costs and brownfield sites

- 12.37 An additional allowance is made for abnormal costs associated with brownfield sites of 5% of the BCIS costs. Abnormal costs will be reflected in land value. Those sites that are less expensive to develop will command a premium price over and above those that have exceptional or abnormal costs.

Fees

- 12.38 For residential development we have assumed professional fees amount to 8% of build costs, for non-residential development we have assumed professional fees amount to 8% of build costs.

Contingencies

- 12.39 For previously undeveloped and otherwise straightforward sites, a contingency of 2.5% (calculated on the total build costs, including abnormal costs) has been allowed for, with a higher figure of 5% on more risky types of development, previously developed land.

S106 Contributions and the costs of infrastructure

- 12.40 LB Enfield has adopted CIL and development in Enfield is also subject to the Mayoral CIL. The costs of these are reflected in the appraisals. In addition, the Council adopted *Section 106 Supplementary Planning Document* in November 2016. This covers a range of policies, including affordable housing. On the whole the contributions will be site specific, in line with restrictions set out on CIL Regulation 122. Additional costs, are allowed for.

Financial and Other Appraisal Assumptions

- 12.41 The appraisals assume interest of 6.5% p.a. for total debit balances, No allowance is made for equity provided by the developer.

Developers' return

- 12.42 The updated PPG says '*For the purpose of plan making an assumption of 15-20% of gross development value (GDV) may be considered a suitable return to developers in order to establish the viability of plan policies*'. The purpose of including a developers' return figure is not to mirror a particular business model, but to reflect the risk a developer is taking in buying a piece of land, and then expending the costs of construction before selling the property. The use of developers' return in the context of area wide viability testing of the type required by the NPPF and CIL Regulation 14, is to reflect that level of risk.

12.43 In this assessment, the developers' return is assessed as in the *London Plan Viability Study* (Three Dragons Turner & Townsend Housing Futures Ltd December 2017). In addition, a 15% return is assumed for non-residential development.

- Up to 5 storeys 15% of GDV
- 6 to 20 storeys 17.5% of GDV
- Over 20 storeys 20% of GDV
- Affordable Housing 5% of GDV (6% of costs)
- Build to Rent - up to 5 storeys 11% of GDV
- Build to Rent - 6 to 20 storeys 12% of GDV
- Build to Rent - Over 20 storeys 13% of GDV

Site Acquisition and Disposal Costs

12.44 An allowance 1.5% for acquisition agents' and legal fees. Stamp duty is calculated at the prevailing rates. For market and for affordable housing, sales and promotion and legal fees are assumed to amount to 3.5% of receipts.

Local Plan Policy Requirements

12.45 The specific purpose of this study is to consider and inform the development of the emerging Local Plan and then, in due course, to assess the cumulative impact of the policies on the planned development.

12.46 The new Local Plan will replace the adopted *2010-2025 Core Strategy*, and the *Development Management Document (DMD) Adopted November 2014*. At the time of the pre-consultation draft report (February 2021) only the broad policy areas had been identified. We have now been provided with a working draft of the policy wordings that will be further developed to form or *Enfield's new Local Plan*, dated 1st April 2021. It is important to note that the Council's overall strategy will be, at least in part, be a factor of the housing target that is adopted and whether or not there are large scale greenfield releases. Part of the purpose of this viability update is to identify how viability may vary across different land types and the consequence that may have on policy.

12.47 The Enfield Local Plan will sit under the London Plan and provide detail and locally specific policies. The policy areas that add to the costs of development over and above the normal costs of development, are set out below. In addition, recent changes that may be introduced at a national level are also considered, although at this stage, these are simply options that may or may not be progressed into the new Local Plan.

Modelling

12.48 The approach is to model a set of development sites (typologies) that are broadly representative of the type of the residential and non-residential development that is likely to come forward under the new Local Plan.

Residential Appraisals

12.49 The appraisals use the residual valuation approach – they assess the value of a site after taking into account the costs of development, the likely income from sales and/or rents and a developers' return. The Residual Value represents the maximum bid for the site where the payment is made in a single tranche on the acquisition of a site. In order for the proposed development to be viable, it is necessary for this Residual Value to exceed the EUV by a satisfactory margin, being the Benchmark Land Value (BLV).

12.50 Several sets of appraisals have been run. The initial appraisals are based on the full policy on scenario with all the policy requirements, unless stated, being following assumptions.

a. Affordable Housing 35% (Intermediate Housing 30%, Affordable Rent 70%)

b. Design 90% Part M4(2), 10% Part M4(3)

Water efficiency

10% Biodiversity Net Gain

Green roofs

Future Homes Standard Option 2 Plus London Plan

20% EV Charging

c. Developer Contributions CIL – Mayoral and LB Enfield, as per Charging Schedule

s106 as £/unit at the following rates:

i. Small (1-9 units) £2,500

ii. Medium (10 -99 units) £5,000

iii. Large (100-249 units) £7,500

iv. Very Large (250 units) £9,000

Public art on larger sites and apprenticeships at £5,000 per £1,000,000 of cost.

12.51 The appraisals are presented for the three price areas identified above. Part of the lower price area is the Meridian Waters masterplan area, lies within the £0/m² CIL Zone. A further set of appraisals has been run on for this area, but is only presented where relevant.

Table 12.4a Residential Typologies, – Residual Values
Higher Value Area

					Area (ha)		Units	Residual Value (£)		
					Gross	Net		Gross ha	Net ha	Site
Site 1	V Large Green 5,000	Higher	Green	Agricultural	208.33	125.00	5,000	1,673,896	2,789,827	348,728,400
Site 2	V Large Green 1,200	Higher	Green	Agricultural	42.86	30.00	1,200	3,022,604	4,318,005	129,540,152
Site 3	Medium Green 50	Higher	Green	Agricultural	1.90	1.43	50	3,375,902	4,501,203	6,430,290
Site 4	Small Green 10	Higher	Green	Paddock	0.29	0.29	10	6,432,482	6,432,482	1,837,852
Site 5	High Density 1,000	Higher	Brown	PDL	3.85	3.85	1,000	12,812,144	12,812,144	49,277,476
Site 6	High Density 350	Higher	Brown	PDL	1.00	1.00	350	16,667,289	16,667,289	16,667,289
Site 7	High Density 140	Higher	Brown	PDL	0.70	0.70	140	10,201,497	10,201,497	7,141,048
Site 8	High Density 70	Higher	Brown	PDL	0.35	0.35	70	10,815,649	10,815,649	3,785,477
Site 9	Medium Density 1,000	Higher	Brown	PDL	7.14	7.14	1,000	8,292,607	8,292,607	59,232,907
Site 10	Medium Density 350	Higher	Brown	PDL	2.69	2.69	350	8,892,278	8,892,278	23,940,747
Site 11	Medium Density 140	Higher	Brown	PDL	1.40	1.40	140	6,949,963	6,949,963	9,729,949
Site 12	Medium Density 70a	Higher	Brown	PDL	0.93	0.93	70	7,560,946	7,560,946	7,056,883
Site 13	Medium Density 70	Higher	Brown	PDL	0.70	0.70	70	7,442,197	7,442,197	5,209,538
Site 14	Medium Density 35	Higher	Brown	PDL	0.58	0.58	35	5,961,566	5,961,566	3,477,580
Site 15	Medium Density 15	Higher	Brown	PDL	0.20	0.20	15	7,690,115	7,690,115	1,538,023
Site 16	Medium Density 9	Higher	Brown	PDL	0.15	0.15	9	8,399,175	8,399,175	1,259,876
Site 17	Medium Density 5	Higher	Brown	PDL	0.08	0.08	5	7,918,709	7,918,709	599,902
Site 18	Medium Density 3	Higher	Brown	PDL	0.09	0.09	3	6,386,044	6,386,044	547,375
Site 19	Low Density 70	Higher	Brown	PDL	1.75	1.75	70	5,506,315	5,506,315	9,636,052
Site 20	Low Density 35	Higher	Brown	PDL	0.88	0.88	35	5,455,029	5,455,029	4,773,150
Site 21	Low Density 15	Higher	Brown	PDL	0.38	0.38	15	6,542,576	6,542,576	2,453,466
Site 22	Low Density 10	Higher	Brown	PDL	0.25	0.25	10	6,448,810	6,448,810	1,612,203
Site 23	Low Density 6	Higher	Brown	PDL	0.15	0.15	6	7,072,915	7,072,915	1,060,937
Site 24	Low Density 3	Higher	Brown	PDL	0.08	0.08	3	7,138,642	7,138,642	535,398
Site 25	BTR HD 140	Higher	Brown	PDL	0.70	0.70	140	4,716,318	4,716,318	3,301,423
Site 26	BTR 140	Higher	Brown	PDL	1.40	1.40	140	5,229,708	5,229,708	7,321,591

Source: HDH (April 2021)

Table 12.4b Residential Typologies, – Residual Values
Medium Value Area

					Area (ha)		Units	Residual Value (£)		
					Gross	Net		Gross ha	Net ha	Site
Site 5	High Density 1,000	Medium	Brown	PDL	3.85	3.85	1,000	3,253,036	3,253,036	12,511,675
Site 6	High Density 350	Medium	Brown	PDL	1.00	1.00	350	2,657,393	2,657,393	2,657,393
Site 7	High Density 140	Medium	Brown	PDL	0.70	0.70	140	1,749,871	1,749,871	1,224,910
Site 8	High Density 70	Medium	Brown	PDL	0.35	0.35	70	2,176,226	2,176,226	761,679
Site 9	Medium Density 1,000	Medium	Brown	PDL	7.14	7.14	1,000	5,667,969	5,667,969	40,485,494
Site 10	Medium Density 350	Medium	Brown	PDL	2.69	2.69	350	6,098,414	6,098,414	16,418,806
Site 11	Medium Density 140	Medium	Brown	PDL	1.40	1.40	140	4,620,319	4,620,319	6,468,447
Site 12	Medium Density 70a	Medium	Brown	PDL	0.93	0.93	70	5,601,024	5,601,024	5,227,623
Site 13	Medium Density 70	Medium	Brown	PDL	0.70	0.70	70	5,010,592	5,010,592	3,507,414
Site 14	Medium Density 35	Medium	Brown	PDL	0.58	0.58	35	4,419,954	4,419,954	2,578,307
Site 15	Medium Density 15	Medium	Brown	PDL	0.20	0.20	15	5,720,703	5,720,703	1,144,141
Site 16	Medium Density 9	Medium	Brown	PDL	0.15	0.15	9	6,436,903	6,436,903	965,535
Site 17	Medium Density 5	Medium	Brown	PDL	0.08	0.08	5	5,772,828	5,772,828	437,335
Site 18	Medium Density 3	Medium	Brown	PDL	0.09	0.09	3	5,022,969	5,022,969	430,540
Site 19	Low Density 70	Medium	Brown	PDL	1.75	1.75	70	4,160,847	4,160,847	7,281,481
Site 20	Low Density 35	Medium	Brown	PDL	0.88	0.88	35	4,134,618	4,134,618	3,617,791
Site 21	Low Density 15	Medium	Brown	PDL	0.38	0.38	15	4,931,013	4,931,013	1,849,130
Site 22	Low Density 10	Medium	Brown	PDL	0.25	0.25	10	4,896,899	4,896,899	1,224,225
Site 23	Low Density 6	Medium	Brown	PDL	0.15	0.15	6	5,546,736	5,546,736	832,010
Site 24	Low Density 3	Medium	Brown	PDL	0.08	0.08	3	5,612,463	5,612,463	420,935
Site 25	BTR HD 140	Medium	Brown	PDL	0.70	0.70	140	2,012,757	2,012,757	1,408,930
Site 26	BTR 140	Medium	Brown	PDL	1.40	1.40	140	3,860,759	3,860,759	5,405,063

Source: HDH (April 2021)

					Area (ha)		Units	Residual Value (£)		
					Gross	Net		Gross ha	Net ha	Site
Site 5	High Density 1,000	Lower	Brown	PDL	3.85	3.85	1,000	2,047,238	2,047,238	7,873,992
Site 6	High Density 350	Lower	Brown	PDL	1.00	1.00	350	941,509	941,509	941,509
Site 7	High Density 140	Lower	Brown	PDL	0.70	0.70	140	707,960	707,960	495,572
Site 8	High Density 70	Lower	Brown	PDL	0.35	0.35	70	1,108,412	1,108,412	387,944
Site 9	Medium Density 1,000	Lower	Brown	PDL	7.14	7.14	1,000	2,371,739	2,371,739	16,940,995
Site 10	Medium Density 350	Lower	Brown	PDL	2.69	2.69	350	2,647,550	2,647,550	7,128,019
Site 11	Medium Density 140	Lower	Brown	PDL	1.40	1.40	140	1,768,154	1,768,154	2,475,415
Site 12	Medium Density 70a	Lower	Brown	PDL	0.93	0.93	70	3,208,379	3,208,379	2,994,487
Site 13	Medium Density 70	Lower	Brown	PDL	0.70	0.70	70	2,044,469	2,044,469	1,431,129
Site 14	Medium Density 35	Lower	Brown	PDL	0.58	0.58	35	2,536,812	2,536,812	1,479,807
Site 15	Medium Density 15	Lower	Brown	PDL	0.20	0.20	15	3,317,450	3,317,450	663,490
Site 16	Medium Density 9	Lower	Brown	PDL	0.15	0.15	9	5,420,258	5,420,258	813,039
Site 17	Medium Density 5	Lower	Brown	PDL	0.08	0.08	5	4,660,300	4,660,300	353,053
Site 18	Medium Density 3	Lower	Brown	PDL	0.09	0.09	3	4,317,360	4,317,360	370,059
Site 19	Low Density 70	Lower	Brown	PDL	1.75	1.75	70	2,516,920	2,516,920	4,404,610
Site 20	Low Density 35	Lower	Brown	PDL	0.88	0.88	35	2,520,337	2,520,337	2,205,295
Site 21	Low Density 15	Lower	Brown	PDL	0.38	0.38	15	2,999,307	2,999,307	1,124,740
Site 22	Low Density 10	Lower	Brown	PDL	0.25	0.25	10	3,003,805	3,003,805	750,951
Site 23	Low Density 6	Lower	Brown	PDL	0.15	0.15	6	4,756,135	4,756,135	713,420
Site 24	Low Density 3	Lower	Brown	PDL	0.08	0.08	3	4,821,863	4,821,863	361,640
Site 25	BTR HD 140	Lower	Brown	PDL	0.70	0.70	140	2,223,977	2,223,977	1,556,784
Site 26	BTR 140	Lower	Brown	PDL	1.40	1.40	140	3,966,369	3,966,369	5,552,916

Source: HDH (April 2021)

12.52 The results vary across the typologies, although this is largely due to the different assumptions around the nature of each typology. The higher density sites generally have higher Residual Values, and additional costs associated with brownfield sites reduces the Residual Value.

12.53 The Residual Value is not an indication of viability by itself, simply being the maximum price a developer may bid for a parcel of land, and still make an adequate return. In the following tables the Residual Value is compared with the BLV. The BLV being an amount over and above the EUV that is sufficient to provide the willing landowner to sell the land for development.

Table 12.5a Residual Value v BLV - Higher Value Area					
			Existing Use Value	Benchmark Land Value	Residual Value
Site 1	V Large Green 5,000	Higher	25,000	525,000	1,673,896
Site 2	V Large Green 1,200	Higher	25,000	525,000	3,022,604
Site 3	Medium Green 50	Higher	25,000	525,000	3,375,902
Site 4	Small Green 10	Higher	100,000	600,000	6,432,482
Site 5	High Density 1,000	Higher	3,000,000	3,600,000	12,812,144
Site 6	High Density 350	Higher	3,000,000	3,600,000	16,667,289
Site 7	High Density 140	Higher	3,000,000	3,600,000	10,201,497
Site 8	High Density 70	Higher	3,000,000	3,600,000	10,815,649
Site 9	Medium Density 1,000	Higher	3,000,000	3,600,000	8,292,607
Site 10	Medium Density 350	Higher	3,000,000	3,600,000	8,892,278
Site 11	Medium Density 140	Higher	3,000,000	3,600,000	6,949,963
Site 12	Medium Density 70a	Higher	3,000,000	3,600,000	7,560,946
Site 13	Medium Density 70	Higher	3,000,000	3,600,000	7,442,197
Site 14	Medium Density 35	Higher	3,000,000	3,600,000	5,961,566
Site 15	Medium Density 15	Higher	3,000,000	3,600,000	7,690,115
Site 16	Medium Density 9	Higher	3,000,000	3,600,000	8,399,175
Site 17	Medium Density 5	Higher	3,000,000	3,600,000	7,918,709
Site 18	Medium Density 3	Higher	3,000,000	3,600,000	6,386,044
Site 19	Low Density 70	Higher	3,000,000	3,600,000	5,506,315
Site 20	Low Density 35	Higher	3,000,000	3,600,000	5,455,029
Site 21	Low Density 15	Higher	3,000,000	3,600,000	6,542,576
Site 22	Low Density 10	Higher	3,000,000	3,600,000	6,448,810
Site 23	Low Density 6	Higher	3,000,000	3,600,000	7,072,915
Site 24	Low Density 3	Higher	3,000,000	3,600,000	7,138,642
Site 25	BTR HD 140	Higher	3,000,000	3,600,000	4,716,318
Site 26	BTR 140	Higher	3,000,000	3,600,000	5,229,708

Source: HDH (April 2021)

Table 12.5b Residual Value v BLV - Medium Value Area					
			Existing Use Value	Benchmark Land Value	Residual Value
Site 5	High Density 1,000	Medium	3,000,000	3,600,000	3,253,036
Site 6	High Density 350	Medium	3,000,000	3,600,000	2,657,393
Site 7	High Density 140	Medium	3,000,000	3,600,000	1,749,871
Site 8	High Density 70	Medium	3,000,000	3,600,000	2,176,226
Site 9	Medium Density 1,000	Medium	3,000,000	3,600,000	5,667,969
Site 10	Medium Density 350	Medium	3,000,000	3,600,000	6,098,414
Site 11	Medium Density 140	Medium	3,000,000	3,600,000	4,620,319
Site 12	Medium Density 70a	Medium	3,000,000	3,600,000	5,601,024
Site 13	Medium Density 70	Medium	3,000,000	3,600,000	5,010,592
Site 14	Medium Density 35	Medium	3,000,000	3,600,000	4,419,954
Site 15	Medium Density 15	Medium	3,000,000	3,600,000	5,720,703
Site 16	Medium Density 9	Medium	3,000,000	3,600,000	6,436,903
Site 17	Medium Density 5	Medium	3,000,000	3,600,000	5,772,828
Site 18	Medium Density 3	Medium	3,000,000	3,600,000	5,022,969
Site 19	Low Density 70	Medium	3,000,000	3,600,000	4,160,847
Site 20	Low Density 35	Medium	3,000,000	3,600,000	4,134,618
Site 21	Low Density 15	Medium	3,000,000	3,600,000	4,931,013
Site 22	Low Density 10	Medium	3,000,000	3,600,000	4,896,899
Site 23	Low Density 6	Medium	3,000,000	3,600,000	5,546,736
Site 24	Low Density 3	Medium	3,000,000	3,600,000	5,612,463
Site 25	BTR HD 140	Medium	3,000,000	3,600,000	2,012,757
Site 26	BTR 140	Medium	3,000,000	3,600,000	3,860,759

Source: HDH (April 2021)

			Existing Use Value	Benchmark Land Value	Residual Value
Site 5	High Density 1,000	Lower	3,000,000	3,600,000	2,047,238
Site 6	High Density 350	Lower	3,000,000	3,600,000	941,509
Site 7	High Density 140	Lower	3,000,000	3,600,000	707,960
Site 8	High Density 70	Lower	3,000,000	3,600,000	1,108,412
Site 9	Medium Density 1,000	Lower	3,000,000	3,600,000	2,371,739
Site 10	Medium Density 350	Lower	3,000,000	3,600,000	2,647,550
Site 11	Medium Density 140	Lower	3,000,000	3,600,000	1,768,154
Site 12	Medium Density 70a	Lower	3,000,000	3,600,000	3,208,379
Site 13	Medium Density 70	Lower	3,000,000	3,600,000	2,044,469
Site 14	Medium Density 35	Lower	3,000,000	3,600,000	2,536,812
Site 15	Medium Density 15	Lower	3,000,000	3,600,000	3,317,450
Site 16	Medium Density 9	Lower	3,000,000	3,600,000	5,420,258
Site 17	Medium Density 5	Lower	3,000,000	3,600,000	4,660,300
Site 18	Medium Density 3	Lower	3,000,000	3,600,000	4,317,360
Site 19	Low Density 70	Lower	3,000,000	3,600,000	2,516,920
Site 20	Low Density 35	Lower	3,000,000	3,600,000	2,520,337
Site 21	Low Density 15	Lower	3,000,000	3,600,000	2,999,307
Site 22	Low Density 10	Lower	3,000,000	3,600,000	3,003,805
Site 23	Low Density 6	Lower	3,000,000	3,600,000	4,756,135
Site 24	Low Density 3	Lower	3,000,000	3,600,000	4,821,863
Site 25	BTR HD 140	Lower	3,000,000	3,600,000	2,223,977
Site 26	BTR 140	Lower	3,000,000	3,600,000	3,966,369

Source: HDH (April 2021)

12.54 The appraisals indicate the differences across the Borough. Before considering these, it is necessary to consider the costs of each policy.

Cost of Individual Policies

12.55 Each policy requirement that adds to the cost of development leads to a reduction of the Residual Value. This results in the developer being able to pay the landowner less for the land. A set of appraisals has been run with each individual policy requirement.

12.56 The cost of some requirements such as the increased water standard or green roofs is modest, at less than £10,000/ha. The costs of other requirements are very much more. The higher density typologies, which are the brownfield typologies, are subject to a greater impact of each policy than the lower density, greenfield typologies. When considering these it is important to note that the additional costs are just the cost of incorporating that element of policy compliance, however these changes can have an impact on the wider economics of the project. By way of examples, incorporating green roofs may reduce the requirements for

SUDS, using district heating can reduce the cost of reaching zero carbon or building to higher environmental standards may have a positive impact on prices.

- 12.57 Of particular note are the costs of sprinklers and District Heating. Neither of these are policy requirements (although both are seen as important by the Council in their wider priorities). Sprinklers are encouraged rather than required. Connection to the District Heating system is also encouraged, and, as mentioned above can also be a cost-effective solution to achieve lower carbon development. These items are not included in the subsequent analysis.
- 12.58 A further set of appraisals has been run to establish the cost of providing affordable housing (in the absence of other policy requirements). The results show that a 5% increase in amount of affordable housing on average, across the typologies, leads to a fall in the Residual Value of about £550,000/ha, although this does vary across the typologies (largely being a factor of the density assumptions) and the areas. The significance of this is that for each 5% increase in amount of affordable housing, the developer can afford to pay the landowner about £550,000/ha less.

Affordable Housing v Developer Contributions

- 12.59 The critical balance in the plan-making process is the balance between affordable housing and developer contributions. A set of appraisals has been run with varied levels of developer contribution at different levels of affordable housing.

Table 12.6 Maximum Developer Contributions in Addition to CIL (£/Unit)								
	Higher				Medium			
Affordable %	35%	40%	45%	50%	35%	40%	45%	50%
Greenfield	£50,000	£50,000	£50,000	£50,000				
High Density	£40,000	£35,000	£30,000	£20,000	£0	£0	£0	£0
Medium Density	£45,000	£40,000	£30,000	£25,000	£20,000	£20,000	£10,000	£10,000
Low Density	£50,000	£45,000	£35,000	£25,000	£35,000	£30,000	£20,000	£10,000
BTR	£10,000	£5,000	£0	£0	£0	£0	£0	£0
	Lower				Meridian Water			
Affordable %	35%	40%	45%	50%	35%	40%	45%	50%
Greenfield								
High Density	£0	£0	£0	£0	£0	£0	£0	£0
Medium Density	£0	£0	£0	£0	£0	£0	£0	£0
Low Density	£0	£0	£0	£0				
BTR	£0	£0	£0	£0	£0	£0	£0	£0

Source: HDH (April 2021)

- 12.60 This analysis highlights the differences between viability across the Borough.

- a. In the Higher value area (the western and northern areas of the Borough (Chase, Cockfosters, Highlands, Grange, Palmer's Green, Southgate, Winchmore Hill)) the greenfield sites are likely to be able to bear both higher levels of affordable housing of up to 50%, and substantial levels of developer contributions of at least £50,000/unit, in addition to the current rates of CIL, (£50,000/unit is the maximum amount tested).

The other types of mainstream housing represented by the higher, medium and lower densities can bear £40,000/unit, in addition to the current rates of CIL, or so in developer contributions at the minimum affordable housing requirement of 35%. At 50% affordable housing these typologies are able to bear at £25,000/unit or so, in addition to the current rates of CIL, in developer contributions.

The Council can be confident that development that is planned for in this area will be deliverable and forthcoming.

- b. In the Medium value area (the areas not included in the higher and lower values) the medium and lower density typologies, being those that exclude tall buildings, are able to bear £10,000/unit, in addition to the current rates of CIL, in developer contributions at 50% affordable housing. At 35% affordable housing these sites can bear at least £20,000/unit, in addition to the current rates of CIL, in developer contributions.

Tall building represented by the high-density typologies are likely to be deliverable at 35% affordable housing, but would have limited capacity to bear developer in addition to CIL.

Build to rent development, when tested against the requirements of the London Plan is not shown as viable. In this regard the PPG includes specific guidance with regard to viability and it is anticipated that the viability of such development will be tested at the development management stage.

The Council can be confident that development that most development types in this area will be deliverable and forthcoming. However, the Council should be cautious about relying on tall buildings to deliver housing numbers and should only count on such sites where there is evidence that such sites are likely to be forthcoming.

- c. In the Lower value area (the eastern part of the Borough running from Enfield Lock in the north, to Upper Edmonton in the south) delivering development has been challenging historically. Whilst there are numerous sites that have delivered a policy compliant scheme, of both 35% affordable housing and CIL, there are sites where it has been necessary to flex the policy requirement when considering specific planning applications. This is reflected in the appraisal results.

At 35% affordable housing about half the typologies are shown as being viable. Development in this area may be relatively slow coming forward (which has been the case with Meridian Water). On the larger schemes it is likely that there will continue to need to be a degree of intervention by the Council and the wider public sector (including the GLA).

When formulating the new Local Plan, the Council should be cautious about relying on development in this area for the time being. Particular regard will need to be given as to the availability of public intervention and the deliverability of the sites.

- 12.61 The above analysis is based on the assumption that all the development will be on greenfield sites or land with a value that is of previously development land (at £3,000,000/ha). Some new development may come forward on sites that are being redeveloped. In these cases, the use of the site may be intensified, or existing employment sites taken into residential uses. This may be the redevelopment of office buildings within the towns, or perhaps the redevelopment of industrial sites. In these cases, the EUV is likely to be significantly higher than that used in the base appraisals.
- 12.62 It is challenging to present such development in a study of this type. Vacant buildings may be subject to Vacant Buildings Credit (VBC) and CIL may only apply to net new development. The rules around Vacant Building Credit and when CIL is not payable are complex and it is rare that both exemptions would apply on a single site. This means that each site is likely to be quite different and that the policy compliant situation is likely to be different from site to site taking in to account the nature of the site being redeveloped.
- 12.63 We have considered the Existing Use Value (EUV) assumptions. With a 4 storey office building, with 50% site coverage this equate to about £49m/ha for sites in an existing office use. It is notable that only one typology, with 35% affordable housing and no developer contributions in excess of CIL, generates a Residual Value that is excess of £14m/ha. This would suggest that the Council must be cautious about assuming that the market may bring forward development on sites that are in existing office uses for residential development – even having made allowance for substantial amounts of affordable housing to be offset through VBC.
- 12.64 With an industrial building (which is most likely to be single storey), with 60% coverage, this equates to about £8.6m/ha for sites with an existing industrial use. It is notable that in the lower value areas in the east of the Borough, with 35% affordable housing and no developer contributions, the highest Residual Value is about £5.7m, so somewhat below the likely value of land in industrial uses. Again, this would suggest that the Council must be cautious about assuming that the market may bring forward development on sites that are in existing industrial uses for residential development.
- 12.65 We do caveat this advice as the Council has seen the market bringing forward sites that are in active or recent office and industrial uses for residential development. The EUVs mentioned above relate to typical values for typical buildings. In reality the actual EUV will vary from site to site. An office building that is near to the end of its useful life and that is vacant, is likely to have a value that is a fraction of a building that remains suitable for modern office use and is let to a financially secure tenant. Further the amount of existing floor space could reduce the requirement for affordable housing or CIL.
- 12.66 Similarly, to the advice given above, when formulating the new Local Plan, the Council should be cautious about relying on development where it is based on the redevelopment of existing

office or industrial buildings. Particular regard will need to be given as to the available on public intervention and the deliverability of the sites.

Affordable Housing Varied Tenure Mix

- 12.67 The base appraisals are based on the tenure mix, of 30% Intermediate Housing and 70% Affordable Rent. Not only may this change over time (as the Housing Market Assessment is updated), but this is an area of changing national policy with current requirements for 10% Affordable Ownership (where the 10% is of all the housing) and 25% First Homes (where the 25% is of the affordable housing only). Further sets of appraisals have been run with a range of tenure mixes.
- 12.68 With a 35% affordable housing requirement, a 10% decrease in the amount of Intermediate Housing and corresponding 10% increase in the amount of Affordable Rent results in a fall in the Residual Value (i.e. the amount the developer can pay for the land) that is significant, particularly on the higher density sites. A move from the Council's preferred affordable housing mix of 70% affordable housing to rent / 30% intermediate housing to a mix will more (say 50%) intermediate housing would have a marked impact on improving viability.
- 12.69 When it comes to the decision-making process and determining planning applications, on sites where viability is challenging, it is recommended that consideration is given to adjusting the affordable housing mix as this can have a marked impact on the value of a site.
- 12.70 The 2019 NPPF (paragraph 64) sets out a policy for a minimum of 10% Affordable Home Ownership units on larger sites. This has been tested with a further set of appraisals where the first 10% of the housing on the site is as intermediate housing. The base appraisals are based on the Council's Housing Market Assessment has identified a tenure mix of 30% Intermediate Housing and 70% Affordable Rent. 10% Affordable Home Ownership is the equivalent to a 29% / 71% tenure split at 35% affordable housing, so is broadly in line with the Council's preferred mix. As would be expected, 10% Affordable Home Ownership does not materially impact on viability.
- 12.71 In February 2020, the Government launched a consultation on First Homes. The Government's *Changes to the current planning system – Consultation on changes to planning policy and regulations* (MHCLG, August 2020) has provided some clarity in this regard. A further set of appraisals has been run at 20%, 25% and 30% affordable housing, where 25% of the affordable housing is as a First Home. In addition, the consequence of seeking First Homes to be delivered with a greater discount than the minimum 30% discount is tested.
- 12.72 The consequence of seeking the First Homes to be sold at a greater discount than 30% is significant. Based on a 30% affordable housing target, each 10% increase in the discount (i.e. from 30% to 40%) results in a fall in the Residual Value of about £650,000/ha. The Council should be cautious in seeking affordable homes to be subject to a greater than 30% discount as this will adversely impact on viability.

'Preferred' Residential Policy Mix and Sensitivity Testing

12.73 The Council is about to undertake the Regulation 18 consultation on the emerging Local Plan. This will inform the next stage of the plan's development, in particular whether or not to further consider development within the Green belt. This will be determined by a wide range of factors, including the Council's housing requirement figure (which is yet to be settled). At the time of this report, the Council has not settled on a preferred options.

12.74 When considering what mix of policies to recommend, the following factors have been taken into account:

- a. That it may be preferable to keep general policy requirements consistent across the area, rather than have different areas subject to differing environmental standards or similar. If differential requirements were set, then it would be sensible to follow, as far as possible the established CIL zones.
- b. That infrastructure, including education, can be funded, at least in part, by CIL, so it is not necessary to make an allowance for the full, worst case scenario of developer contributions, beyond the allowances made in the base appraisals.
- c. The future of CIL as a mechanism for funding infrastructure is uncertain so rather than consider a specific review of CIL now, it would be preferable to wait for the Government to set out their future plans and for the Council to have settled on a preferred option for the Local Plan.
- d. That an important factor when setting policy is the distribution of potential development sites. In this regard, relatively few development sites are being relied on in the lower value East area.

Much of the development that is planned in this area is likely to be on land that is subject to public sector interventions (many of the planned allocations are owned by LBE). The extent of these interventions varies, from simply being sites in the Council's ownership, to schemes that are subject to external grant aid, to lower-level interventions such as publicly funded public realm works that are contributing the regeneration of the more challenging areas.

12.75 Having discussed these with the Council through the iterative viability testing process, a final set of appraisals has been run on the following assumptions.

- | | | |
|----|-------------------------|---|
| a. | Affordable Housing | 35% (Intermediate Housing 50%, Affordable Rent 50%) |
| b. | Design | 90% Part M4(2), 10% Part M4(3)
Water efficiency
10% Biodiversity Net Gain
Green roofs
Future Homes Standard Option 2 Plus London Plan |
| c. | Developer Contributions | CIL – Mayoral and LB Enfield, as per Charging Schedule |

12.76 With a view to improving viability, the requirements are now based on a 50% Affordable Rent / 50% Intermediate Housing mix, do not include EV Charging Points, further it is assumed that public art and apprenticeships are within the s106 contributions rather than in addition.

12.77 Above we set out that the development in the higher value area in particular has capacity to bear higher levels of affordable housing and developer contributions, for example a 50% affordable housing requirement in the higher and medium value areas. We understand that the Council will consider this further following the further consideration of the options to form the basis of the Regulation 18 consultation.

12.78 A further set of appraisals has been run on this basis.

Table 12.7a Residual Value v BLV – Recommended Policies - Higher Value Area					
			Existing Use Value	Benchmark Land Value	Residual Value
Site 1	V Large Green 5,000	Higher	25,000	525,000	1,794,407
Site 2	V Large Green 1,200	Higher	25,000	525,000	3,225,713
Site 3	Medium Green 50	Higher	25,000	525,000	3,626,971
Site 4	Small Green 10	Higher	100,000	600,000	6,936,996
Site 5	High Density 1,000	Higher	3,000,000	3,600,000	14,846,624
Site 6	High Density 350	Higher	3,000,000	3,600,000	19,731,252
Site 7	High Density 140	Higher	3,000,000	3,600,000	12,065,737
Site 8	High Density 70	Higher	3,000,000	3,600,000	12,751,720
Site 9	Medium Density 1,000	Higher	3,000,000	3,600,000	9,198,704
Site 10	Medium Density 350	Higher	3,000,000	3,600,000	9,848,460
Site 11	Medium Density 140	Higher	3,000,000	3,600,000	7,761,208
Site 12	Medium Density 70a	Higher	3,000,000	3,600,000	8,206,826
Site 13	Medium Density 70	Higher	3,000,000	3,600,000	8,301,151
Site 14	Medium Density 35	Higher	3,000,000	3,600,000	6,462,452
Site 15	Medium Density 15	Higher	3,000,000	3,600,000	8,318,311
Site 16	Medium Density 9	Higher	3,000,000	3,600,000	8,969,171
Site 17	Medium Density 5	Higher	3,000,000	3,600,000	8,477,623
Site 18	Medium Density 3	Higher	3,000,000	3,600,000	6,851,202
Site 19	Low Density 70	Higher	3,000,000	3,600,000	5,917,419
Site 20	Low Density 35	Higher	3,000,000	3,600,000	5,855,963
Site 21	Low Density 15	Higher	3,000,000	3,600,000	6,543,177
Site 22	Low Density 10	Higher	3,000,000	3,600,000	6,915,112
Site 23	Low Density 6	Higher	3,000,000	3,600,000	7,526,684
Site 24	Low Density 3	Higher	3,000,000	3,600,000	7,592,412
Site 25	BTR HD 140	Higher	3,000,000	3,600,000	6,044,082
Site 26	BTR 140	Higher	3,000,000	3,600,000	5,881,041

Source: HDH (April 2021)

Table 12.7b Residual Value v BLV – Recommended Policies - Medium Value Area					
			Existing Use Value	Benchmark Land Value	Residual Value
Site 5	High Density 1,000	Medium	3,000,000	3,600,000	6,021,484
Site 6	High Density 350	Medium	3,000,000	3,600,000	6,644,402
Site 7	High Density 140	Medium	3,000,000	3,600,000	4,108,142
Site 8	High Density 70	Medium	3,000,000	3,600,000	4,590,473
Site 9	Medium Density 1,000	Medium	3,000,000	3,600,000	7,135,214
Site 10	Medium Density 350	Medium	3,000,000	3,600,000	7,548,482
Site 11	Medium Density 140	Medium	3,000,000	3,600,000	5,821,479
Site 12	Medium Density 70a	Medium	3,000,000	3,600,000	6,570,034
Site 13	Medium Density 70	Medium	3,000,000	3,600,000	6,251,512
Site 14	Medium Density 35	Medium	3,000,000	3,600,000	5,175,267
Site 15	Medium Density 15	Medium	3,000,000	3,600,000	6,671,465
Site 16	Medium Density 9	Medium	3,000,000	3,600,000	7,263,389
Site 17	Medium Density 5	Medium	3,000,000	3,600,000	6,639,940
Site 18	Medium Density 3	Medium	3,000,000	3,600,000	5,640,147
Site 19	Low Density 70	Medium	3,000,000	3,600,000	4,805,034
Site 20	Low Density 35	Medium	3,000,000	3,600,000	4,764,237
Site 21	Low Density 15	Medium	3,000,000	3,600,000	5,246,772
Site 22	Low Density 10	Medium	3,000,000	3,600,000	5,623,580
Site 23	Low Density 6	Medium	3,000,000	3,600,000	6,195,321
Site 24	Low Density 3	Medium	3,000,000	3,600,000	6,261,049
Site 25	BTR HD 140	Medium	3,000,000	3,600,000	4,264,187
Site 26	BTR 140	Medium	3,000,000	3,600,000	4,974,028

Source: HDH (April 2021)

Table 12.7c Residual Value v BLV – Recommended Policies - Lower Value Area					
			Existing Use Value	Benchmark Land Value	Residual Value
Site 5	High Density 1,000	Lower	3,000,000	3,600,000	3,306,103
Site 6	High Density 350	Lower	3,000,000	3,600,000	2,763,768
Site 7	High Density 140	Lower	3,000,000	3,600,000	1,823,487
Site 8	High Density 70	Lower	3,000,000	3,600,000	2,277,729
Site 9	Medium Density 1,000	Lower	3,000,000	3,600,000	2,835,984
Site 10	Medium Density 350	Lower	3,000,000	3,600,000	3,139,528
Site 11	Medium Density 140	Lower	3,000,000	3,600,000	2,185,347
Site 12	Medium Density 70a	Lower	3,000,000	3,600,000	3,546,096
Site 13	Medium Density 70	Lower	3,000,000	3,600,000	2,492,539
Site 14	Medium Density 35	Lower	3,000,000	3,600,000	2,790,152
Site 15	Medium Density 15	Lower	3,000,000	3,600,000	3,636,291
Site 16	Medium Density 9	Lower	3,000,000	3,600,000	5,793,758
Site 17	Medium Density 5	Lower	3,000,000	3,600,000	5,033,517
Site 18	Medium Density 3	Lower	3,000,000	3,600,000	4,616,514
Site 19	Low Density 70	Lower	3,000,000	3,600,000	2,733,459
Site 20	Low Density 35	Lower	3,000,000	3,600,000	2,725,439
Site 21	Low Density 15	Lower	3,000,000	3,600,000	3,026,377
Site 22	Low Density 10	Lower	3,000,000	3,600,000	3,242,829
Site 23	Low Density 6	Lower	3,000,000	3,600,000	5,051,805
Site 24	Low Density 3	Lower	3,000,000	3,600,000	5,117,532
Site 25	BTR HD 140	Lower	3,000,000	3,600,000	3,323,416
Site 26	BTR 140	Lower	3,000,000	3,600,000	4,503,643

Source: HDH (April 2021)

- 12.79 Even on this basis, not all development is viable, particularly that on sites and in the East of the Borough. In these cases, it is recommended that the Council accepts site specific viability assessments at the development management stage.
- 12.80 The infrastructure cost for the potential Strategic Sites is not yet known. As and when this is established it will be necessary to reconsider deliverability to ensure the sites can bear their full strategic infrastructure and mitigation costs. In any event, it is recommended that the Council engages with the owners, from an early stage, in line with the advice set out in the Harman Guidance (page 23) and the PPG.
- 12.81 The Council should be cautious about including sites in the east of the Borough in the Plan, and only rely on them to deliver the housing requirements where they can be confident that the sites are actually deliverable. Factors may include a recent planning consent, confirmation from the landowner, the site being in public sector ownership, or there being public sector intervention and/or involvement.

- 12.82 The brief for this Local Plan Viability Assessment extends to making an assessment of the capacity of development to bear CIL. The future of CIL as a mechanism for funding infrastructure is uncertain so rather than consider a specific review of CIL now it would be preferable to wait for the Government to set out their future plans. It is however clear that there is capacity to seek increased levels of CIL for some types of development, although this is unlikely to apply in the Lower Value East Area of the Borough or in relation to Tall Buildings.
- 12.83 As set out above, at this stage we would suggest that the Council is cautious about proceeding with CIL, but reconsiders this as and when the Government's plans in this regard have been clarified.

Changes in Costs and Values

- 12.84 Whatever policies are adopted, the Plan should not be unduly sensitive to future changes in prices and costs. We have tested a range of scenarios with varied increases in build costs several price change scenarios.
- 12.85 The analysis demonstrates that a relatively small increase in values of 5% or so, has a dramatic impact on viability, with nearly all of the typologies, including those in the lower value area showing as viable. Equally a 5% increase in build costs will adversely impact on viability, although this is unlikely to be sufficient to impact on the deliverability of the Plan as few additional typologies fall out of viability as a result of this change. Whilst this indicates that viability is tight, it does suggest that should there be a period of faster house price growth than build cost inflation it may be worthwhile the Council revisiting viability with a view to reviewing the policy requirements.
- 12.86 This viability update is carried out at today's costs and values, as is appropriate. It would not be appropriate to build a set of policies that rely on increases in house prices that may or may not happen in the future. It is however timely to note that the public sector interventions, particularly in the east of the Borough and around Edmonton Green, at Meridian Water and elsewhere include elements of estate renewal, improvements to the open spaces, public realm and street scenes and other significant regeneration type projects. These are having a real impact on the neighbourhoods and are beginning to have an impact on values as the relative desirability of areas is improved. The link between the interventions and improvements is difficult to quantify, however, even with the uncertainty around Crossrail 2, there is continued optimism amongst agents that prices will continue to increase (not least, because prices here are relatively low compared to other parts of the northern fringes of London).

Older People's Housing

- 12.87 As well as mainstream housing, we have considered the Sheltered and Extracare sectors separately. Appraisals were run for a range of affordable housing requirements. In each case allowance has been made for a s106 developer contribution of £2,500/unit.
- 12.88 The development of Sheltered housing on greenfield sites and brownfield sites is able bear 35% affordable housing, in addition to a £2,500/unit s106 contribution and CIL.

10.77 The development of Extracare housing on greenfield sites is able bear in excess of 35% affordable housing, in addition to a £2,500/unit s106 contribution and CIL. The capacity is less on brownfield sites where the maximum amount of affordable housing is between 20% and 30%.

12.89 In this regard it is timely to note that the PPG acknowledges that older people's housing is different to mainstream housing, giving it as one of the exceptions as to when viability testing may be appropriate at the development management stage.

Where up-to-date policies have set out the contributions expected from development, planning applications that fully comply with them should be assumed to be viable. It is up to the applicant to demonstrate whether particular circumstances justify the need for a viability assessment at the application stage. ...

Such circumstances could include, for example ... where particular types of development are proposed which may significantly vary from standard models of development for sale (for example build to rent or housing for older people); ...

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12.90 With this in mind it is not necessary for the Council to develop a specific affordable housing policy for this type of housing.

Student Housing and Shared Living

12.91 Two forms of student accommodation have been modelled, the Cluster Flat model and the Studio Flat model. Cluster Flats are groups of rooms sharing living space and a kitchen. Studio Flats which are slightly larger rooms, including a kitchenette. The Studio Flats are modelled as both student accommodation and under the shared living model. These are only modelled in the brownfield site scenario.

12.92 The analysis shows that whilst Shared Living accommodation can bear over 35% affordable housing (in addition to CIL), conventional, studio based, student accommodation can only bear 20% or so.

12.93 The PPG acknowledges that student housing is different to mainstream housing, giving it as one of the exceptions as to when viability testing may be appropriate at the development management stage.

12.94 With this in mind it is not necessary for the Council to develop a specific affordable housing policy for this type of housing.

Non-Residential Appraisals

12.95 Financial appraisals have been run for the non-residential development types. As with the residential appraisals, these use the Residual Valuation approach. To assess viability, we In the appraisal the costs are based on the BCIS costs, adjusted for BREEAM, and green roofs. The appraisals include the adopted rates of CIL.

Employment uses

- 12.96 Firstly, the main employment uses are considered.
- 12.97 To a large extent the above results are reflective of the current market. Office development and industrial are both shown as being viable and both are coming forward.
- 12.98 It is important to note that the analysis in this report is carried out in line with the Harman Guidance and in the context of the NPPF and PPG. It assumes that development takes place for its own sake and is a goal in its own right. It assumes that a developer buys land, develops it and then disposes of it, in a series of steps with the sole aim of making a profit from the development. As set out in Chapters 2 and 3 above, the Guidance does not reflect the broad range of business models under which developers and landowners operate. Some developers have owned land for many years and are building a broad income stream over multiple properties over the long term. Such developers are able to release land for development at less than the arms-length value at which it may be released to third parties and take a long term view as to the direction of the market based on the prospects of an area and wider economic factors.
- 12.99 Whilst much of the development that is coming forward in the area is user-led, being brought forward by businesses that will use the eventual space for operational uses, rather than for investment purposes, it is also being brought forward speculatively. The market is active at the time of this report. British Land (a UK listed REIT) is reported to have exchanged contracts (at £85,000,000) for the acquisition house, a 20,000m² warehouse let to Waitrose and Crown Records Management. In this context British Land said that the site 'offers significant redevelopment potential given the opportunity to increase density'.
- 12.100 With regard to residential development we considered redevelopment sites. The above analysis is based on the assumption that all the development will be on greenfield sites or land with a value that is of previously development land (£3,000,000/ha). Much of the development of both employment space is likely to be of sites that are being redeveloped. In these cases, the use of the site may be intensified, or where buildings have come to the end of their useful life simply replaced. In these cases the EUV is likely to be significantly higher.
- 12.101 With a 4 storey office building, with 50% site coverage the land value equates to about £49m/ha for sites in an existing office use. It is notable that only one typology, (town centre offices), generates a Residual Value that is excess of £13m/ha. This would suggest that the Council must be cautious about assuming that the market may bring forward development that are subject to intensification.
- 12.102 We do caveat this advice as the Council has seen the market bringing forward sites that are in active or recent office and industrial uses for development. The EUVs mentioned above relate to typical values for typical buildings. In reality the actual EUV will vary tremendously from site to site. An office building that is near to the end of its useful life and that is vacant, is likely to have a value that is a fraction of a building that remains suitable for modern office

use and is let to a financially secure tenant. Further the amount of existing floor space could reduce the liability for CIL.

12.103 Similarly, to the advice given above, when formulating the new Local Plan, the Council should be cautious about relying on development where it is based on the redevelopment of existing office or industrial buildings. Particular regard will need to be given as to the available on public intervention and the deliverability of the sites.

Community Infrastructure Levy

12.104 The brief for this project extended to making an assessment of the capacity of development to bear CIL. There is uncertainty as to whether or not CIL will remain an option for funding infrastructure and, as yet, the Council have not established the preferred option for the Local Plan. At this stage we would suggest that the Council is cautious about proceeding with a formal review of CIL, but reconsiders this as and when the Government's plans in this regard have been clarified and the development strategy has been settled.

Conclusions

12.105 The London Borough of Enfield has a vibrant and active property market, although some areas, particularly those associated with the east of the Borough do have challenges. All types of residential and non-residential development are coming forward, but in the case of some taller buildings and development in the east are they are not all delivering the full policy requirements for affordable housing in addition to the adopted (Mayoral and LBC) rates of CIL.

12.106 The findings of this report can be summarised as follows:

- a. 35% affordable housing is achievable on most sites in most areas, in addition to other policy requirements. There is substantial scope to have a considerably higher (50%) affordable housing target in the higher values areas.
- b. Large greenfield sites are likely to be able to bear 50% affordable housing and at least £50,000/unit in developer contributions. The Council can therefore be confident that if it were to allocate such sites that they would be forthcoming.
- c. Some areas and development types, in particular in the east of the Borough and taller buildings are more challenging to deliver. With a view to improving viability, an affordable housing mix of 50% Affordable Rent / 50% Intermediate Housing mix is suggested. It is also suggested that there is flexibility around the requirement to provide EV Charging Points. Further it is assumed that public art and the costs of providing apprenticeships are within the s106 contributions rather than in addition.
- d. Delivering development in this lower value area has been challenging historically. Whilst there are numerous sites that have delivered a policy compliant scheme, there are sites where it has been necessary to flex the policy requirement when considering specific planning applications. Development in this area may be relatively slow coming forward. On the larger schemes it is likely that there will continue to need to be a degree on intervention by the Council and the wider public sector (including the GLA).

When formulating the new Local Plan, the Council should be cautious about relying on development in this area for the time being. Particular regard will need to be given as to the availability of public intervention and the deliverability of the sites.

- e. The Council should be cautious about assuming that the market may bring forward either residential or non-residential development on sites that are in existing industrial uses for residential development. Having said this, the Council has seen the market bringing forward sites that are in active or recent office and industrial uses for re-development.
- f. There is uncertainty as to whether or not CIL will remain an option for funding infrastructure and, as yet, the Council have not established the preferred option for the Local Plan. At this stage we would suggest that the Council is cautious about proceeding with a formal review of CIL, but reconsiders this as and when the Government's plans in this regard have been clarified and the development strategy has been settled.
- g. In relation to potential strategic sites, there is no doubt that the delivery of any large site is challenging so, rather than draw firm conclusions at this stage, it is recommended that that the Council engages with the owners at the earliest opportunity.
- h. A relatively small increase in values relative to build costs will have a marked improvement on viability.
- i. There is uncertainty around the impact of COVID-19 and Brexit on the economy. It is important that the Council monitors these changes as they occur and if necessary, makes any required changes.

HDH Planning and Development Ltd is a specialist planning consultancy providing evidence to support planning authorities, land owners and developers. The firm is regulated by the RICS.

The main areas of expertise are:

- Community Infrastructure Levy (CIL)
- District wide and site specific Viability Analysis
- Local and Strategic Housing Market Assessments and Housing Needs Assessments

HDH Planning and Development have clients throughout England and Wales.

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Appendix 1 – Project Specification

Section 3: Scope of works

Background

We are seeking to appoint a suitability qualified and experienced consultant to undertake a comprehensive viability assessment to support the preparation of the new Local Plan and the review of the CIL Charging Schedule, from early engagement through to independent examination.

Local Plan

The new Local Plan will set out the contributions expected from development, including the quantum and mix of affordable housing as well as other infrastructure such as education, health, transport, digital, water and green infrastructure

As part of its preparation, the new Local Plan needs to be tested to ensure it remains viable and deliverable in line with tests set out in the National Planning Policy Framework (NPPF) and National Planning Practice Guidance (PPG) and the revised Community Infrastructure Levy Regulations. This will involve:

- assessing the cumulative impact of the emerging policies, including affordable housing and open space requirements;
- testing the deliverability of the key development site allocations that are earmarked to come forward over the course of the Local Plan period; and
- considering the ability of development to accommodate CIL and section 106 contributions alongside other policy requirements.

Enfield Community Infrastructure Levy

The current adopted Enfield CIL Charging Schedule came into effect in April 2016. The evidence on which the rates set out in the schedule are based pre-dates the London Plan and the recent changes to the regulations (e.g. removal of the pooling restrictions and the ability to capture land value uplifts) and related viability guidance set out in the NPPF and PPG1.

In line with government guidance², Enfield's charging rates will be reviewed concurrently with the preparation of the Local Plan to take account of:

- the Mayor of London's CIL charge, which has increased from £20 to £60 per square metres of floorspace in Enfield;
- changes to market conditions (e.g. rising house prices and land values – as explained in section 2 below) and
- future infrastructure capacity needs to ensure that the impact of the revised rates does not threaten the viability of planned development³.

The proposed timetable (see paragraph 4.5 overleaf) will enable the new charging schedule to be examined jointly with the Local Plan, or soon after the Local Plan hearings, thus reducing the costs associated with independent examination and maximising the ability to rely on a shared evidence base.

Section 106 contributions

S106 contributions will continue to be used to address policy requirements which cannot be addressed through CIL or other mechanisms, such as carbon funding, affordable housing and non-financial obligations (e.g. employment, business and skills).

The adopted Section 106 Supplementary Planning Document sets out our approach to calculating section 106 contributions. However, supplementary planning documents can no longer establish new or revised formulas to calculate section 106 contributions; such requirements must be clearly set out in Local Plans and be independently examined. The Local Plan will effectively replace the existing requirements set out in the Section 106 Supplementary Planning Document (taking account of viability considerations and the assessment of future infrastructure requirements).

Context

Like many other parts of London, land values in the borough have increased significantly over the past decade. However, significant disparity is evident between the higher land values in the west and the lower land values in the east (including Edmonton, Enfield Lock, Ponders End and parts of Meridian Water). Much of the industrial land within the eastern corridor of the borough is contaminated and will require remediation prior to construction of new development, such as new homes and affordable workspace. Some sites (e.g. Ponders End and Meridian Water) are exposed to significant levels of flood risk. Industrial land generally has a lower land value than other land uses, such as commercial and housing development.

Current housing delivery rates have fallen below the adopted targets set out in the London Plan and Local Plan and remain challenging in the current climate, despite a large bank of unimplemented planning applications. The Enfield Housing Action Plan sets out a series of interventions to improve the delivery of affordable and high-quality housing in the borough, including partnership working, process-driven solutions, new governance arrangements (e.g. approval of projects) and more robust policy mechanisms to maximise revenue and capital funding. Section 106 agreements are often reliant on grant funding to meet affordable housing targets (either on or off site).

Enfield's land and property market is, however, becoming more dynamic in response to emerging market shifts: the proposed four-grade tracking of the West Anglia Mainline, growth of housing and employment at Meridian Water and major estate regeneration schemes (e.g. Joyce Avenue and Snell's Park and Edmonton Green) means that existing values in the east of the borough are expected to rise faster than historic rates. Meridian Water and other major development parcels within the eastern corridor (e.g. Brimsdown industrial estate) offer significant land value uplift potential, benefitting from the anticipated rise in accessibility levels from major transport infrastructure (e.g. Transport for London, Housing Infrastructure Fund and Network Rail projects) and the intensification of land uses⁴.

- Land values/prices in the Meridian Water area have increased markedly since the granting of planning permission on phase 1 housing, strategic infrastructure works and phase 2 applications (2019/2020) and the opening of the Meridian Water station (in June 2019). Phase 1 construction of the new housing is due to start in Spring 2021. Meridian Water is due to benefit from £156 million of funding from the government's Housing Infrastructure Fund to undertake other essential infrastructure works, including the construction of a new link road ("Central Spine") and associated bridges to improve east- west connectivity across the site and beyond.
- The Lee Valley is undergoing a major programme of large-scale rail infrastructure works as part of the Mayor of London's Transport Strategy and Network Rail's Lee Valley Rail Programme, thus improving frequency and reliability of services and unlocking significant development in existing low value areas⁵. The proposed four tracking of the West Anglia Mainline will act as a precursor to Crossrail 2.
- The East-West Transit Route is a proposed mass transit route in the Upper Lea Valley corridor from Ponders End (via Enfield Town, Enfield Chase and Oakwood) to East Barnet and along the North Circular Road from Meridian Water to New Southgate (as set out in the Enfield Transport Strategy).

Land values also vary within the eastern corridor between the Edmonton Leaside/Meridian Water development zone and the industrial and retail parks to the east of the A10 and north of the north circular road. Land values and property prices are also expected to increase around existing transport hubs within the west of the borough once the upgrade improvements along the route of the Piccadilly line and public realm works around over ground stations have been completed.

Enfield needs to provide additional industrial capacity (at least 50 hectares) over the period to 2041 in line with the London Plan. Current industrial land and floorspace capacity is, however, insufficient to meet the scale of projected demand over the long term. Much of the borough's industrial capacity is heavily constrained due to the lack of road network capacity and east-west severance. Greater industrial intensification also poses significant viability risks primarily due to the relatively high build costs associated with the construction of multi-level buildings and the lack of tried and tested solutions. Affordable housing and workspace needs may also add to the cost of such schemes.

Enfield has recently declared a state of climate change emergency and has committed to becoming zero carbon within the next ten years - equivalent to a reduction of approximately 30,000 tonnes of carbon dioxide per annum. We need to investigate the potential viability implications arising from the climate emergency declaration (e.g. infrastructure spending) and the potential impact of additional requirements (including the new national design standards set out in the new National Design Guide) on the deliverability of council-led schemes.

Project requirements

Purpose of the study

The purpose of the study will be to provide robust evidence to support the policies set out in the new Local Plan and the proposed charging rates set out in the new CIL Charging Schedule.

Objectives

The key objectives of this study are to:

- assess the potential cumulative impacts of relevant policy requirements including proposed and emerging policies (including affordable housing provision and infrastructure requirements) on the viability of new development as well as any relevant changes to regional or national policy requirements;
- set out recommendations regarding the appropriate scale, tenure mix and quantum and quantum of development, including affordable housing, education contributions, open space provision and other policy requirements;
- assess the viability of various site typologies / development scenarios (e.g. residential and non-residential uses) against emerging policy/infrastructure requirements;
- assess the viability of affordable housing contributions from small sites; and

- investigate the feasibility of setting new charging rates across different locations of the borough and land uses, taking account of development costs (e.g. Mayoral CIL), land values and property prices.

The findings of the study need to be robust enough to demonstrate the soundness of the Local Plan and CIL Charging Schedule as part of the examination process and be relied upon to assess the viability of planning applications on allocated Local Plan sites.

Stages

The study will need to be subject to public consultation at the plan making stage in line with government guidance (PPG/RICS). We would like this to be done in parallel with preparation stages of the Local Plan.

The preparation of the study will align with the following stages of the Local Plan and CIL Charging Schedule process, as set out in the latest Local Development Scheme (see <https://governance.enfield.gov.uk/documents/g13661/Public%20reports%20pack%2009th-Dec-2020%20Advanced%20Publication%20of%20Reports.pdf?T=10>)

Stage	Local Plan	Timing	CIL Charging Schedule
Stage 1: Where we are at now	Regulation 18: Consultation on growth options, sites, policies	Summer 2021	Regulation 15: Evidence gathering & ongoing engagement
Stage 2	Regulation 19: Publication and consultation on draft Local Plan	Summer 2022	Regulation 16: Publication and consultation on draft CIL Charging Schedule
Stage 3	Regulation 24: Submission to undergo joint examination	Autumn 2022	Regulation 19: Submission to undergo joint examination
Stage 4	Regulation 25: Independent examination of the new draft Local Plan (including public hearing sessions) to ensure it is sound and legally compliant	Autumn 2022 through to end 2023	Regulation 21: Examination of the draft CIL Charging Schedule (including public hearing sessions) to ensure it is legally compliant, economically viable and consistent with national guidance
Stage 5	Regulation 26: Adoption of the Local Plan	Early 2024	Regulation 25: Adoption of the CIL Charging Schedule

Whilst the intention is to run the two processes in parallel in line with government guidance, the proposed timetable is sufficiently flexible to allow a staggered approach to public consultation on the draft charging schedule.

On 6th October 2020, the government launched a consultation on reforming the planning system in England. If these proposals are implemented, this would result in long term changes to local plan making and potentially the viability of development, due to factors such as identification of development zones, local design requirements and a consolidated infrastructure levy charge. Submissions will need to indicate how the whole plan viability assessment' can be future proofed to assist in our long term understanding of development viability in Enfield.

Scope & methodology

The Local Plan will cover the period from 2024 to 2039 (15-year period) to inform the phased delivery of infrastructure across the borough. The study will consider the planned development across this period.

The methodology should have regard to the findings of previous viability work and relevant guidance, including:

- London Borough of Enfield Calculation Methodology for Financial Contributions (Dixon Searle, 2016);
- Viability Assessment of the Enfield Community Infrastructure Levy and Development Management Development Plan Document (DSP, 2013); and
- the viability assessments (phases 1 and 2 at Meridian Water) which formed part of the planning application submissions (19/02718/RE3, 19/02717/RE3 and 17/03873/RM).

The methodology must be in line with the PPG and follow RICS professional standards and guidance, England, Financial viability in planning: conduct and reporting (1st edition, May 2019), the Harman Guidance and current best practice. It will need to be clear on the assumptions used (including development costs and values) and the reasons for selecting the preferred viability appraisal model.

The study will also need to draw on a range of information and technical studies (including employment and housing land availability assessments, industrial intensification market analysis, blue and green infrastructure audits, strategic transport modelling and infrastructure phasing/deliver plans) as part of the wider evidence base to inform the viability of the Local Plan and CIL process.

Deliverables

The consultant will be expected to assess the viability impacts of the application of emerging planning policies and developer contributions in the borough and in relation to identified sites. The key output will be the preparation of a whole plan viability assessment to inform the regulation 18 and regulation 19 stages of the Local Plan and the preparation of a new CIL Charging Schedule.

The study will set out a clear analysis of the needs within the borough and recommendations to inform policy options, planning-related and wider corporate guidance to address these needs. Specifically, the consultant will be expected to:

- provide an analysis of Enfield's development market reviewing sales values, costs and land value information and variations across the borough;
- provide baseline viability assessment of a range of indicative development typologies (to be agreed with the council – see paragraph xxx 4.15, 4.17 and 4.18 below) and different site and land characteristics, taking account of current planning policies, affordable housing requirements, CIL and other obligations, in line with best practice and the standardised inputs set out in National Planning Guidance;
- provide baseline assessment of the viability impacts of emerging national and regional policy requirements and emerging local policies and anticipated S106 infrastructure requirements of the Local Plan across development typologies and different locations;
- conduct sensitivity testing of affordable housing levels and tenures, developer contributions and varied levels of policy requirements, together with assessment of impact of changing costs and values due to economic changes;
- provide conclusions/recommendations on the potential impacts of proposed policies and development contribution requirements of the emerging Local Plan;
- advise on the circumstances where review of plan viability may need to be triggered; and
- produce a final report, including information on engagement actions and feedback and assessment findings, conclusions and recommendations.

Details of the project requirements will be more fully discussed and revised as necessary with the successful consultant.

The government is currently reviewing the future of CIL/section 106 as a mechanism for funding infrastructure. The consultant should allow for CIL/S106 specific analysis and recommendations to be presented separately to the viability assessment of the Local Plan.

Other requirements

The consultant will also be expected to:

- engage with developers, landowners/agents, registered housing providers as set out in national planning policy to test the validity of the assumptions proposed in the methodology;
- provide ongoing professional advice into ongoing assessment and potentially at a later stage, questions regarding conclusions arising from Local Plan regulation 18 consultation, regulation 19 and examination stages;
- incorporate within the project methodology and programme the ability to undertake informal reporting of assessment findings, update and iterative testing of assessment variables, such as tenure mix, where required. Submissions should include cost of a more comprehensive refresh of the assessment findings, following the initial assessment due to significant changes in costs/values that become apparent at a later stage; and
- provide training to planning officers on how to use the assessment datasets. It is envisaged that this would be not more than two two-hour training sessions.

The assessment must be undertaken in accordance with relevant parts of the National Planning Policy Framework and Guidance Requirements for Local Plan making. The approach and methodology applied to testing should generally be in accordance with Royal Chartered Institute of Surveyors technical guidance on viability assessment in planning.

The consultant will be expected to test limited variation of proportions of affordable housing ranging from 35% to 50% and within these a limited range of tenure mixes to be agreed. The viability assessment will need to consider the impact of emerging First Homes affordable housing requirements and short temporary proposals regarding site thresholds in the recent national consultation.

The consultant should test a range of assumptions to convey the potential impact on viability of national economic changes and fluctuations that usually would be expected in the market over time (e.g. impact of changes to sale values, variations in abnormal costs) and advise on the extent to which sensitivity testing as will act as a proxy to covid-19 impacts etc.

Based on the provisions in the emerging Local Plan, the following policy requirements are thought likely to impact on viability of future development typologies in Enfield. This is not an exhaustive list and is subject to discussion

and agreement with the successful consultant. Overall, testing should assume optimum policy requirement levels, to which further sensitivity assessment can be carried out with regard to a range of cost impacts.

- Varied developer contributions (impact of change in CIL rates due to indexation and/ or other planning contributions within different parts of the borough)
- Future Homes standard - option 1 and option 2
- Merton rule: 10% and 20%
- Sustainability and climate change statements
- Parking provision
- Electric vehicle charging
- Water efficiency standard
- Rainwater harvesting
- Biodiversity net gain
- Play areas
- Contributions towards blue-green infrastructure
- BREEAM excellent - non-residential developments
- Affordable housing
- Affordable mix
- 10% low cost home ownership
- First Homes
- Low initial portion shared ownership
- Accessible and adaptable standards (e.g. M4(2) and M4(3))
- Other (e.g. e-charging infrastructure and hi-speed broadband - where they are likely to have cost impact not incorporated in base costs)

Enfield has already undertaken two rounds of public consultation on the new Local Plan as part of the regulation 18 stage (in 2015/2016 and 2018/2019). Some of the representations from stakeholders relate specifically to the viability and deliverability of the Local Plan (including the potential growth options). The consultant will need to take account of the representations made at each stage of the preparation process as well as feedback from local property market representatives and other relevant stakeholders on the approach and assumptions set out in this assessment.

Potential housing and employment typologies

The successful consultant will be expected to propose an appropriate range of development typologies to ensure appropriate and robust viability testing of the Local Plan. It is anticipated that this will require review of the draft Strategic Housing Land Availability Assessment (SHLAA) and non-residential development forecasts, taking account of other work streams already underway such as inputs into the Local Plan Transport Assessment.

We have already reviewed the residential and commercial pipeline of planning permissions and the range of (generally small urban) sites in the light of the draft SHLAA, together with potential geographical locations. As such, it is not expected that more than a range of 15 residential and 10 non-residential development types will be required to ensure a ‘fit for purpose’ range of tested development typologies. Having regard to Enfield’s connectivity and proximity to opportunity areas, there will be a requirement to consider one or more build to rent typologies.




Appendix 2 – Consultees



Appendix 3 - Consultation Presentation


The pages in this appendix are not numbered.







ENFIELD
Council

Whole Plan & CIL - Viability Update
Consultation Event - 25th February 2021

 To avoid sound interference please mute your microphone

 Please use the Chat icon to ask questions.

 Planning & Development

1

1

Agenda

2019 NPPF, PPG and Guidance

Methodology


- Harman Guidance / RICS Guidance / PPG

Main Assumptions

- Prices
- Costs
- Commercial prices
- Modelling

The Viability Test


Moving Forward



2


Key issue

- Delivery of the new Enfield Local Plan
- Reduced scope for viability testing at Development Management stage.
 - Based on *'changes since the plan was brought into force'* and *'should be based upon and refer back to the viability assessment that informed the plan'*

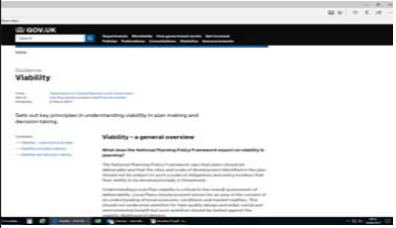


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The Old



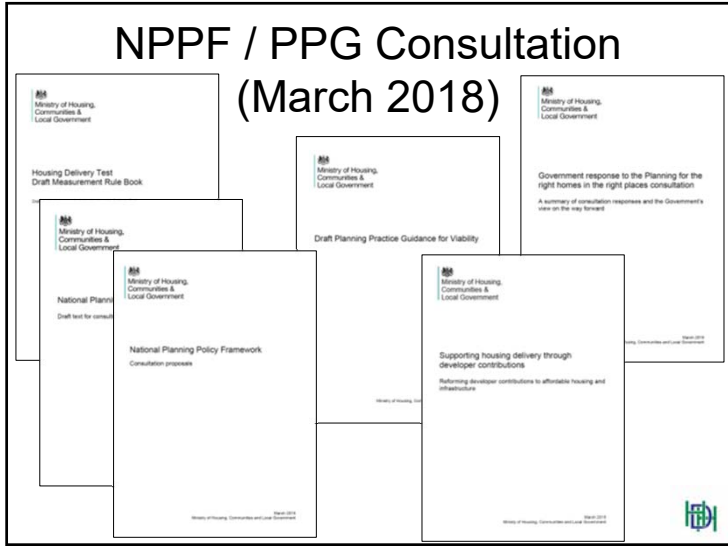
Communities
National Planning Policy Framework



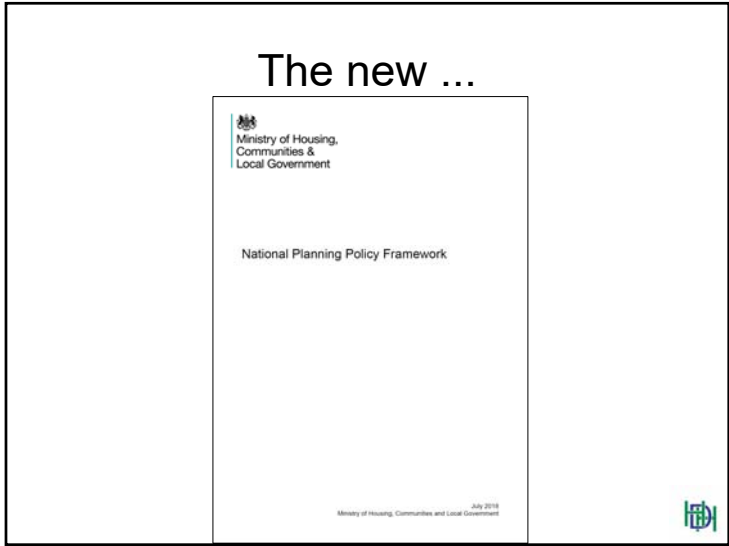
GOV.UK
Viability
Viability - a general overview



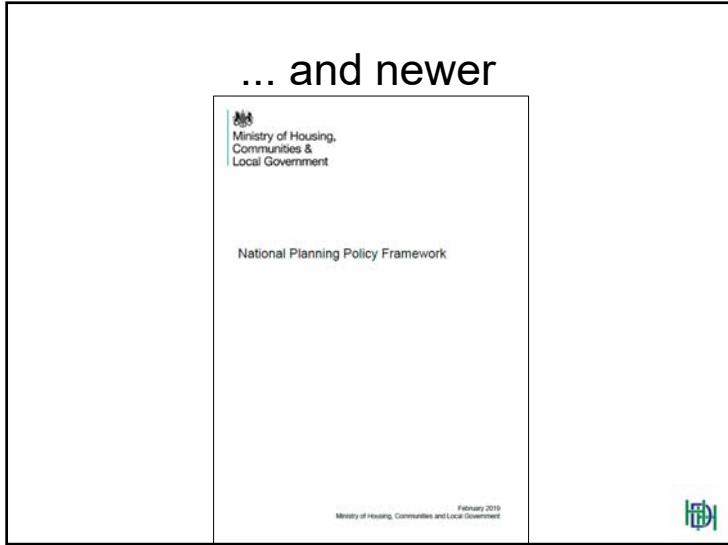
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6



7



8

2020 White Paper

- New updated 'Standard Method'
- Reform of developer contributions
- First Homes
 - Options not specifics
 - Don't directly impact on viability (yet)



9

2020 White Paper - Viability

Assessments of housing need, viability and environmental impacts are too complex and opaque: Land supply decisions are based on projections of household and business 'need' typically over 15- or 20-year periods. These figures are highly contested and do not provide a clear basis for the scale of development to be planned for. **Assessments of environmental impacts and viability add complexity and bureaucracy but do not necessarily lead to environ improvements nor ensure sites are brought forward and delivered;**

Local Plans should be subject to a single statutory "sustainable development" test, and unnecessary assessments and requirements that cause delay and challenge in the current system should be abolished. **This would mean replacing the existing tests of soundness, updating requirements for assessments (including on the environment and viability) and abolishing the Duty to Cooperate.**



10

2020 White Paper – Pillar Three

- *Proposal 19: The Community Infrastructure Levy should be reformed to be charged as a fixed proportion of the development value above a threshold, with a mandatory nationally-set rate or rates and the current system of planning obligations abolished.*
- *Proposal 21: The reformed Infrastructure Levy should deliver affordable housing provision*



11

2021 NPPF Consultation

- 31st January 2021
- *National Planning Policy Framework and National Model Design Code: consultation proposals*



12

The big change...

2012 NPPF

173

... To ensure viability, the costs of any requirements likely to be applied to development, such as requirements for affordable housing, standards, infrastructure contributions or other requirements should, when taking account of the normal cost of development and mitigation, provide competitive returns to a willing land owner and willing developer to enable the development to be deliverable.

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the cumulative impact of these standards and policies should not put implementation of the plan at serious risk, and should facilitate development throughout the economic cycle

PPG 2018 / 2019

10-009-20190509

... ensure policy compliance and optimal public benefits through economic cycles...

10-010-20180724

and the aims of the planning system to secure maximum benefits in the public interest through the granting of planning permission.

13

2012 NPPF – Footnote 11

11 To be considered deliverable, sites should be available now, offer a suitable location for development now, and be achievable with a realistic prospect that housing will be delivered on the site within five years and in particular that development of the site is viable. Sites with planning permission should be considered deliverable until permission expires, unless there is clear evidence that schemes will not be implemented within five years, for example they will not be viable, there is no longer a demand for the type of units or sites have long term phasing plans.

2019 NPPF – glossary

Deliverable: To be considered deliverable, sites for housing should be available now, offer a suitable location for development now, and be achievable with a realistic prospect that housing will be delivered on the site within five years. In particular:

- a) sites which do not involve major development and have planning permission, and all sites with detailed planning permission, should be considered deliverable until permission expires, unless there is clear evidence that homes will not be delivered within five years (for example because they are no longer viable, there is no longer a demand for the type of units or sites have long term phasing plans).
- b) where a site has outline planning permission for major development, has been allocated in a development plan, has a grant of permission in principle, or is identified on a brownfield register, it should only be considered deliverable where there is clear evidence that housing completions will begin on site within five years.

14

2014 PPG 10-001

... plans should be deliverable and that the sites and scale of development identified in the plan should not be subject to such a scale of obligations and policy burdens that their ability to be developed viably is threatened...

2019 PPG 10-001

...policy requirements should be informed by evidence of infrastructure and affordable housing need, and a proportionate assessment of viability that takes into account all relevant policies, and local and national standards, including the cost implications of the Community Infrastructure Levy (CIL) and section 106...

2019 PPG 10-002

It is the responsibility of plan makers in collaboration with the local community, developers and other stakeholders, to create realistic, deliverable policies. Drafting of plan policies should be iterative and informed by engagement with developers, landowners, and infrastructure and affordable housing providers.

15

PPG Viability in plan making

- 10-003 – based on ‘Typologies’
- 10-004 – use average costs and values
- 10-005 – strategic sites individually
- 10-006 – consultation



16

PPG Standardised inputs

- 10-010
 - *viability helps to strike a balance between the aspirations of developers and landowners, in terms of returns against risk, and the aims of the planning system to secure maximum benefits in the public interest through the granting of planning permission*
- 10-011 – GDV
 - *average figures can be used, with adjustment to take into account land use, form, scale, location, rents and yields, disregarding outliers in the data*



17

PPG Land Value 10-013

Benchmark Land Value (BLV)
 =
 Existing Use Value (EUV) 'plus a premium
 for the landowner'



18

PPG BLV – 10-014

- Based on EUV
- Allow for a premium to the landowner
- Reflect abnormal costs, site specific infrastructure and fees
- Be informed by market evidence from policy compliant schemes
 - *In plan making, the landowner premium should be tested and balanced against emerging policies.*



19

PPG Landowners' Premium

- 10-016
- The premium should provide a reasonable incentive for a land owner to bring forward land for development while allowing a sufficient contribution to comply with policy requirements.



20

PPG Developer's Return

- 10-018
 - *For the purpose of plan making an assumption of 15-20% of gross development value (GDV) may be considered a suitable return to developers in order to establish the viability of plan policies. ... A lower figure may be more appropriate in consideration of delivery of affordable housing ...*



21

Abnormal and IDP Costs

- Normal abnormalities v abnormal abnormalities
- Site Infrastructure Costs

'These costs should be taken into account when defining benchmark land value'.

Are reflected in a lower land price, but when is it too low?



22

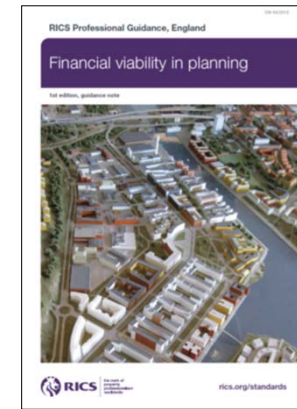
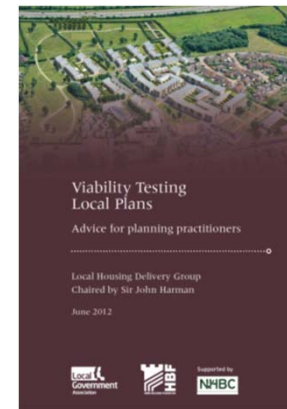
'New' / Current issues – for this project

- Cumulative impact of policy
- Review of CIL
- Greater emphasis on plan making stage – only include deliverable sites
- Reduced scope for viability at application stage
- Greater transparency

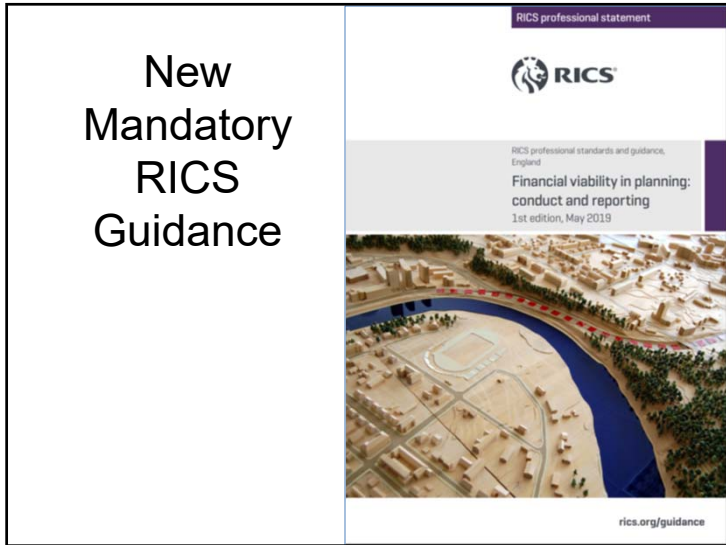


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Harman / RICS



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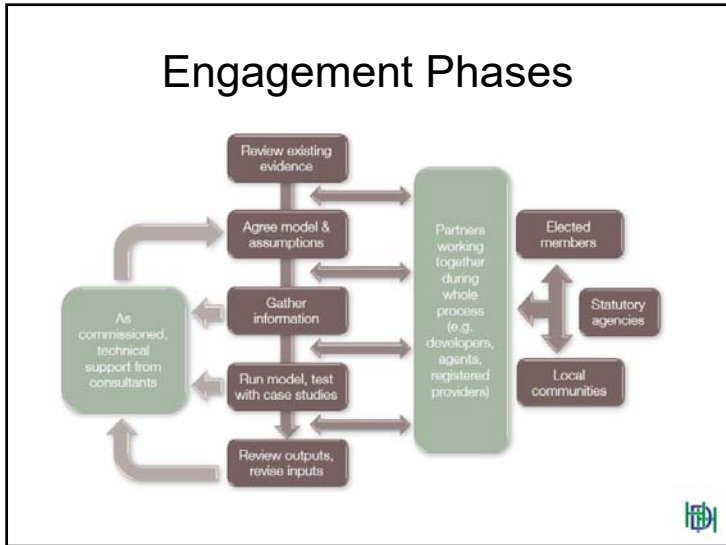
New Mandatory RICS Guidance

25

RICS Guidance – so what?

- mandatory for Chartered Surveyors
- with objectivity, impartially and without interference and with reference to all appropriate available sources of information
- include instructions
- no performance-related or contingent fees
- presumption is that a viability assessment should be published in full
- a non-technical summary
- includes appropriate sensitivity testing
- responsible for sub-contractors / specialists
- (value engineering)

26



27

Methodology

- Modelling
 - Typologies
 - (Strategic Sites in due course – when identified)
 - Residential, employment, retail
- Appraisals
 - Residual Value v EUV Plus

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Standard Viability Test - Residual Value

STEP 1

Gross Development Value
(The combined value of the complete development)
LESS
Cost of creating the asset, including PROFIT
(Construction + fees + finance charges)
=
RESIDUAL VALUE


STEP 2

Residual Value v Existing Use Value Plus

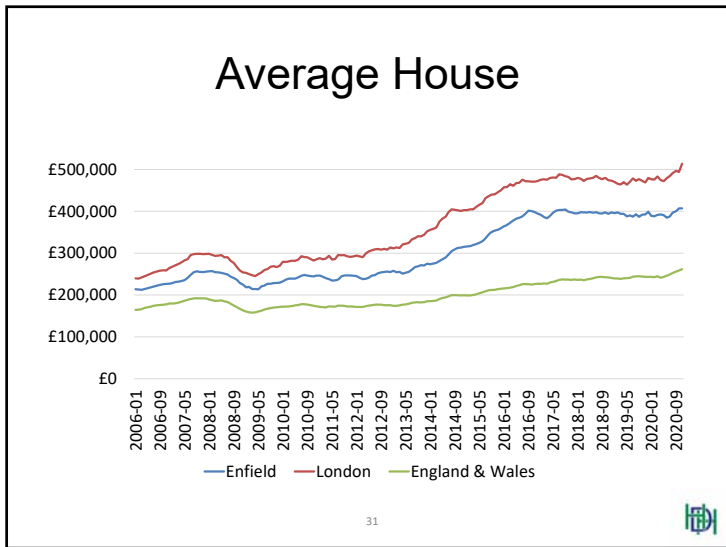


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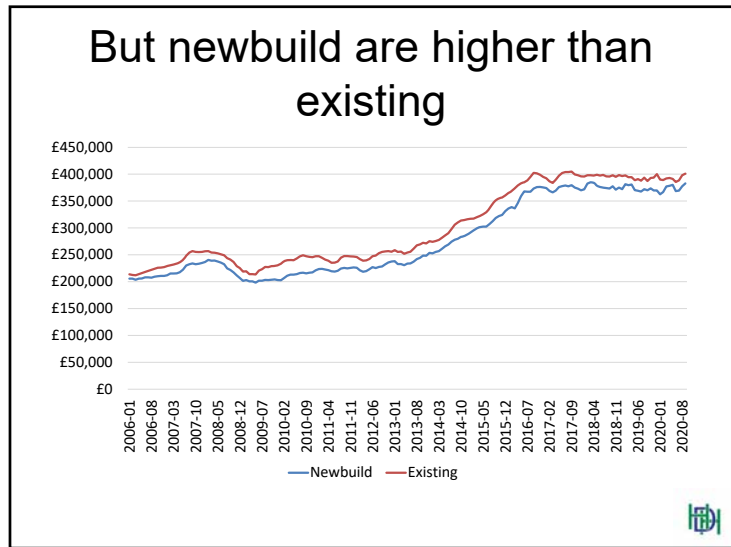
Key Assumptions



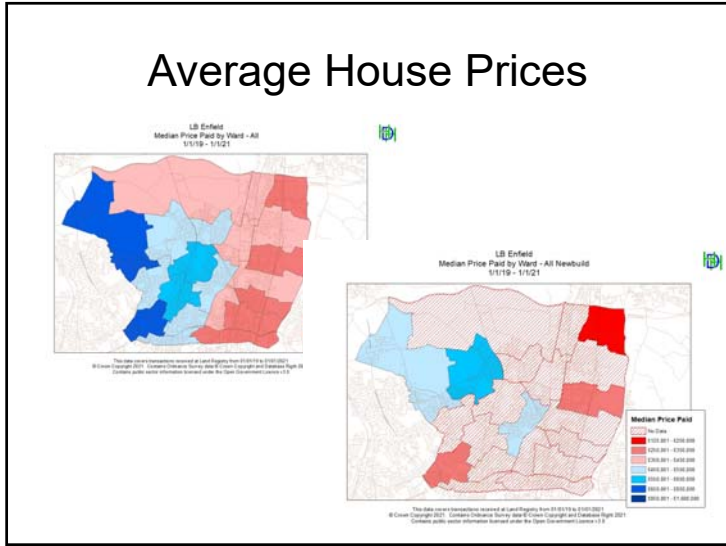
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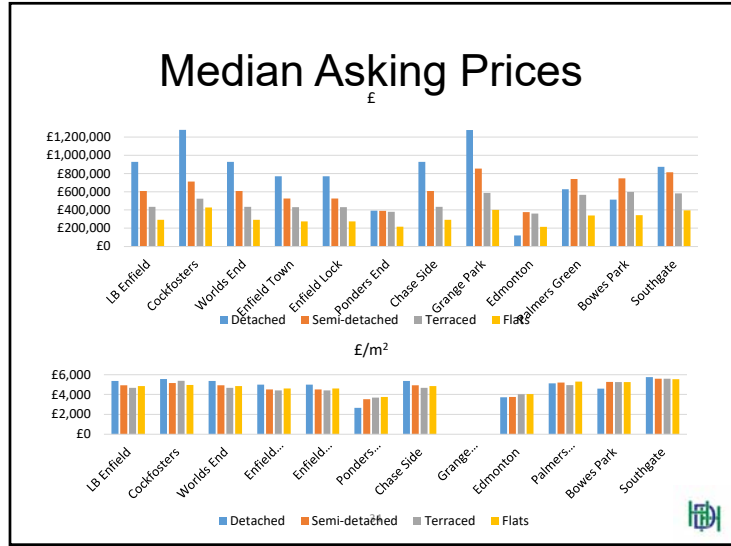
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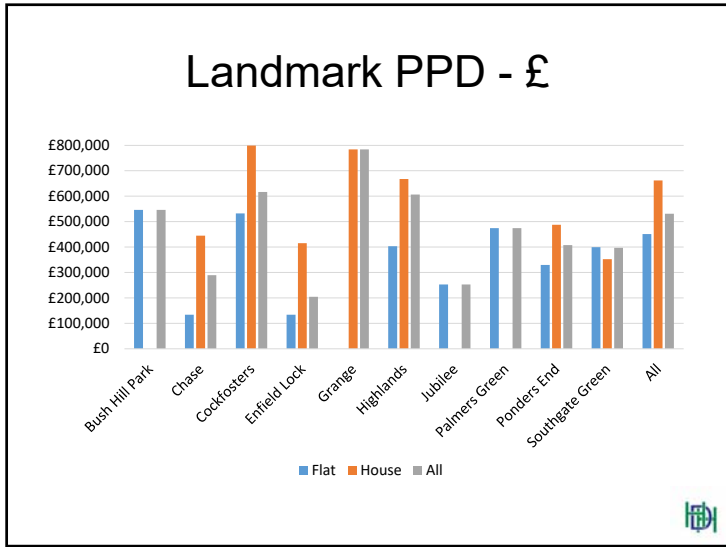
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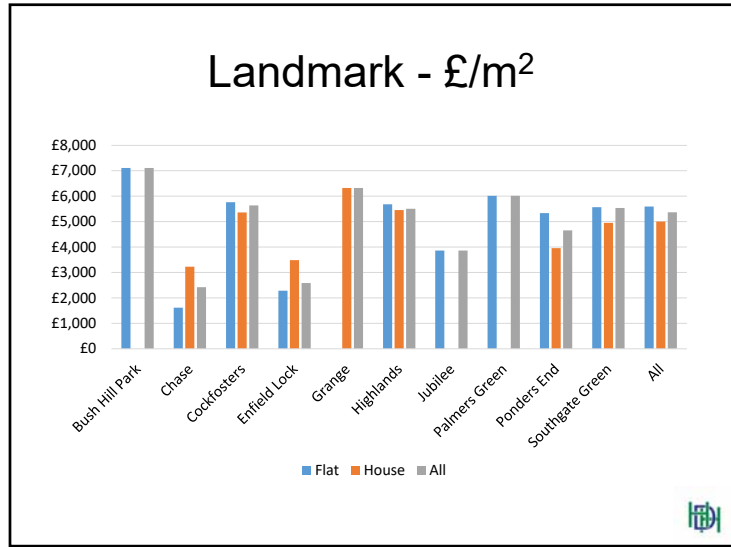
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35



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Newbuild Asking Prices

Table 4.6 Average Newbuild Asking Prices

		Detached	Flats	Semi-detached	Terraced	All
Cockfosters	£				£795,000	£795,000
	£/m ²					
Enfield	£	£1,970,000	£598,731	£574,988	£727,980	£785,334
	£/m ²		£5,882	£6,179	£6,478	£5,991
Hadley Wood	£		£1,148,203			£1,148,203
	£/m ²		£9,101			£9,101
Palmer's Green	£		£571,714			£571,714
	£/m ²		£7,765			£7,765
Southgate	£		£677,474		£974,975	£776,641
	£/m ²		£7,658		£6,419	£7,245
Winchmore Hill	£	£1,462,500	£628,119			£794,995
	£/m ²	£5,812	£7,675			£7,302
Windmill Hill	£		£783,738			£783,738
	£/m ²		£7,747			£7,747
All	£	£1,680,000	£773,765	£574,988	£798,106	£845,556
	£/m ²	£5,812	£7,851	£6,179	£6,439	£7,589

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Price Assumptions (£/m²)

Table 4.7. 2021 Pre-consultation Residential Price Assumptions – £/m²

		Higher Value	Medium Value	Lower Value
1	Large Greenfield		£6,000	
2	Medium Greenfield		£6,000	
3	Small Greenfield		£7,000	
4	Larger Urban	£6,350	£5,500	£4,550
5	Flatted Development	£6,700	£5,250	£5,050
6	Small PDL	£7,000	£6,000	£5,500

Higher Value The western and northern areas of the Borough (Chase, Cockfosters, Highlands, Grange, Palmer's Green, Southgate, Winchmore Hill).

Medium Value The areas not included in the higher and lower values.

Lower Value The eastern part of the Borough running from Enfield Lock in the north, to Upper Edmonton in the south.

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Build to Rent

Table 4.12 Capitalisation of Private Rents

	1 bed	2 bed	3 bed	4 bed
Gross Rent (£/month)	£1,070	£1,395	£1,700	£2,250
Gross Rent (£/annum)	£12,840	£16,740	£20,400	£27,000
Net Rent (£/annum)	£10,272	£13,392	£16,320	£21,600
Value	£256,800	£334,800	£408,000	£540,000
m ²	50	70	84	97
£/m ²	£5,136	£4,783	£4,857	£5,567

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Affordable Housing

- Affordable Rent**
 LHA CAP; Management 10%; Voids & bad debts 4%; Repairs 6%; Yield 4%
= £4,000/m²
- Social Rent**
 Management 10%; Voids & bad debts 4%; Repairs 6%; Yield 4%
= £1,800/m²
- Intermediate**
 50% Share; Rent 2.75%
= 70% OMV

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Older Peoples Housing

Table 4.19 Worth of Sheltered and Extracare

Higher	Area (m ²)	£	£/m ²
3 bed semi-detached		£875,000	
1 bed Sheltered	50	£656,250	£13,125
2 bed Sheltered	75	£875,000	£11,667
1 bed Extracare	65	£820,313	£12,620
2 bed Extracare	80	£1,093,750	£13,672
Medium	Area (m ²)	£	£/m ²
3 bed semi-detached		£650,000	
1 bed Sheltered	50	£487,500	£9,750
2 bed Sheltered	75	£650,000	£8,667
1 bed Extracare	65	£609,375	£9,375
2 bed Extracare	80	£812,500	£10,156
Lower	Area (m ²)	£	£/m ²
3 bed semi-detached		£475,000	
1 bed Sheltered	50	£356,250	£7,125
2 bed Sheltered	75	£475,000	£6,333
1 bed Extracare	65	£445,313	£6,851
2 bed Extracare	80	£593,750	£7,422



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Student and Shared Living

Table 4.22 Value of Student Housing and Shared Housing

	Student Studio	Shared Living
Rent	£8,245	£11,640
Management etc	%	30%
Net Rent	£6,184	£8,148
Yield	4.00%	4.00%
Value per room	£154,594	£203,700



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Non-Residential

Table 5.1 Commercial Values £/m² 2020

	Rent £/m ²	Yield	Rent free period	Derived Value	Assumption
Offices - Large	£375	5.00%	1.0	£7,143	£7,100
Offices - Small	£375	6.00%	1.0	£5,896	£5,900
Industrial - Large	£160	4.50%	1.0	£3,402	£3,400
Industrial - Small	£160	5.00%	1.0	£3,048	£3,050
Logistics	£160	4.00%	2.0	£3,698	£3,700
Retail - Central	£400	5.25%	1.0	£7,239	£7,240
Retail (elsewhere)	£260	7.00%	1.0	£3,471	£3,500
Supermarket	£370	5.00%	1.0	£7,048	£7,000
Retail warehouse	£200	6.00%	2.0	£2,967	£3,000
Hotel (per room)		5.00%	0.0	£4,211	£4,211



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Land Registry Prices Paid

- Recently consented sites

Table 6.2 Price Paid for Consented Development Land


Site	Date approved	ha	All Units	Aff %	Eha	£/unit
Kingwood Nurseries Bullmoor Lane Enfield EN11 4SF	24/10/2019	0.71	56	41%		
Bury Lodge Depot Bury Street West N9 9LA	14/02/2020	1.86	50	40%		
Capitol House 744 Green Lanes N21 2SH	23/07/2019	0.270	91	20%	£25,981,481	£77,088
203 Bullmoor Lane Enfield EN1 4SF	13/08/2019	125.57	27	41%	£13,538	£62,963
Commercial Premises 179 Herford Road Enfield EN3 5JH	29/04/2019	0.0151	25	28%	£129,139,073	£78,000
258A Derby Road Enfield EN3 4WV	13/08/2019	0.011	4	50%	£21,508,580	£59,000
29 Alma Road PONDERS END EN3 5JH	20/06/2017	7.910	993	40%		
New Avenue Estate, including Sheppot House, Beardow Grove, Coverack Close, Oakwood Lodge Etc.	21/06/2018	4.200	408	34%		
Former Middlesex University Campus 188-230 (Eves) Ponders End High Street Ponders End Library	25/11/2016	2.125	167	40%		
1-5 Lynton Court 60 - 68 Boves Road Etc.	07/04/2015	0.858	87	0%		
Kingwood Nurseries Bullmoor Lane Enfield EN11 4SF	30/01/2017	0.703	62	8%	£7,382,648	£83,710
1-23, Yelford Road, 233-237 Boves Road, (Known As Site 14) N11 2BA	03/02/2016	0.340	62	77%		
244 - 250, Boves Road Land Rise Of 194 - 242, Boves Road (Known As Site 11) N11 2BA	24/03/2015	0.600	56	27%		



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Existing Use Value £/ha


- Agricultural Land £25,000/ha
- Paddock Land £100,000/ha
- PDL £3,000,000/ha



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Development Costs 1


- Construction BCIS Median
LQ on large greenfield?
- Site Costs 5% to 15% (+Bio gain)
- Brownfield +5%
- Fees 8%
- Contingencies 2.5% / 5%
- Interest 6.5%
- Sales 2.5% + 1%



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Development Costs 2

- **Developer's Return from London Plan**
 - Up to 5 storeys 15% of GDV
 - 6 to 20 storeys 17.5% of GDV
 - Over 20 storeys 20% of GDV
 - Affordable Housing 5% of GDV (6% of costs)
 - Build to Rent - up to 5 storeys 11% of GDV
 - Build to Rent - 6 to 20 storeys 12% of GDV
 - Build to Rent - Over 20 storeys 13% of GDV



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Base Policies

Affordable Housing 35% (Intermediate Housing 50%, Affordable Rent 50%)

Design 90% Part M4(2), 10% Part M4(3)

Water efficiency

10% Biodiversity Net Gain


Openspace facilities

Future Homes Standard Option 2, 20% EV Charging

Developer Contributions

CIL – Mayoral and LB Enfield, as per Charging Schedule

£106 – £3,000/unit.



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Modelling – based on unconsented SHLAA Sites

Table 9.1 Summary of SHLAA Sites by Land Use

	Count	Area (ha)		Capacity			
		Sites	Sum	Average	Sum	Average	
Amenity, parking	7	0.78	0.15%	0.11	35	0.10%	5
Brown	74	115.40	22.31%	1.56	13,741	39.00%	186
Car park	27	7.45	1.44%	0.28	1,035	2.94%	38
Consented	243	37.59	7.27%	0.15	2,203	6.25%	9
Garages	37	3.71	0.72%	0.10	370	1.05%	10
Green	23	241.64	46.72%	10.51	7,673	21.78%	334
Leisure	1	0.33	0.06%	0.33	66	0.19%	66
Meridian	1	8.43	1.63%	8.43	1,314	3.73%	1,314
Meridian - Consented	2	20.03	3.87%	10.02	3,025	8.59%	1,513
Mixed	4	9.84	1.90%	2.46	899	2.55%	225
Other	4	50.33	9.73%	12.58	1,602	4.55%	401
Residential	34	21.72	4.20%	0.64	3,267	9.27%	96
All	457	517.25		1.13	35,230		77



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Typologies

	Current Use	Units	Area Ha		Density Units/ha		Density m2/ha
			Gross	Net	Gross	Net	
1 Large Green 3,000	Medium Green Agricultural	3,000	142.86	85.71	21.00	35.00	2,992
2 Large Green 300	Medium Green Agricultural	300	14.29	8.57	21.00	35.00	2,991
3 Medium Green 50	Medium Green Agricultural	50	1.90	1.43	26.25	35.00	3,049
4 Small Green 10	Medium Green Paddock	10	0.29	0.23	35.00	35.00	3,028
5 High Density 1,000	Medium Brown PDL	1,000	3.85	3.85	260.00	260.00	16,778
6 High Density 350	Medium Brown PDL	350	1.00	1.00	350.00	350.00	22,586
7 High Density 140	Medium Brown PDL	140	0.70	0.70	200.00	200.00	12,900
8 High Density 70	Medium Brown PDL	70	0.35	0.35	200.00	200.00	12,900
9 Medium Density 1,000	Medium Brown PDL	1,000	7.14	7.14	140.00	140.00	9,034
10 Medium Density 350	Medium Brown PDL	350	2.68	2.68	130.00	130.00	8,385
11 Medium Density 140	Medium Brown PDL	140	1.40	1.40	100.00	100.00	6,450
12 Medium Density 70a	Medium Brown PDL	70	0.93	0.93	75.00	75.00	5,108
13 Medium Density 70	Medium Brown PDL	70	0.70	0.70	100.00	100.00	6,450
14 Medium Density 35	Medium Brown PDL	35	0.58	0.58	60.00	60.00	4,087
15 Medium Density 15	Medium Brown PDL	15	0.20	0.20	75.00	75.00	5,125
16 Medium Density 9	Medium Brown PDL	9	0.15	0.15	60.00	60.00	4,123
17 Medium Density 5	Medium Brown PDL	5	0.08	0.08	66.00	66.00	4,290
18 Medium Density 3	Medium Brown PDL	3	0.09	0.09	35.00	35.00	2,987
19 Low Density 70	Medium Brown PDL	70	1.75	1.75	40.00	40.00	3,439
20 Low Density 35	Medium Brown PDL	35	0.88	0.88	40.00	40.00	3,419
21 Low Density 15	Medium Brown PDL	15	0.38	0.38	40.00	40.00	3,237
22 Low Density 10	Medium Brown PDL	10	0.25	0.25	40.00	40.00	3,872
23 Low Density 6	Medium Brown PDL	6	0.15	0.15	40.00	40.00	3,227
24 Low Density 3	Medium Brown PDL	3	0.08	0.08	40.00	40.00	3,227
25 BTR HD 140	Medium Brown PDL	140	0.70	0.70	200.00	200.00	12,900
26 BTR HD 140	Medium Brown PDL	140	1.40	1.40	100.00	100.00	6,450



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A Pragmatic Viability Test

We are NOT trying to replicate a particular business model
Test should be broadly representative

‘Existing use value plus’
– reality checked against market value

- Will EUV Plus provide landowner’s premiums?
- Land owner’s have expectations (*life changing?*)
- Will land come forward?



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Benchmark Land Value?

- **Brownfield Site**
– EUV (£3,000,000/ha) + 20%
- **Greenfield Sites**
– EUV (£25,000/ha / £100,000/ha) + £500,000/ha



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Early Results

- Subject to change as a result of this consultation
- Should be given little weight
- For illustrative purposes



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Higher Value Area

					Area (ha)		Units	Residual Value (£)		Site
					Gross	Net		Gross	Net	
Site 1	Large Green 3,000	Higher	Green	Agricultural	142.86	85.71	3,000	2,023,023	3,371,784	289,003,557
Site 2	Large Green 300	Higher	Green	Agricultural	14.29	8.57	300	3,010,117	5,016,862	43,001,678
Site 3	Medium Green 50	Higher	Green	Agricultural	1.90	1.43	50	4,083,273	5,444,384	7,777,663
Site 4	Small Green 10	Higher	Green	Paddock	0.29	0.29	10	7,490,952	7,490,952	2,140,277
Site 5	High Density 1,000	Higher	Brown	PDL	3.85	3.85	1,000	17,689,033	17,689,033	65,661,136
Site 6	High Density 350	Higher	Brown	PDL	1.00	1.00	350	23,018,429	23,018,429	23,018,429
Site 7	High Density 140	Higher	Brown	PDL	0.70	0.70	140	13,767,423	13,767,423	9,637,198
Site 8	High Density 70	Higher	Brown	PDL	0.35	0.35	70	14,018,254	14,018,254	4,906,389
Site 9	Medium Density 1,000	Higher	Brown	PDL	7.14	7.14	1,000	10,468,242	10,468,242	74,758,869
Site 10	Medium Density 350	Higher	Brown	PDL	2.69	2.69	350	11,885,110	11,885,110	30,115,759
Site 11	Medium Density 140	Higher	Brown	PDL	1.40	1.40	140	8,737,186	8,737,186	12,232,050
Site 12	Medium Density 70a	Higher	Brown	PDL	0.93	0.93	70	8,835,457	8,835,457	8,246,428
Site 13	Medium Density 70	Higher	Brown	PDL	0.70	0.70	70	9,085,173	9,085,173	6,359,622
Site 14	Medium Density 35	Higher	Brown	PDL	0.58	0.58	35	6,971,140	6,971,140	4,068,498
Site 15	Medium Density 15	Higher	Brown	PDL	0.20	0.20	15	8,951,283	8,951,283	1,790,230
Site 16	Medium Density 9	Higher	Brown	PDL	0.15	0.15	9	8,953,109	8,953,109	1,342,968
Site 17	Medium Density 5	Higher	Brown	PDL	0.08	0.08	5	8,697,425	8,697,425	658,898
Site 18	Medium Density 3	Higher	Brown	PDL	0.09	0.09	3	7,208,881	7,208,881	617,900
Site 19	Low Density 70	Higher	Brown	PDL	1.75	1.75	70	8,307,996	8,307,996	11,038,993
Site 20	Low Density 35	Higher	Brown	PDL	0.88	0.88	35	6,254,730	6,254,730	5,472,889
Site 21	Low Density 15	Higher	Brown	PDL	0.38	0.38	15	6,372,643	6,372,643	2,389,741
Site 22	Low Density 10	Higher	Brown	PDL	0.25	0.25	10	7,365,181	7,365,181	1,841,295
Site 23	Low Density 6	Higher	Brown	PDL	0.15	0.15	6	7,850,380	7,850,380	1,177,557
Site 24	Low Density 3	Higher	Brown	PDL	0.08	0.08	3	7,916,108	7,916,108	583,708
Site 25	BTR HD 140	Higher	Brown	PDL	0.70	0.70	140	4,270,657	4,270,657	8,889,048
Site 26	BTR HD 140	Higher	Brown	PDL	1.40	1.40	140	5,098,344	5,098,344	7,137,682



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Medium Value Area

					Area (ha)		Units	Residual Value (£)		Site
					Gross	Net		Gross	Net	
Site 1	Large Green 3,000	Medium	Green	Agricultural	142.86	85.71	3,000	2,111,746	3,519,576	301,677,983
Site 2	Large Green 300	Medium	Green	Agricultural	14.29	8.57	300	3,098,861	5,164,769	44,269,447
Site 3	Medium Green 50	Medium	Green	Agricultural	1.90	1.43	50	4,201,787	5,602,382	8,003,403
Site 4	Small Green 10	Medium	Green	Paddock	0.29	0.29	10	7,646,905	7,646,905	2,184,830
Site 5	High Density 1,000	Medium	Brown	PDL	3.85	3.85	1,000	6,853,795	6,853,795	26,390,751
Site 6	High Density 350	Medium	Brown	PDL	1.00	1.00	350	7,917,337	7,917,337	7,917,337
Site 7	High Density 140	Medium	Brown	PDL	0.70	0.70	140	4,657,837	4,657,837	3,260,496
Site 8	High Density 70	Medium	Brown	PDL	0.35	0.35	70	4,705,017	4,705,017	1,646,756
Site 9	Medium Density 1,000	Medium	Brown	PDL	7.14	7.14	1,000	7,629,574	7,629,574	54,496,959
Site 10	Medium Density 350	Medium	Brown	PDL	2.69	2.69	350	8,167,801	8,167,801	21,990,233
Site 11	Medium Density 140	Medium	Brown	PDL	1.40	1.40	140	6,221,462	6,221,462	8,710,048
Site 12	Medium Density 70a	Medium	Brown	PDL	0.93	0.93	70	6,730,013	6,730,013	6,281,346
Site 13	Medium Density 70	Medium	Brown	PDL	0.70	0.70	70	6,459,541	6,459,541	4,521,679
Site 14	Medium Density 35	Medium	Brown	PDL	0.58	0.58	35	5,312,631	5,312,631	3,099,035
Site 15	Medium Density 15	Medium	Brown	PDL	0.20	0.20	15	6,835,795	6,835,795	1,367,160
Site 16	Medium Density 9	Medium	Brown	PDL	0.15	0.15	9	6,859,840	6,859,840	1,028,978
Site 17	Medium Density 5	Medium	Brown	PDL	0.08	0.08	5	6,427,746	6,427,746	486,950
Site 18	Medium Density 3	Medium	Brown	PDL	0.09	0.09	3	5,735,136	5,735,136	491,583
Site 19	Low Density 70	Medium	Brown	PDL	1.75	1.75	70	4,870,648	4,870,648	8,523,636
Site 20	Low Density 35	Medium	Brown	PDL	0.88	0.88	35	4,841,843	4,841,843	4,238,813
Site 21	Low Density 15	Medium	Brown	PDL	0.38	0.38	15	4,773,579	4,773,579	1,790,092
Site 22	Low Density 10	Medium	Brown	PDL	0.25	0.25	10	5,705,944	5,705,944	1,426,486
Site 23	Low Density 6	Medium	Brown	PDL	0.15	0.15	6	6,218,801	6,218,801	932,620
Site 24	Low Density 3	Medium	Brown	PDL	0.08	0.08	3	6,284,528	6,284,528	471,340
Site 25	BTR HD 140	Medium	Brown	PDL	0.70	0.70	140	4,903,630	4,903,630	3,432,541
Site 26	BTR HD 140	Medium	Brown	PDL	1.40	1.40	140	5,415,131	5,415,131	7,581,183



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Lower Value Area

					Area (ha)		Units	Residual Value (£)		Site
					Gross	Net		Gross	Net	
Site 1	Large Green 3,000	Lower	Green	Agricultural	142.86	85.71	3,000	2,141,324	3,568,873	305,903,363
Site 2	Large Green 300	Lower	Green	Agricultural	14.29	8.57	300	3,128,447	5,214,078	44,692,090
Site 3	Medium Green 50	Lower	Green	Agricultural	1.90	1.43	50	4,241,207	5,655,062	8,078,660
Site 4	Small Green 10	Lower	Green	Paddock	0.29	0.29	10	7,698,897	7,698,897	2,199,686
Site 5	High Density 1,000	Lower	Brown	PDL	3.85	3.85	1,000	5,571,844	5,571,844	21,453,247
Site 6	High Density 350	Lower	Brown	PDL	1.00	1.00	350	6,050,944	6,050,944	6,050,944
Site 7	High Density 140	Lower	Brown	PDL	0.70	0.70	140	3,525,173	3,525,173	2,467,621
Site 8	High Density 70	Lower	Brown	PDL	0.35	0.35	70	3,544,262	3,544,262	1,240,492
Site 9	Medium Density 1,000	Lower	Brown	PDL	7.14	7.14	1,000	4,123,167	4,123,167	29,451,198
Site 10	Medium Density 350	Lower	Brown	PDL	2.69	2.69	350	4,488,105	4,488,105	12,077,675
Site 11	Medium Density 140	Lower	Brown	PDL	1.40	1.40	140	3,161,324	3,161,324	4,425,684
Site 12	Medium Density 70a	Lower	Brown	PDL	0.93	0.93	70	4,174,727	4,174,727	3,896,411
Site 13	Medium Density 70	Lower	Brown	PDL	0.70	0.70	70	3,276,563	3,276,563	2,293,594
Site 14	Medium Density 35	Lower	Brown	PDL	0.58	0.58	35	3,298,869	3,298,869	1,941,320
Site 15	Medium Density 15	Lower	Brown	PDL	0.20	0.20	15	4,289,278	4,289,278	853,855
Site 16	Medium Density 9	Lower	Brown	PDL	0.15	0.15	9	5,777,698	5,777,698	866,654
Site 17	Medium Density 5	Lower	Brown	PDL	0.08	0.08	5	5,253,319	5,253,319	997,979
Site 18	Medium Density 3	Lower	Brown	PDL	0.09	0.09	3	4,974,162	4,974,162	428,359
Site 19	Low Density 70	Lower	Brown	PDL	1.75	1.75	70	3,134,038	3,134,038	5,449,063
Site 20	Low Density 35	Lower	Brown	PDL	0.88	0.88	35	3,124,207	3,124,207	2,735,881
Site 21	Low Density 15	Lower	Brown	PDL	0.38	0.38	15	2,855,842	2,855,842	1,070,941
Site 22	Low Density 10	Lower	Brown	PDL	0.25	0.25	10	3,692,898	3,692,898	923,224
Site 23	Low Density 6	Lower	Brown	PDL	0.15	0.15	6	5,375,501	5,375,501	806,325
Site 24	Low Density 3	Lower	Brown	PDL	0.08	0.08	3	5,411,238	5,411,238	428,090
Site 25	BTR HD 140	Lower	Brown	PDL	0.70	0.70	140	5,114,860	5,114,860	3,580,390
Site 26	BTR HD 140	Lower	Brown	PDL	1.40	1.40	140	5,520,741	5,520,741	7,728,037



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Table 10.2a Residual Value v BLV

Higher Value Area

			Existing Use Value	Benchmark Land Value	Residual Value
Site 1	Large Green 3,000	Higher	25,000	525,000	2,023,025
Site 2	Large Green 300	Higher	25,000	525,000	3,010,117
Site 3	Medium Green 50	Higher	25,000	525,000	4,083,273
Site 4	Small Green 10	Higher	100,000	600,000	7,490,952
Site 5	High Density 1,000	Higher	3,000,000	3,600,000	17,069,035
Site 6	High Density 350	Higher	3,000,000	3,600,000	23,018,428
Site 7	High Density 140	Higher	3,000,000	3,600,000	13,767,423
Site 8	High Density 70	Higher	3,000,000	3,600,000	14,018,254
Site 9	Medium Density 1,000	Higher	3,000,000	3,600,000	10,466,242
Site 10	Medium Density 350	Higher	3,000,000	3,600,000	11,185,110
Site 11	Medium Density 140	Higher	3,000,000	3,600,000	8,737,186
Site 12	Medium Density 70a	Higher	3,000,000	3,600,000	8,835,457
Site 13	Medium Density 70	Higher	3,000,000	3,600,000	9,085,175
Site 14	Medium Density 35	Higher	3,000,000	3,600,000	6,971,140
Site 15	Medium Density 15	Higher	3,000,000	3,600,000	8,951,295
Site 16	Medium Density 9	Higher	3,000,000	3,600,000	8,953,109
Site 17	Medium Density 5	Higher	3,000,000	3,600,000	8,697,425
Site 18	Medium Density 3	Higher	3,000,000	3,600,000	7,208,881
Site 19	Low Density 70	Higher	3,000,000	3,600,000	6,307,996
Site 20	Low Density 35	Higher	3,000,000	3,600,000	6,254,730
Site 21	Low Density 15	Higher	3,000,000	3,600,000	6,372,643
Site 22	Low Density 10	Higher	3,000,000	3,600,000	7,365,181
Site 23	Low Density 6	Higher	3,000,000	3,600,000	7,850,380
Site 24	Low Density 3	Higher	3,000,000	3,600,000	7,916,108
Site 25	BTR HD 140	Higher	3,000,000	3,600,000	4,270,057
Site 26	BTR HD 140	Higher	3,000,000	3,600,000	5,098,344

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Table 10.2b Residual Value v BLV

Medium Value Area

			Existing Use Value	Benchmark Land Value	Residual Value
Site 5	High Density 1,000	Medium	3,000,000	3,600,000	6,853,795
Site 6	High Density 350	Medium	3,000,000	3,600,000	7,917,337
Site 7	High Density 140	Medium	3,000,000	3,600,000	4,857,837
Site 8	High Density 70	Medium	3,000,000	3,600,000	4,705,017
Site 9	Medium Density 1,000	Medium	3,000,000	3,600,000	7,629,574
Site 10	Medium Density 350	Medium	3,000,000	3,600,000	8,167,801
Site 11	Medium Density 140	Medium	3,000,000	3,600,000	6,221,462
Site 12	Medium Density 70a	Medium	3,000,000	3,600,000	6,730,013
Site 13	Medium Density 70	Medium	3,000,000	3,600,000	6,459,541
Site 14	Medium Density 35	Medium	3,000,000	3,600,000	5,312,631
Site 15	Medium Density 15	Medium	3,000,000	3,600,000	6,835,799
Site 16	Medium Density 9	Medium	3,000,000	3,600,000	6,859,840
Site 17	Medium Density 5	Medium	3,000,000	3,600,000	6,427,746
Site 18	Medium Density 3	Medium	3,000,000	3,600,000	5,735,136
Site 19	Low Density 70	Medium	3,000,000	3,600,000	4,870,649
Site 20	Low Density 35	Medium	3,000,000	3,600,000	4,841,843
Site 21	Low Density 15	Medium	3,000,000	3,600,000	4,773,579
Site 22	Low Density 10	Medium	3,000,000	3,600,000	5,705,944
Site 23	Low Density 6	Medium	3,000,000	3,600,000	6,218,801
Site 24	Low Density 3	Medium	3,000,000	3,600,000	6,284,529
Site 25	BTR HD 140	Medium	3,000,000	3,600,000	4,903,630
Site 26	BTR HD 140	Medium	3,000,000	3,600,000	5,415,131

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Table 10.2a Residual Value v BLV

Lower Value Area

			Existing Use Value	Benchmark Land Value	Residual Value
Site 5	High Density 1,000	Lower	3,000,000	3,600,000	5,577,844
Site 6	High Density 350	Lower	3,000,000	3,600,000	6,050,944
Site 7	High Density 140	Lower	3,000,000	3,600,000	3,525,173
Site 8	High Density 70	Lower	3,000,000	3,600,000	3,544,262
Site 9	Medium Density 1,000	Lower	3,000,000	3,600,000	4,123,167
Site 10	Medium Density 350	Lower	3,000,000	3,600,000	4,486,105
Site 11	Medium Density 140	Lower	3,000,000	3,600,000	3,161,324
Site 12	Medium Density 70a	Lower	3,000,000	3,600,000	4,174,727
Site 13	Medium Density 70	Lower	3,000,000	3,600,000	3,276,563
Site 14	Medium Density 35	Lower	3,000,000	3,600,000	3,298,839
Site 15	Medium Density 15	Lower	3,000,000	3,600,000	4,269,276
Site 16	Medium Density 9	Lower	3,000,000	3,600,000	5,777,696
Site 17	Medium Density 5	Lower	3,000,000	3,600,000	5,253,319
Site 18	Medium Density 3	Lower	3,000,000	3,600,000	4,974,192
Site 19	Low Density 70	Lower	3,000,000	3,600,000	3,124,036
Site 20	Low Density 35	Lower	3,000,000	3,600,000	3,124,207
Site 21	Low Density 15	Lower	3,000,000	3,600,000	2,855,842
Site 22	Low Density 10	Lower	3,000,000	3,600,000	3,692,688
Site 23	Low Density 6	Lower	3,000,000	3,600,000	5,375,501
Site 24	Low Density 3	Lower	3,000,000	3,600,000	5,441,228
Site 25	BTR HD 140	Lower	3,000,000	3,600,000	5,114,850
Site 26	BTR HD 140	Lower	3,000,000	3,600,000	5,520,741

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To Follow

- Specialist Older People's Housing
- Student and Shared Living
- Non Residential
- Cumulative Impact of Policies

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Policy Options

- a. Varied developer contributions
- b. Higher environmental standards
- c. District heating
- d. Contributions towards Green Infrastructure
- e. Affordable Housing – quantum, threshold, tenure and mix
- f. First Homes
- g. Low initial portion shared ownership
- h. Sprinklers
- i. Accessible and Adaptable Standards.
- j. Review of CIL



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Moving Forward

- Circulate presentation
- Circulate **rough and ready** first draft of report

- Comments by midday 31th March 2021
- To LocalPlan@enfield.gov.uk



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Appendix 4 – Consultation Questionnaire

The pages in this appendix are not numbered.



Name	
Firm / Developer	
On behalf of	
Site	
Date	

London Borough of Enfield Whole Plan and CIL Viability Update February 2021 - Consultation

1. Enfield Council is producing a new a Local Plan and considering a review of CIL. HDH Planning & Development Ltd has been appointed to update the viability elements of the evidence base as required by the 2019 NPPF and relevant guidance.
2. The new Local Plan will set out the contributions expected from development, including the quantum and mix of affordable housing as well as other infrastructure such as education, health, transport, digital, water and green infrastructure. As part of its preparation, the new Local Plan needs to be tested to ensure it remains viable and deliverable in line with tests set out in the National Planning Policy Framework (NPPF) and National Planning Practice Guidance (PPG) and the revised Community Infrastructure Levy Regulations. This includes:
 - assessing the cumulative impact of the emerging policies, including affordable housing and open space requirements;
 - testing the deliverability of the key development site allocations that are earmarked to come forward over the course of the Local Plan period; and
 - considering the ability of development to accommodate CIL and section 106 contributions alongside other policy requirements.
3. HDH Planning & Development Ltd has been appointed to update the viability elements of the evidence base as required by the 2019 NPPF and relevant guidance. A pre-consultation draft report has been prepared for comment. It is an early working draft setting out the proposed methodology, modelling and assumptions. It is inevitable that some of these will change as a result of the consultation. This early draft report does not include results or recommendations, these will be included following feedback on the base assumptions – and thus ensure that the analysis is firmly based and robust.
4. This questionnaire is being circulated to landowners, site promoters, developers, housing associations, agents and others involved in the local development markets. Consultees are invited to comment on any aspect of this draft report. This questionnaire has been prepared to facilitate comments, however there is no specific need to use the questionnaire form, or to limit the responses to the particular questions or topics.

5. The pre-consultation draft report sets out the evidence as collated by HDH. It draws on a wide range of sources. It is important that responses submitted through this consultation are supported by evidence. Comments that simply observe a particular assumption is too low are too high are not helpful in establishing the correct assumption. Responses need to be supported by evidence, or alternatively point to sources of evidence that HDH can draw on and use to evidence the changes made in the next iteration of this viability assessment.
6. Please do not feel that you need to comment to all aspects of the report – please comment of those areas where you have expertise. Where there are areas of agreement it is useful for these to be acknowledged.
7. Please return to LocalPlan@enfield.gov.uk by midday on 31st March 2021.
8. The pre-consultation report is set out in Chapters as follows:

Chapter 1

10. This chapter sets out the context to this report.
11. It is important to note that the HDH is a firm of Chartered Surveyors and is therefore regulated by the RICS. The report is prepared in line with the requirements of *Financial viability in planning: conduct and reporting. 1st edition, May 2019*. It is mandatory for Chartered Surveyors to follow this guidance, including surveyors responding to this consultation.
12. Please provide any comments on the context and scope of the project.

Context
Response.

Chapter 2

13. This chapter sets out the approach to viability testing, including a review of the requirements of the 2019 NPPF the updated PPG and the CIL Regulations.
14. Please provide any comments on the overall approach taken.

Regulation and Framework.
Response.

Chapter 3

15. This chapter sets out the methodology used.
16. Please provide any comments with regard to the methodology used, including the use of the 'Existing Use Value Plus' approach.

Methodology
Response.

Chapter 4

17. This chapter sets out an assessment of the housing market, including market and affordable housing, with the purpose of establishing the worth of different types of housing in different geographical areas. Please provide any comments on the assumptions proposed, providing evidence to support the comments made:

18. The market housing assumptions are set out in Table 4.7.

Market Housing Values - Typologies
Response.

19. The value assumptions for the Build to Rent sector are set out in paragraph 4.56.

Build to Rent Housing Values
Response.

20. The affordable housing assumptions are set out in paragraphs 4.63, 4.71 and 4.73.

Affordable Housing Values
Response.

21. The assumptions for specialist older peoples housing are set out in paragraph 4.83.

Older Peoples Housing Values
Response.

22. The assumptions for specialist Student Housing and Shared Living are set out in Table 4.22.

Value of Student Housing and Shared Housing s
Response.

Chapter 5

23. This chapter includes an assessment of the non-residential market. The assumptions for non-residential uses are set out in Table 5.1. Are these in line with your understanding of the market?

Non-Residential Values
Response.

Chapter 6

24. This chapter includes an assessment of the approach to Existing Use Value and to establishing Benchmark Land Value.
25. The EUV assumptions are set out in Table 6.4. Are these in line with the current market?

EUV Assumptions
Response.

26. The BLV assumptions are set out in Paragraph 6.31. Does the BLV provide an adequate landowner's premium? If not, why not, and what assumption should be used – and why?

BLV Assumptions
Response.

Chapter 7

27. The cost and general development assumptions to be used in the development appraisals are set out through this chapter. Do the assumptions used reflect current development costs in the Borough?

Construction and Development Costs
Response.

Chapter 8

28. This chapter includes a summary of the policy options that apply to new development, together with our understanding of how they may be implemented and whether they add to the costs of development.
29. Does this correspond to the working of the policies on the ground?

Current local policy requirements
Response.

30. The government is consulting on several new areas of policy (such as the move towards zero carbon, bio-diversity net gain, First Homes). Are there other emerging areas of national policy that should be taken into account?

Emerging national policy requirements
Response.

Chapter 9

31. The modelling is based on the expected development over the period until the Local Plan is reviewed.

32. Do the typologies reflect the expected range of residential development?

Typologies
Response.

33. The assessment includes the modelling of the strategic sites, based on high level information. Is this a sound approach, if not why not?

Strategic Sites
Response.

34. Do the assumptions (such as gross/net and density) reflect local practice?

Modelling Assumptions
Response.

35. Several non-residential uses have been modelled, do others need to be included?

Non-residential development modelling assumptions
Response.

Chapter 10

36. In due course this chapter will set the results of the appraisals and consideration of residential development. It is planned to test the following scenarios:

- a. Impact of changes in costs and values.
- b. Varied developer contributions
- c. Higher environmental standards
- d. District heating
- e. Contributions towards Green Infrastructure
- f. Affordable Housing – quantum, threshold, tenure and mix
- g. First Homes
- h. Low initial portion shared ownership
- i. Sprinklers
- j. Accessible and Adaptable Standards.
- k. Review of CIL

37. Should further sensitivity testing be carried out?

Development Scenarios and Sensitivity Testing
Response.

Chapter 11

38. In due course this chapter will set the results of the appraisals and consideration of residential development.

Chapter 12

39. In due course this chapter will set out the findings and recommendations.

Thank you for your assistance with this consultation. Please return this questionnaire (or other response) to LocalPlan@enfield.gov.uk by midday on 31st March 2021.

Appendix 5 – Consultation Notes

LB Enfield Viability workshop notes 25.02.21

- HDH introduced themselves. Report to be circulated on Monday. Comments due back by midday 31 March. Not expecting everyone to completely agree. Seeking a general consensus.
- Q: Richard Hardy – how does this relate to the different densities of development might all fit together?
A: Have modelled typologies at high, medium and low densities.
- Q: Richard Hardy – involved in retirement village scheme. How are different types of accommodation considered?
A: Will come to this – but will pick it up.
- Comment: Richard Garside: Generally applied 25% discount vs gross rent for management etc. on a number of recent schemes. 4% capitalised value is about what has been agreed.
 - SDH – assume affordable rent figure is a bit high and social rent figure is a bit low. Will be following up with RPs on Monday.
- Richard Garside: Using a set percentage for shared ownership – at higher values – need to ensure they are still affordable.
 - SDH – the way the caps work for shared ownership is that cap is around £490k. People usually buy less than 50%.
- Richard Garside: Tesco are back in the market and looking for new sites.
 - Not at rents at that level. Would be £20-25/sqft. Generally looking for smaller ones. 25-40,000sqft.
- SDH - Average of £12m/ha for policy compliant land.
- Richard Hardy: £100k/acre – don't think there's any land that would be sold at that price realistically. There's a lot of hope value in land, and that's factored in. EUV might be a bit low. (Did he mean per acre or per hectare?).
 - SDH – PPG is clear that it should not take into account hope value.
 - RH: There is land in Enfield that has prospects for other types of uses. E.g. horticulture and other garden centre type uses. Those types of sites would far exceed those values.
 - Know of a greenfield site 2.5acre site sold for £1m in LBE.
- Questions from Thomas Hatch:
 1. In what circumstances would the result of this study result in the policy being set below 50%? (i.e how many sites/ typologies have to fail)?
 2. How much regard will be given to the site-specific viability assessments approved in Enfield over the last 18-24 months (which appear to evidence the current policy target is not viable in almost every instance)?

3. SDH - Those which comply with PPG will be given more weight than those that do not.
- Affordable Rent at 80% of MR is not a product being supported by the Council and Registered Providers. Should it be excluded?
SDH - Will look at lower proportion.
 - The intermediate values of c.60-65% of OMV must assume no income caps are applied will this be factored into policy?
SDH – HDH just provide evidence and do not write policy.
 - How is land value dealt with for sites which existing assets (office buildings/ retail parks etc)?
SDH – would welcome feedback on this.
 - Richard Hardy: Scheme we're working on has significant elements of affordable extra care. Those uses will employ a lot of people. Operators are keen on delivering keyworker accommodation on site. Want to make you aware of that with regards to the context.
SDH – many policies are enabling policies. Many are requirements.
 - Richard Henley: Some wards and areas are very large, and have different values. May need to consider cutting them up a bit more.

Strategic Applications – Whole Plan Viability session 23.03.21

- Q: Are there many BtR schemes?
A: Not many BtR schemes built, but a few in the pipeline at pre-app or have been approved at committee.
- Q: What % AH do you use?
A: Most recent scheme that went to committee was 40% AH, 70% of this was the DMR. Used London Plan as the policy reference.
- Is LLR coming forward.
TfL are promoting LLR. As we do not have an alternative policy position, so have to use the London Plan.
- A proposal through Meridian Phase 2 application includes co-living and student housing. The viability statement was looking at 40% on-site (bedrooms) for student housing.
 - More questionable whether the co-living could meet the London Plan requirements in terms of affordable housing.
 - Allocations process for affordable student accommodation not yet figured out.
- Is there a strategy for if biodiversity net gain cannot be delivered on site.
Nothing in place yet. Off-site mitigation being discussed.
- Also worth looking at the GBI strategy. –<https://letstalk.enfield.gov.uk/blueandgreen>
- What is normally being asked for through S106.
Yes focus would be mitigation and what is needed. Most housing development should be generating contributions to education. That's about £2300/unit roughly. On Meridian Water Phase 2 – S106 contributions are nearer to £5000. On larger schemes – S106 SPD is applied. Employment is also provided. Can share some current schemes that are nearing

completion.

- Sprinklers – are these being required?
The Council required sprinklers on the Alma Estate for developments of 18m+. Alma development might have the costs of sprinklers – Housing might be able to provide this.

Notes from meeting on WPV with Housing 22.02.21

- Richard Sorenson – head of housing advisory service – temporary accommodation, homelessness and private rented offer into one place; Have also launched Enfield Let – ethical letting agency; will rehousing people directly into the private rented sector;
- Abdul Qadir Qureshi – senior development surveyor – mainly involved in direct housing sites; also involved in disposals where not developable for LBE – but for self-build etc. also involved on sites which are in for planning – where they can get involved in some partnerships;
- Ed Richards -
- Value areas may be more nuanced and fine grained.
 - Worth looking at New Avenue for high value areas. It's between Southgate and Oakwood.
 - Have also done some new build in Forty Hill to check 'high value' figures against.
- Build to rent figures a bit low based on discussion with Council's consultants.
 - Share figures from New Avenue and J+S BtR estimates.
 - The 4% yield – on BtR – in different parts of the borough – it could be different. There's higher risk in the east of the borough. Also depends on what point you sell it. On Meridian Water – it was 3.75% - being sold as an empty plot to an investor.
 - TfL proposed build to rent on Arnos Grove. Was refused, but might be useful reference point.
- Where does London living rent fit in from a practical point of view?
 - LBE not looking to deliver this really. LLR not viable in the ward we're looking to build – as you don't get the return because grant is not high enough to make it viable.
- For DMR – assuming LHA – assuming no grant available.
- New Aff housing programme will have to be at social rent levels. Will have to build at social rent going forwards.
- Build costs
 - LBE trying to build (all in) at £3000/m².
 - We're a higher than BCIS figures on LBE own schemes. Down to LBE requirements – specification.
- Capitalisation of affordable rents is about right.

- 10% entry level for shared ownership – is problematic, as doesn't bring enough capital receipt from the outset. Not something we want to pursue too much.
- Older Person's housing – none are actually sold at these values – extra care schemes have covenant on them – this significantly affects the value – in some parts of the country they are almost 50% of open market values.
- Shared living – yields will be more than 4%.
- We're a lot higher than BCIS figures on LBE own schemes – nearer to £3000/m² schemes. Down to LBE requirements – specification.
- Developers return – looks reasonable. Do not provide as an % on cost, as it's an input.
- Shouldn't S106 be presented as a £/sqm figure?
- We are requiring sprinklers on LBE own schemes. Required over 11m anyway. Have had to factor that into blocks. Price for sprinklers per unit on a specific scheme – £1890/unit.

Appendix 6 – Landmark Price Paid Data

Non Newbuild

Sample Size

Row Labels	Flat	House	Grand Total
Bowes	104	197	301
2017	31	56	87
2018	32	66	98
2019	29	43	72
2020	12	32	44
Bush Hill Park	140	346	486
2017	43	95	138
2018	45	86	131
2019	33	112	145
2020	19	53	72
Chase	96	330	426
2017	22	95	117
2018	27	97	124
2019	36	94	130
2020	11	44	55
Cockfosters	138	267	405
2017	42	62	104
2018	26	77	103
2019	44	88	132
2020	26	40	66
Edmonton Green	89	96	185
2017	32	31	63
2018	32	29	61
2019	19	24	43
2020	6	12	18
Enfield Highway	76	204	280
2017	26	48	74
2018	23	54	77
2019	17	61	78
2020	10	41	51
Enfield Lock	167	234	401
2017	70	71	141
2018	42	51	93
2019	34	67	101
2020	21	45	66
Grange	186	278	464
2017	58	84	142
2018	52	69	121
2019	39	85	124
2020	37	40	77
Haselbury	71	197	268
2017	27	59	86
2018	20	60	80
2019	18	55	73
2020	6	23	29
Highlands	249	313	562
2017	85	86	171
2018	61	84	145
2019	65	89	154

2020	38	54	92
Jubilee	79	270	349
2017	33	84	117
2018	18	90	108
2019	20	64	84
2020	8	32	40
Lower Edmonton	57	206	263
2017	15	59	74
2018	28	57	85
2019	9	58	67
2020	5	32	37
Palmers Green	98	242	340
2017	29	76	105
2018	35	60	95
2019	19	67	86
2020	15	39	54
Ponders End	70	174	244
2017	32	59	91
2018	21	59	80
2019	12	37	49
2020	5	19	24
Southbury	152	249	401
2017	43	77	120
2018	43	62	105
2019	39	72	111
2020	27	38	65
Southgate	218	196	414
2017	74	54	128
2018	57	41	98
2019	53	65	118
2020	34	36	70
Southgate Green	58	261	319
2017	16	75	91
2018	21	73	94
2019	14	73	87
2020	7	40	47
Town	151	407	558
2017	44	123	167
2018	46	95	141
2019	37	125	162
2020	24	64	88
Turkey Street	76	226	302
2017	31	69	100
2018	21	52	73
2019	15	70	85
2020	9	35	44
Upper Edmonton	51	181	232
2017	14	55	69
2018	14	63	77
2019	16	37	53
2020	7	26	33
Winchmore Hill	163	276	439
2017	47	82	129
2018	50	69	119
2019	46	78	124
2020	20	47	67
Grand Total	2,489	5,150	7,639

Average Price Paid

Row Labels	Flat	House	Grand Total
Bowes	£310,540	£602,666	£501,732
2017	£329,997	£605,604	£507,399
2018	£316,525	£596,685	£505,204
2019	£288,552	£607,704	£479,156
2020	£297,458	£603,090	£519,736
Bush Hill Park	£312,882	£567,047	£493,831
2017	£316,252	£590,742	£505,213
2018	£310,055	£552,896	£469,478
2019	£307,974	£569,809	£510,219
2020	£320,474	£541,698	£483,319
Chase	£276,152	£479,568	£433,728
2017	£269,720	£475,558	£436,853
2018	£263,185	£480,924	£433,513
2019	£290,903	£488,865	£434,044
2020	£272,573	£465,376	£426,816
Cockfosters	£427,723	£1,061,877	£845,795
2017	£429,222	£974,909	£754,536
2018	£512,058	£1,041,234	£907,655
2019	£404,932	£1,065,113	£845,052
2020	£379,538	£1,229,298	£894,544
Edmonton Green	£228,873	£384,546	£309,655
2017	£226,890	£391,548	£307,912
2018	£233,453	£386,387	£306,159
2019	£223,789	£377,604	£309,640
2020	£231,125	£375,896	£327,639
Enfield Highway	£238,796	£380,501	£342,038
2017	£224,750	£370,069	£319,011
2018	£250,587	£389,037	£347,682
2019	£240,147	£379,565	£349,179
2020	£245,900	£382,866	£356,010
Enfield Lock	£224,260	£372,187	£310,581
2017	£226,377	£379,382	£303,422
2018	£231,857	£366,828	£305,873
2019	£215,162	£370,839	£318,433
2020	£216,738	£368,914	£320,494
Grange	£349,435	£821,953	£632,538
2017	£365,741	£830,432	£640,628
2018	£339,676	£848,046	£629,573
2019	£364,281	£826,200	£680,919
2020	£321,944	£750,111	£544,369
Haselbury	£226,647	£387,991	£345,247
2017	£226,222	£386,432	£336,134
2018	£227,016	£389,037	£348,532
2019	£232,923	£390,626	£351,740
2020	£208,500	£382,957	£346,862
Highlands	£333,462	£633,248	£500,425
2017	£336,035	£649,657	£493,763
2018	£311,943	£630,676	£496,588
2019	£337,572	£598,739	£488,506
2020	£355,224	£667,993	£538,805
Jubilee	£213,634	£378,986	£341,557
2017	£214,291	£375,403	£329,961
2018	£203,917	£380,160	£350,786
2019	£224,623	£380,538	£343,415
2020	£205,313	£381,984	£346,650

Lower Edmonton	£242,421	£356,978	£332,150
2017	£249,667	£353,081	£332,118
2018	£244,786	£362,754	£323,894
2019	£234,111	£354,721	£338,520
2020	£222,400	£357,967	£339,647
Palmers Green	£317,850	£575,306	£501,098
2017	£298,736	£600,760	£517,344
2018	£312,613	£567,636	£473,680
2019	£329,368	£566,537	£514,140
2020	£352,431	£552,569	£496,975
Ponders End	£227,059	£382,033	£337,573
2017	£222,894	£386,463	£328,944
2018	£229,357	£377,186	£338,381
2019	£241,708	£376,919	£343,806
2020	£208,900	£393,287	£354,873
Southbury	£279,851	£418,228	£365,776
2017	£294,605	£426,621	£379,315
2018	£268,859	£428,456	£363,097
2019	£276,141	£405,390	£359,978
2020	£279,217	£408,857	£355,007
Southgate	£371,588	£692,519	£523,526
2017	£367,372	£706,141	£510,290
2018	£373,265	£668,360	£496,723
2019	£375,797	£683,558	£545,326
2020	£371,390	£715,778	£548,504
Southgate Green	£385,993	£762,765	£694,261
2017	£379,954	£751,527	£686,196
2018	£352,952	£773,291	£679,386
2019	£419,821	£757,557	£703,209
2020	£431,264	£774,129	£723,064
Town	£294,922	£519,264	£458,555
2017	£283,897	£525,488	£461,835
2018	£313,744	£517,005	£450,693
2019	£302,905	£516,696	£467,867
2020	£266,750	£515,672	£447,784
Turkey Street	£206,225	£396,550	£348,654
2017	£206,616	£398,206	£338,813
2018	£204,357	£391,769	£337,856
2019	£211,333	£391,494	£359,701
2020	£200,722	£410,500	£367,591
Upper Edmonton	£223,745	£382,257	£347,412
2017	£219,571	£380,593	£347,922
2018	£212,143	£391,254	£358,688
2019	£239,656	£392,594	£346,424
2020	£218,929	£349,270	£321,622
Winchmore Hill	£367,610	£856,848	£675,195
2017	£379,717	£890,404	£704,340
2018	£380,417	£855,773	£656,044
2019	£352,389	£822,303	£647,980
2020	£342,153	£857,211	£703,462
Grand Total	£304,111	£560,899	£477,230

Average Price Paid £/m²

Row Labels	Flat	House	Grand Total
Bowes	£6,103	£5,786	£5,890
2017	£6,441	£5,586	£5,897
2018	£5,981	£5,831	£5,877
2019	£6,135	£6,037	£6,072
2020	£5,501	£5,701	£5,649
Bush Hill Park	£5,061	£5,263	£5,203
2017	£5,277	£5,542	£5,457
2018	£5,245	£5,309	£5,287
2019	£4,749	£5,075	£4,999
2020	£4,755	£5,122	£5,018
Chase	£4,974	£5,236	£5,173
2017	£5,019	£5,323	£5,264
2018	£4,748	£5,213	£5,106
2019	£5,347	£5,206	£5,247
2020	£4,303	£5,157	£4,962
Cockfosters	£5,483	£6,197	£5,953
2017	£5,733	£6,225	£6,035
2018	£5,766	£6,391	£6,231
2019	£5,257	£6,071	£5,791
2020	£5,266	£6,090	£5,763
Edmonton Green	£4,621	£4,565	£4,592
2017	£4,916	£4,470	£4,705
2018	£4,406	£4,533	£4,469
2019	£4,588	£4,561	£4,573
2020	£4,259	£4,876	£4,658
Enfield Highway	£4,270	£4,514	£4,445
2017	£4,192	£4,469	£4,348
2018	£4,300	£4,553	£4,475
2019	£4,285	£4,497	£4,455
2020	£4,412	£4,533	£4,511
Enfield Lock	£4,403	£4,281	£4,332
2017	£4,573	£4,334	£4,458
2018	£4,425	£4,311	£4,362
2019	£4,355	£4,130	£4,200
2020	£3,817	£4,394	£4,219
Grange	£5,630	£5,815	£5,741
2017	£6,068	£5,759	£5,885
2018	£5,474	£6,041	£5,801
2019	£5,293	£5,673	£5,555
2020	£5,524	£5,861	£5,693
Haselbury	£4,854	£4,395	£4,518
2017	£4,528	£4,579	£4,563
2018	£5,145	£4,444	£4,608
2019	£5,179	£4,215	£4,467
2020	£4,576	£4,217	£4,286
Highlands	£5,306	£5,745	£5,541
2017	£5,473	£5,688	£5,581
2018	£5,314	£5,680	£5,510
2019	£5,143	£5,596	£5,397
2020	£5,224	£6,175	£5,751
Jubilee	£4,839	£4,612	£4,668
2017	£4,788	£4,643	£4,688
2018	£4,865	£4,532	£4,597
2019	£4,826	£4,693	£4,724
2020	£5,023	£4,568	£4,659

Lower Edmonton	£3,957	£4,325	£4,241
2017	£4,138	£4,421	£4,363
2018	£3,833	£4,413	£4,198
2019	£3,966	£4,202	£4,167
2020	£4,075	£4,243	£4,220
Palmers Green	£5,162	£5,456	£5,374
2017	£5,060	£5,820	£5,618
2018	£4,945	£5,352	£5,209
2019	£5,530	£5,324	£5,370
2020	£5,319	£5,141	£5,192
Ponders End	£4,242	£4,435	£4,378
2017	£4,533	£4,489	£4,504
2018	£4,018	£4,347	£4,247
2019	£4,119	£4,531	£4,438
2020	£3,804	£4,340	£4,227
Southbury	£5,224	£4,874	£5,010
2017	£5,457	£4,846	£5,049
2018	£5,044	£5,055	£5,050
2019	£5,245	£4,700	£4,924
2020	£5,132	£4,924	£5,010
Southgate	£5,559	£6,197	£5,843
2017	£5,859	£6,377	£6,058
2018	£5,478	£6,064	£5,719
2019	£5,377	£6,096	£5,751
2020	£5,322	£6,272	£5,774
Southgate Green	£5,433	£5,850	£5,770
2017	£5,331	£5,801	£5,722
2018	£5,210	£5,907	£5,735
2019	£5,868	£5,716	£5,742
2020	£5,487	£6,075	£5,977
Town	£5,122	£5,461	£5,365
2017	£5,350	£5,670	£5,579
2018	£5,153	£5,573	£5,443
2019	£5,034	£5,207	£5,164
2020	£4,806	£5,371	£5,200
Turkey Street	£4,416	£4,486	£4,467
2017	£4,229	£4,357	£4,313
2018	£4,459	£4,398	£4,415
2019	£4,495	£4,620	£4,590
2020	£4,980	£4,638	£4,698
Upper Edmonton	£4,536	£4,596	£4,582
2017	£3,893	£4,554	£4,422
2018	£5,031	£4,716	£4,778
2019	£4,533	£4,629	£4,599
2020	£4,656	£4,357	£4,423
Winchmore Hill	£5,888	£6,218	£6,094
2017	£6,099	£6,276	£6,210
2018	£5,980	£6,131	£6,068
2019	£5,780	£6,334	£6,121
2020	£5,424	£6,042	£5,856
Grand Total	£5,143	£5,241	£5,208

Average Price Paid by Bedrooms

Average of £/m ²	Column Labels										
Row Labels	1	2	3	4	5	6	7	8	11 (blank)	Grand Total	
Bowes	£6,568	£5,805	£6,145	£5,394	£5,677					£5,784	£5,890
Bush Hill Park	£4,756	£5,596	£5,379	£4,873	£4,505				£3,399	£5,154	£5,203
Chase	£5,738	£5,337	£5,261	£4,599	£5,002	£3,391				£5,041	£5,173
Cockfosters	£5,767	£5,860	£6,008	£6,189	£6,143	£6,060	£5,240	£4,549		£5,893	£5,953
Edmonton Green	£5,004	£4,501	£4,625	£3,970	£4,000					£4,446	£4,592
Enfield Highway	£4,258	£4,533	£4,551	£4,144	£3,997					£4,396	£4,445
Enfield Lock	£4,784	£4,435	£4,362	£3,823	£3,344					£4,233	£4,332
Grange	£5,733	£5,583	£5,751	£5,332	£5,279	£4,303	£4,491		£4,333	£5,972	£5,741
Haselbury	£4,971	£4,587	£4,429	£3,788						£4,510	£4,518
Highlands	£5,989	£5,225	£5,747	£5,344	£5,003	£4,749				£5,627	£5,541
Jubilee	£5,130	£4,769	£4,575	£4,230	£5,455					£4,591	£4,668
Lower Edmonton	£4,434	£4,144	£4,366	£3,947	£4,461					£4,201	£4,241
Palmers Green	£6,116	£5,862	£5,687	£4,847	£3,657	£4,976				£5,144	£5,374
Ponders End	£4,683	£4,581	£4,296	£3,637	£5,167					£4,324	£4,378
Southbury	£5,384	£5,235	£4,817	£4,360	£4,643					£4,977	£5,010
Southgate	£5,537	£6,015	£5,946	£5,974	£4,821					£5,770	£5,843
Southgate Green	£6,456	£5,465	£5,985	£5,315	£5,405	£5,771				£5,879	£5,770
Town	£5,061	£5,708	£5,483	£4,872	£4,479	£3,877				£5,283	£5,365
Turkey Street	£4,973	£4,302	£4,580	£3,937	£3,539	£3,641				£4,427	£4,467
Upper Edmonton	£5,506	£4,535	£4,546	£4,248	£2,674		£3,846			£4,543	£4,582
Winchmore Hill	£5,895	£6,634	£6,213	£5,858	£5,679	£5,657		£4,730		£6,036	£6,094
Grand Total	£5,378	£5,299	£5,230	£5,080	£5,194	£5,303	£4,812	£4,640	£3,866	£5,151	£5,208

Newbuild

Sample Size

New Build	New Build		
Count of Sale Value	Column Labels		Grand Total
Row Labels	Flat	House	
Bush Hill Park		6	6
2019		5	5
2020		1	1
Chase		1	2
2017		1	2
Cockfosters		117	171
2017		84	126
2018		8	12
2019		20	21
2020		5	12
Enfield Lock		3	4
2017			1
2019		3	3
Grange			7
2017			2
2018			5
Highlands		12	52
2018			17
2019		12	33
2020			2
Jubilee		3	3
2018		3	3
Palmers Green		5	5
2017		4	4
2018		1	1
Ponders End		42	83
2017			8
2018		1	34
2019		28	28

2020	13		13
Southgate Green	51	3	54
2017		1	1
2018	48	2	50
2019	3		3
Grand Total	240	147	387

Average Price Paid

Row Labels	Flat	House	Grand Total
Bush Hill Park	£546,284		£546,284
2019	£556,041		£556,041
2020	£497,500		£497,500
Chase	£134,000	£445,000	£289,500
2017	£134,000	£445,000	£289,500
Cockfosters	£531,989	£799,158	£616,358
2017	£436,390	£718,452	£530,411
2018	£712,000	£680,000	£701,333
2019	£676,250	£1,150,000	£698,810
2020	£1,273,000	£1,301,364	£1,289,546
Enfield Lock	£134,167	£414,950	£204,363
2017		£414,950	£414,950
2019	£134,167		£134,167
Grange		£783,929	£783,929
2017		£800,000	£800,000
2018		£777,500	£777,500
Highlands	£403,333	£667,715	£606,704
2018		£693,064	£693,064
2019	£403,333	£639,119	£553,379
2020		£752,500	£752,500
Jubilee	£253,000		£253,000
2018	£253,000		£253,000
Palmers Green	£474,600		£474,600
2017	£489,500		£489,500
2018	£415,000		£415,000
Ponders End	£329,750	£487,399	£407,625
2017		£493,745	£493,745
2018	£255,000	£485,861	£479,071
2019	£337,642		£337,642
2020	£318,500		£318,500
Southgate Green	£399,547	£352,000	£396,905
2017		£186,000	£186,000
2018	£409,349	£435,000	£410,375
2019	£242,708		£242,708
Grand Total	£451,064	£661,564	£531,021

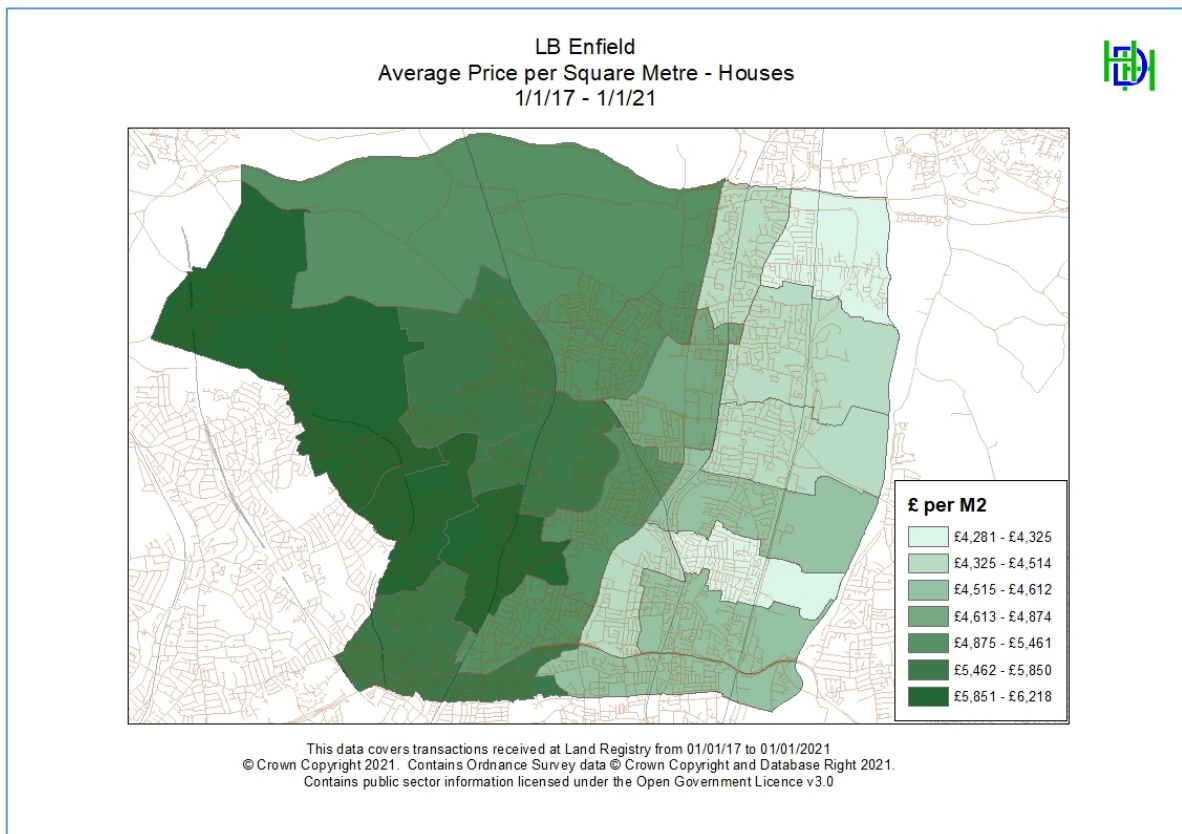
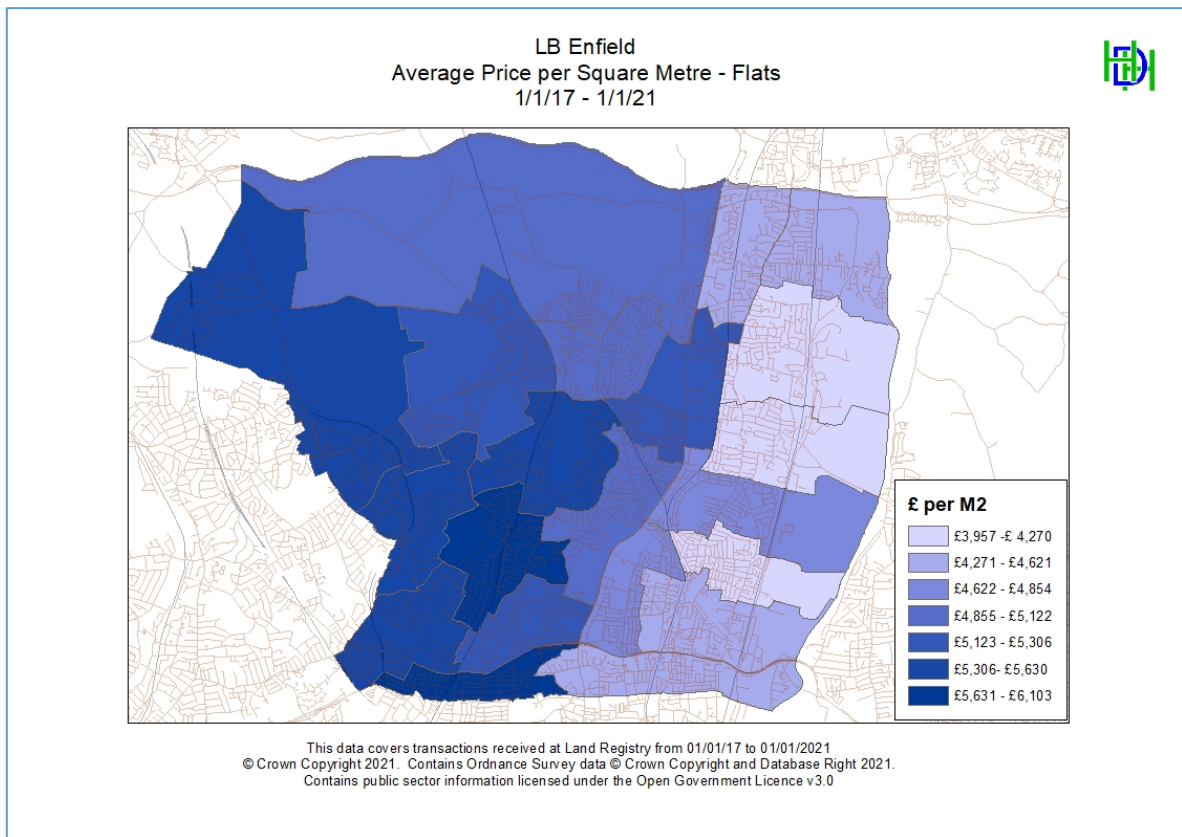
Average Price Paid £/m²

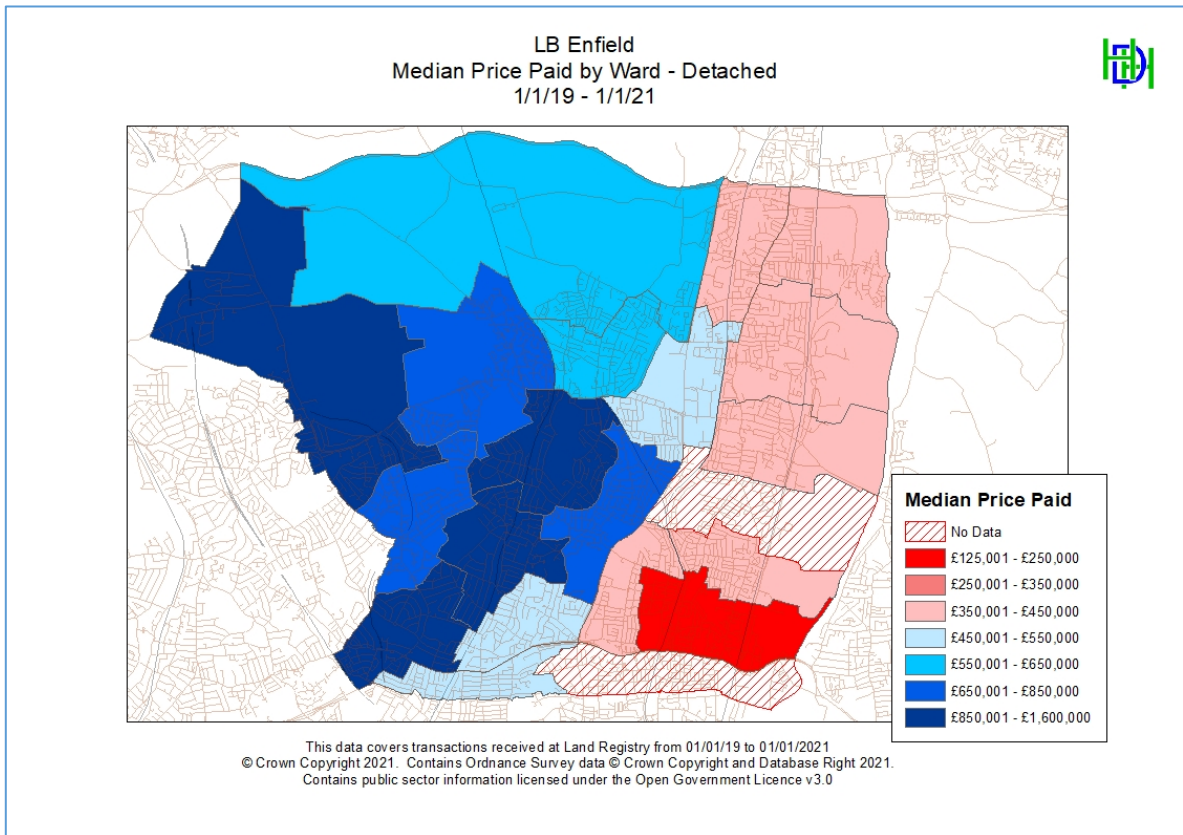
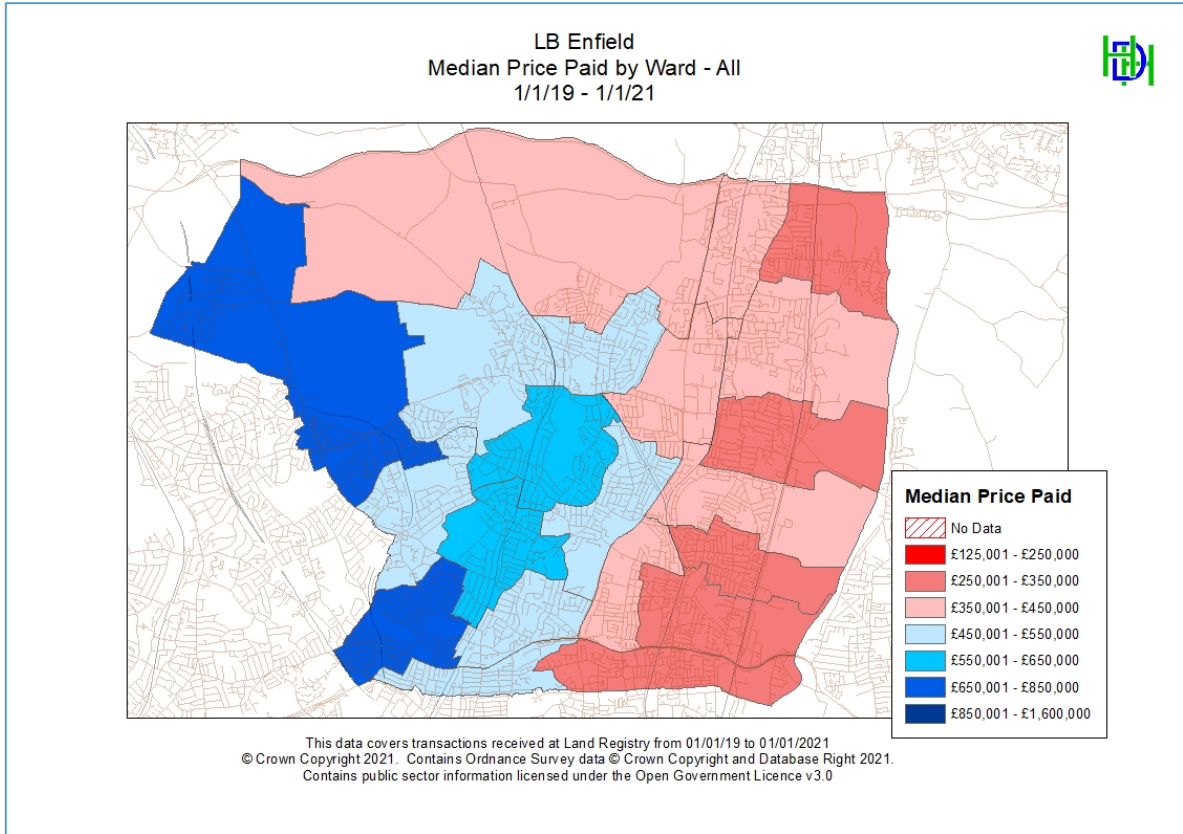
Row Labels	Flat	House	Grand Total
Bush Hill Park		£7,110	£7,110
2019		£7,131	£7,131
2020		£7,007	£7,007
Chase		£1,614	£3,225
2017		£1,614	£3,225
Cockfosters		£5,763	£5,357
2017		£5,132	£4,933
2018		£7,495	£4,746
2019		£7,317	£9,055
2020		£8,012	£7,660
Enfield Lock		£2,284	£3,487
2017			£3,487
2019		£2,284	£2,284
Grange			£6,322
2017			£6,452
2018			£6,270
Highlands		£5,681	£5,452
2018			£5,616
2019		£5,681	£5,352
2020			£5,101
Jubilee		£3,860	£3,860
2018		£3,860	£3,860
Palmers Green		£6,012	£6,012
2017		£6,012	£6,012
2018			
Ponders End		£5,337	£3,959
2017			£3,883
2018		£4,048	£3,978
2019		£5,340	£5,340
2020		£5,429	£5,429
Southgate Green		£5,568	£4,953
2017			£1,646
2018		£5,766	£6,606
2019		£2,398	£2,398
Grand Total		£5,592	£5,001

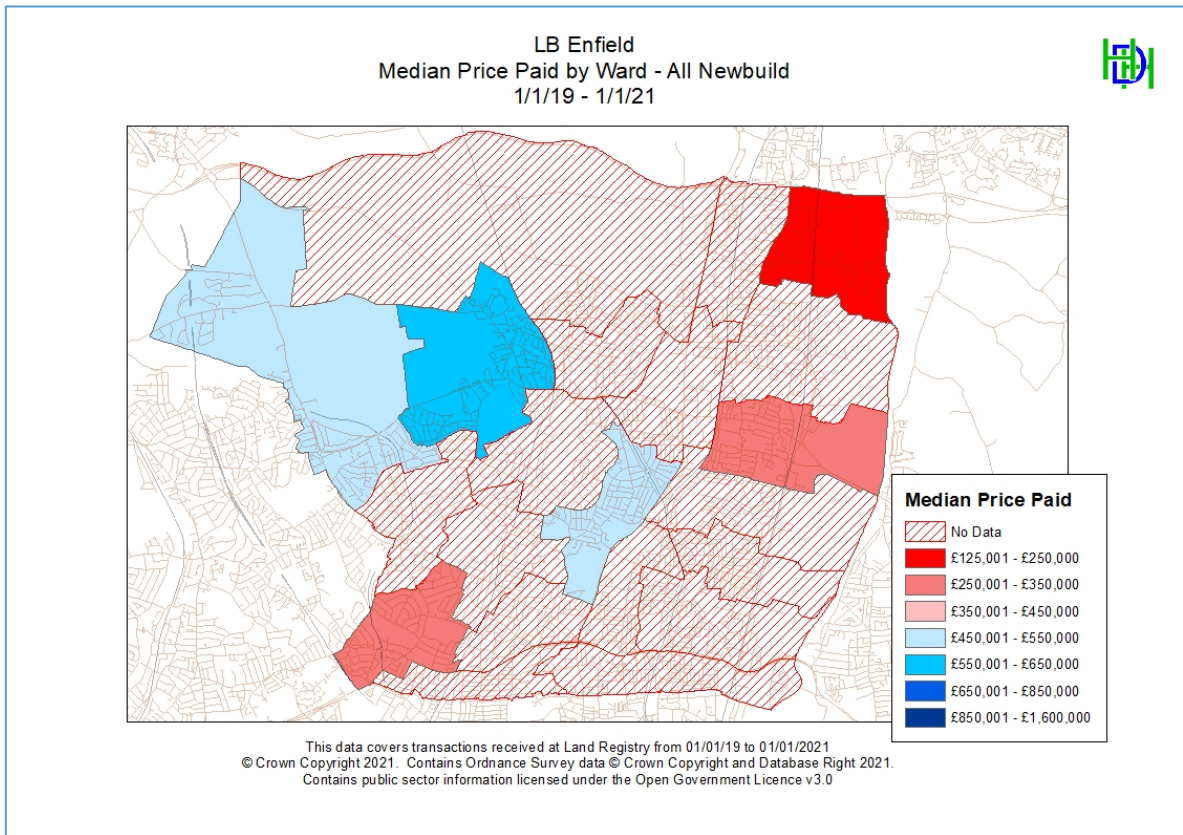
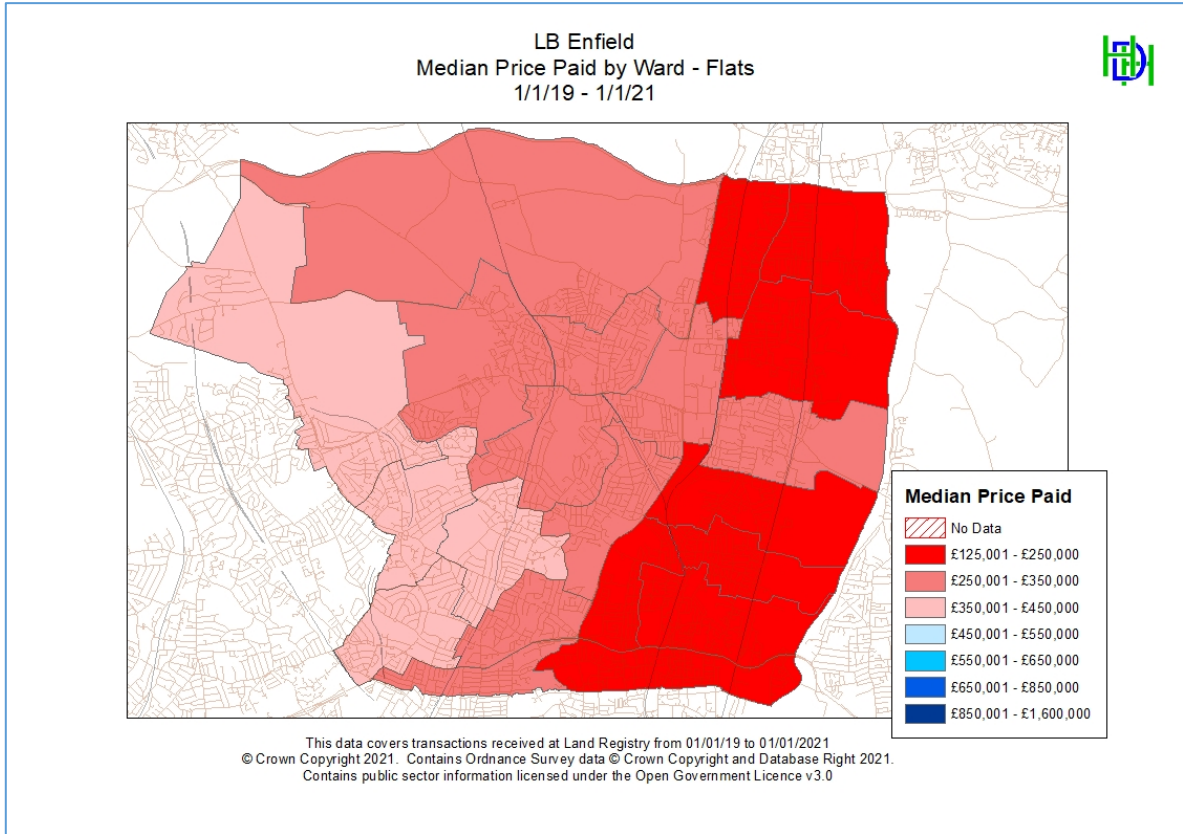
Average Price Paid by Bedrooms

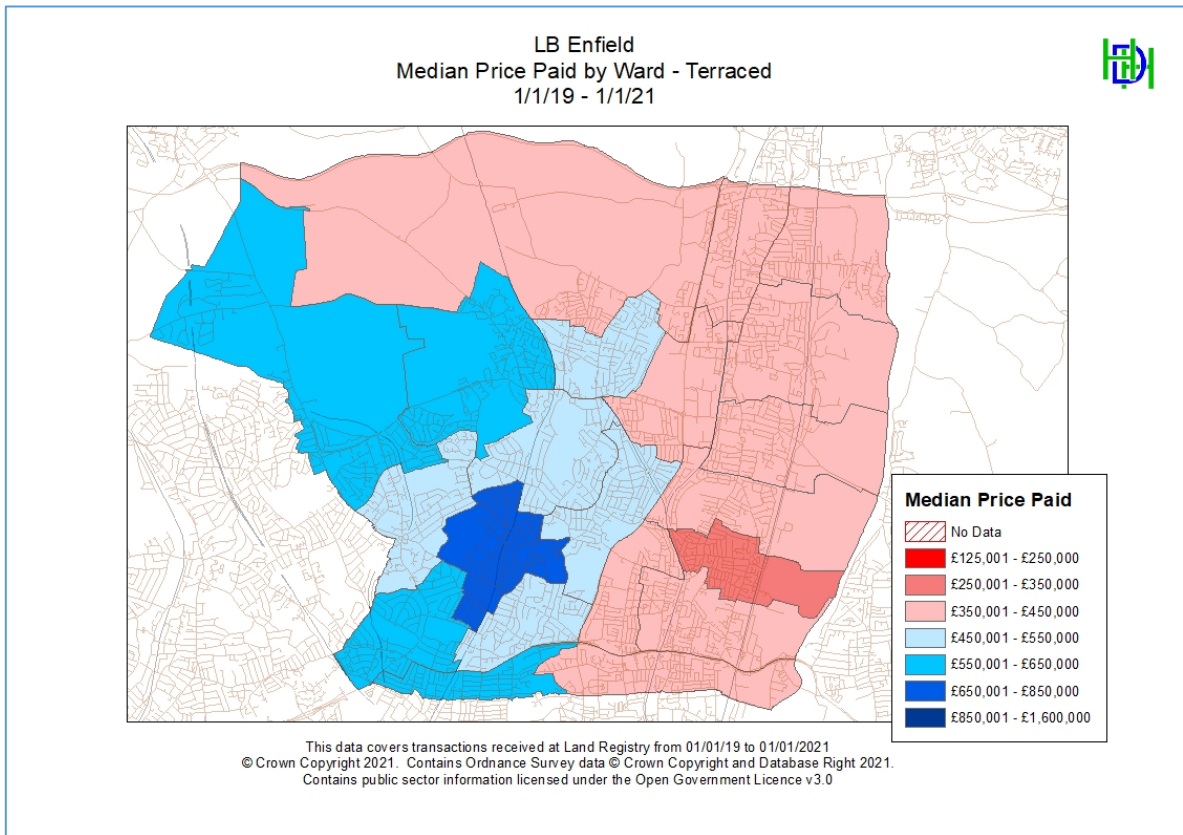
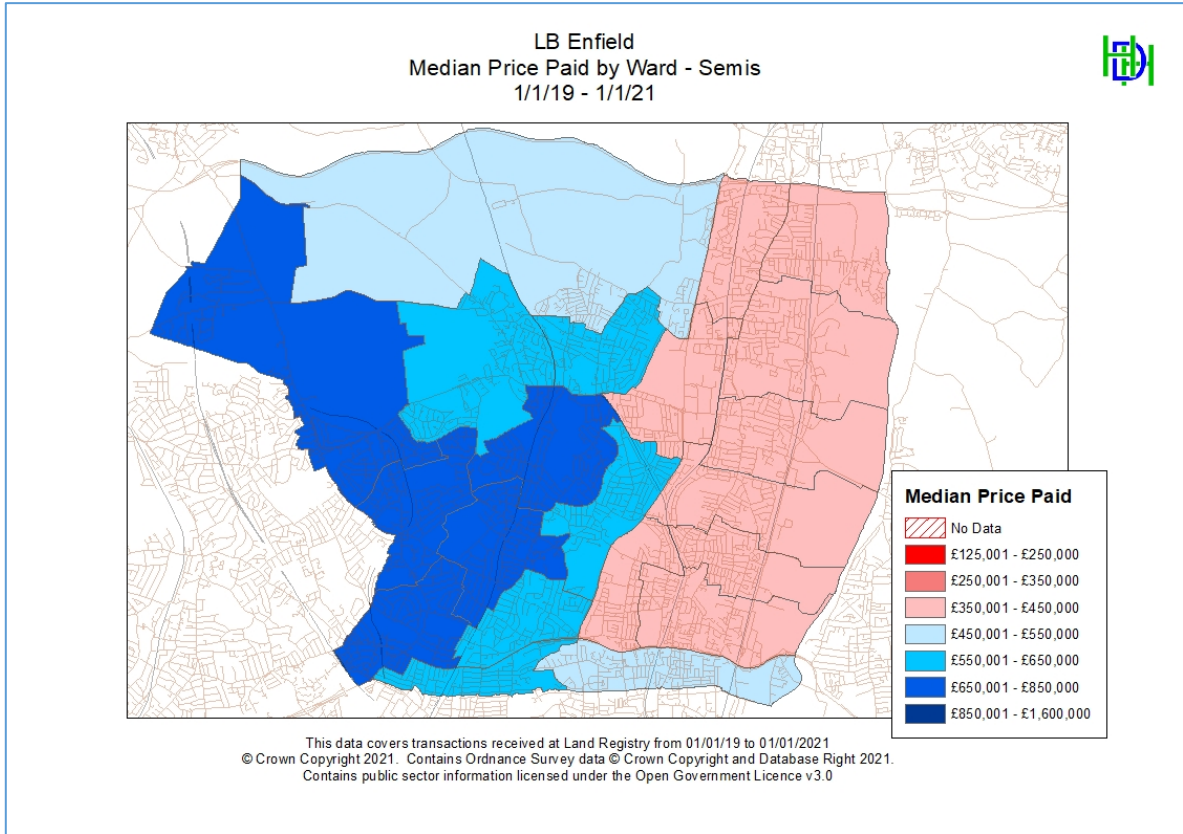
New Build	New Build					
Average of £/m2	Column Labels					
Row Labels		1	2	3	4 (blank)	Grand Total
Bush Hill Park					£7,110	£7,110
Chase					£2,420	£2,420
Cockfosters	£4,629	£5,508	£4,485		£5,665	£5,634
Enfield Lock					£2,585	£2,585
Grange					£6,322	£6,322
Highlands				£5,034	£5,514	£5,505
Jubilee					£3,860	£3,860
Palmers Green		£5,056			£6,491	£6,012
Ponders End					£4,656	£4,656
Southgate Green	£6,398	£5,651	£5,130		£5,521	£5,534
Grand Total	£5,808	£5,521	£4,853	£5,034	£5,369	£5,365

Appendix 7 – Residential Price Maps









Appendix 8 – Newbuild Asking Prices

Agent / Developer	Development	Address	Address	Postcode	Name	Bed	Type	m2	Asking Price	£/m2
Berkeley	Trent Park	Snakes Lane	Enfield	EN4 0PS	Highfield House	2	f		£685,000	
Berkeley	Trent Park	Snakes Lane	Enfield	EN4 0PS	Highfield House	2	f		£695,000	
Berkeley	Trent Park	Snakes Lane	Enfield	EN4 0PS	Lyon House	2	f		£687,500	
Berkeley	Trent Park	Snakes Lane	Enfield	EN4 0PS	Lyon House	3	f		£795,000	
Berkeley	Trent Park	Snakes Lane	Enfield	EN4 0PS	Lyon House	3	f		£917,000	
Berkeley	Trent Park	Snakes Lane	Enfield	EN4 0PS	Cooper	5	d		£1,925,000	
Berkeley	Trent Park	Snakes Lane	Enfield	EN4 0PS	Cooper	5	d		£1,970,000	
Berkeley	Trent Park	Snakes Lane	Enfield	EN4 0PS	Jebb	5	d		£2,015,000	
Filtons	Grove Green Estate	Bullsmoor Lane	Enfield	EN3		1	f	50.168	£290,000	£5,781
Filtons	Grove Green Estate	Bullsmoor Lane	Enfield	EN3		1	f	51.654	£290,000	£5,614
Filtons	Grove Green Estate	Bullsmoor Lane	Enfield	EN3		1	f	56.299	£349,000	£6,199
Filtons	Grove Green Estate	Bullsmoor Lane	Enfield	EN3		2	f			
Filtons	Grove Green Estate	Bullsmoor Lane	Enfield	EN3		3				
Haart	IKON III	Elmore Road	Enfield			1	f	53.791	£300,000	£5,577
Haart	IKON III	Elmore Road	Enfield			1	f	52.026	£325,000	£6,247
Haart	IKON III	Elmore Road	Enfield			2	f	65.311	£375,000	£5,742
Haart	IKON III	Elmore Road	Enfield			3	s	90.766	£575,000	£6,335
Barnard Marcus	Ivory Court	Lily Way	Palmers Green	N13 4NP		2	f	50	£400,000	£8,000
Barnard Marcus	Ivory Court	Lily Way	Palmers Green	N13 4NP		2	f	67.355	£525,000	£7,795
Barnard Marcus	Ivory Court	Lily Way	Palmers Green	N13 4NP		3	f	79.99	£600,000	£7,501
Dandara	New River View		Winchmore Hill		apt 23	1	f	56.206	£409,950	£7,294
Dandara	New River View		Winchmore Hill		apt 35	1	f	56.206	£415,000	£7,384
Dandara	New River View		Winchmore Hill		apt 42	1	f	56.206	£440,000	£7,828
Dandara	New River View		Winchmore Hill		apt 14	2	f	72.093	£530,000	£7,352
Dandara	New River View		Winchmore Hill		apt 7	2	f	72.093	£575,000	£7,976
Dandara	New River View		Winchmore Hill		apt 32	2	f	72.093	£545,000	£7,560
Dandara	New River View		Winchmore Hill		apt 91	2	f	72.093	£714,950	£9,917
Dandara	New River View		Winchmore Hill		apt 10	3	f	108.14	£725,000	£6,704
Dandara	New River View		Winchmore Hill		apt 38	3	f	108.14	£765,000	£7,074
Dandara	New River View		Winchmore Hill		apt 89	3	f	108.14	£770,000	£7,120
Dandara	New River View		Winchmore Hill		apt 36	3	f	108.14	£800,000	£7,398
Dominvs Group	One Fox Lane		Palmers Green	N13.		2	f		£695,000	
Dominvs Group	One Fox Lane		Palmers Green	N13.		2	f		£525,000	
Dominvs Group	One Fox Lane		Palmers Green	N13.		1	f		£562,000	
Dominvs Group	One Fox Lane		Palmers Green	N13.		2	f		£695,000	
Target		Holly Road	Enfield	EN3 6QA	x2	3	s		£450,000	
Just New Homes	Kitchener Mews	Chase Side	Enfield	EN2		2	s	83	£499,950	£6,023
Argall Properties	Bush Hill Heights	Chase Side	Southgate		Errigal House	2	f	78.039	£569,950	£7,303
Argall Properties	Bush Hill Heights	Chase Side	Southgate		Errigal House	2	f	118.08	£754,950	£6,394

Lanes New Homes	The Gables	Bush Hill	Winchmore Hill	N21.	plot 7	2	f	78.039	£630,000	£8,073
Lanes New Homes	The Gables	Bush Hill	Winchmore Hill	N21.	plot 5	2	f	86.028	£630,000	£7,323
Lanes New Homes	The Gables	Bush Hill	Winchmore Hill	N21.	plot 6	2	f	86.028	£650,000	£7,556
Lanes New Homes	The Gables	Bush Hill	Winchmore Hill	N21.	plot 8	2	f	70.049	£650,000	£9,279
Lanes New Homes	The Gables	Bush Hill	Winchmore Hill	N21.	plot 1	3	f	115.01	£800,000	£6,956
Lanes New Homes		Woodcroft Winchmore Hill	Winchmore Hill	N21.		5	d	290.42	£2,250,000	£7,748
Lanes New Homes		Woodcroft Winchmore Hill	Winchmore Hill	N21.		5	d	290.42	£2,250,000	£7,748
Lanes New Homes	Cedarwood	Farorna Walk	Enfield		plot 9	3	t	108.05	£699,950	£6,478
Lanes New Homes	Cedarwood	Farorna Walk	Enfield			2	t		£699,950	
Lanes New Homes	Blagdens Row	Blagdens Lane	Southgate		plot 8	2	f	77.946	£685,000	£8,788
Lanes New Homes	Blagdens Row	Blagdens Lane	Southgate		plot 7	2	f	85.935	£699,995	£8,146
Lanes New Homes	Blagdens Row	Blagdens Lane	Southgate		plot 3	4	t	138.7	£949,950	£6,849
Lanes New Homes	Blagdens Row	Blagdens Lane	Southgate			4	t	166.95	£1,000,000	£5,990
Lanes New Homes	Elysium Court	Crescent Road	Windmill Hill		plot 6	2	f	101.17	£749,950	£7,413
Lanes New Homes	Elysium Court	Crescent Road	Windmill Hill		plot 3	2	f	101.17	£795,000	£7,858
Lanes New Homes	Elysium Court	Crescent Road	Windmill Hill		plot 4	2	f	101.17	£795,000	£7,858
Lanes New Homes	Elysium Court	Crescent Road	Windmill Hill		plot 2	2	f	101.17	£795,000	£7,858
Stations	Sambrook Court	Cockfosters Road	Hadley Wood	EN4 0EN	plot 5	2	f	89.466	£699,950	£7,824
Stations	Sambrook Court	Cockfosters Road	Hadley Wood	EN4 0EN	plot 12	2	f	96.898	£875,000	£9,030
Stations	Sambrook Court	Cockfosters Road	Hadley Wood	EN4 0EN	plot 8	2	f	111.11	£915,000	£8,235
Stations	Sambrook Court	Cockfosters Road	Hadley Wood	EN4 0EN	plot 11	2	f	123	£950,000	£7,723
Stations	Sambrook Court	Cockfosters Road	Hadley Wood	EN4 0EN	plot 2	2	f	112.41	£950,000	£8,451
Stations	Sambrook Court	Cockfosters Road	Hadley Wood	EN4 0EN	plot 13	2	f	106.56	£1,000,000	£9,384
Stations	Manor Wood Gate	Cockfosters Road	Hadley Wood	EN4.	Highstone House	2	f	98.106	£799,500	£8,149
Stations	Manor Wood Gate	Cockfosters Road	Hadley Wood	EN4.	Highstone House	3	f	105.82	£875,000	£8,269
Stations		Westpole Avenue	Cockfoste	EN4.		4	t		£795,000	
Stations	Knightwood Court	Cockfosters Road	Hadley Wood	EN4.		2	f	137.5	£950,000	£6,909
Stations	Criterion	Camlet Way	Hadley Wood	EN4.		2	f	113.34	£1,000,000	£8,823
Stations	Criterion	Camlet Way	Hadley Wood	EN4.		2	f	123.1	£1,100,000	£8,936
Stations	Criterion	Camlet Way	Hadley Wood	EN4.		3	f	174.47	£1,625,000	£9,314
Stations	Knightwood Court	Cockfosters Road	Hadley Wood	EN4.		2	f		£985,000	
Stations	Knightwood Court	Cockfosters Road	Hadley Wood	EN4.		2	f	130.99	£1,200,000	£9,161
Stations	Beech Hill		Hadley Wood	EN4.		2	f	100.89	£1,250,000	£12,389
Stations	Beech Hill		Hadley Wood	EN4.		3	f	190.92	£2,495,000	£13,069
Stations	Pentagon House	Camlet Way	Hadley Wood	EN4		3	f	185.81	£1,850,000	£9,957
Linden Homes	Locksley Place	Lavender Hill	Enfield	EN2 8FZ	Appleby	4	t		£735,000	
Linden Homes	Locksley Place	Lavender Hill	Enfield	EN2 8FZ	Codnor	4	t		£735,000	
Linden Homes	Locksley Place	Lavender Hill	Enfield	EN2 8FZ	Bewcastle	4	t		£770,000	
Unique Estates	Lyndhurst Gardens		Enfield	EN1 2AT	x2	4	s		£775,000	
Lanes New Homes	Antlia Court	Hadley Road	Enfield		Beechwood	3	f	144.46	£825,000	£5,711
Lanes New Homes	Antlia Court	Hadley Road	Enfield		Beechwood	3	f	201.97	£1,250,000	£6,189
KFH	Willow Walk		Winchmore Hill	N21.		3	d	132.2	£100,000	£756
KFH	Willow Walk		Winchmore Hill	N21.		5	d	178.65	£1,250,000	£6,997



Appendix 9 - CoStar Non-Residential Data

The pages in this appendix are not numbered.



Lease Comps Summary

Lease Comps Report

Deals

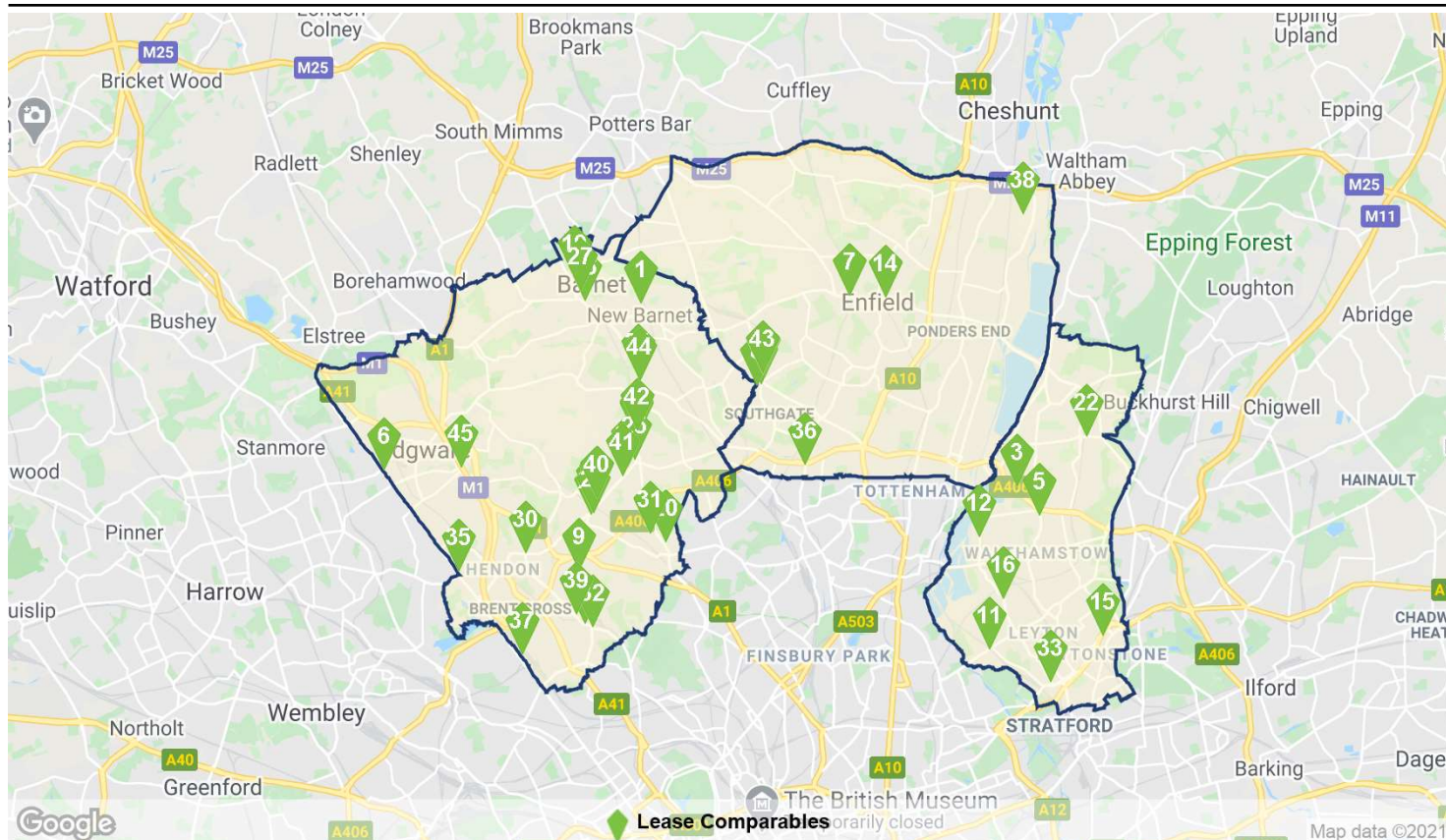
Asking Rent Per SF

Achieved Rent Per SF

Avg. Months On Market

153**£20.92****£303.49****14**

TOP 50 LEASE COMPARABLES



SUMMARY STATISTICS

Rent	Deals	Low	Average	Median	High
Asking Rent Per SF	104	£10.30	£20.92	£22.26	£50.00
Achieved Rent Per SF	69	£6.22	£303.49	£20.99	£28,000.00
Net Effective Rent Per SF	42	£6.22	£18.50	£20.36	£75.75
Asking Rent Discount	39	-245,729.7%	-3,913.4%	0.0%	51.2%
TI Allowance	-	-	-	-	-
Rent Free Months	24	0	4	3	18

Lease Attributes	Deals	Low	Average	Median	High
Months on Market	117	0	14	6	128
Deal Size	153	80	2,906	1,280	60,000
Lease Deal in Months	80	3.0	85.0	81.0	300.0
Floor Number	152	LL	GRND	GRND	9

Lease Comps Summary

Lease Comps Report

Property Name - Address	Rating	Lease				Rents	
		SF Leased	Floor	Sign Date	Type	Rent	Rent Type
1 Elwood House 42 Lytton Rd	★★★★★	520	GRND	05/02/2021	New	£34.61	Asking
2 The Grange 100 High St	★★★★★	1,420	1st	01/02/2021	New	£27.50/fri	Asking
3 Kestrel House Trinity Park	★★★★★	9,370	GRND	17/12/2020	New	-	-
4 2-2A Accommodation Rd	★★★★★	650	GRND	01/12/2020	New	£18.46/fri	Achieved
5 411 Chingford Rd	★★★★★	322	GRND	01/12/2020	New	£27.74/fri	Achieved
6 Elizabeth House High St	★★★★★	1,435	2nd	07/11/2020	New	£41.32	Asking
7 Lough Point 2 Gladbeck Way	★★★★★	1,270	GRND	16/10/2020	New	£21.50	Asking
8 2-16 Burleigh Gdns	★★★★★	5,166	GRND	22/09/2020	New	£17.42/fri	Effective
9 1 Hallswelle Parade	★★★★★	1,958	1-2	18/09/2020	New	£16.85/fri	Asking
10 871 High Rd	★★★★★	1,950	GRND	21/08/2020	New	£12.82	Asking
11 Lammas Rd	★★★★★	2,395	Unkwn	30/07/2020	New	£7.08/fri	Effective
12 Uplands House Blackhorse Ln	★★★★★	9,981	GRND,1	01/07/2020	Renewal	£15.43	Achieved
2 The Grange 100 High	★★★★★	6,580	1st	01/07/2020	Renewal	-	-
13 Neptune House 2A Alexandra Grove	★★★★★	2,755	GRND,1	17/06/2020	New	£21.52/fri	Effective
14 Refuge House 9-10 River Front	★★★★★	2,314	GRND,1	08/04/2020	Renewal	£25.98	Effective
15 20 Kirkdale	★★★★★	132	GRND	25/03/2020	Renewal	£75.75/fri	Effective
16 2-2A Markhouse Ave	★★★★★	80	GRND	03/02/2020	New	£57.00/fri	Achieved
17 2B Avenue Rd	★★★★★	335	1st	01/02/2020	New	£32.83/fri	Achieved
18 286 Chase Rd	★★★★★	400	GRND	01/02/2020	Renewal	-	-
19 169 High St	★★★★★	850	1st	30/01/2020	New	£20.00	Achieved
20 Southern House 1A Bedford Rd	★★★★★	235	GRND	07/01/2020	New	£38.20	Effective

Lease Comps Summary

Lease Comps Report

Property Name - Address	Rating	Lease				Rents	
		SF Leased	Floor	Sign Date	Type	Rent	Rent Type
21 Shakespeare House 3 Dollis Mews	★★★★★	930	GRND	01/01/2020	New	£20.29	Achieved
22 19A Hatch Ln	★★★★★	670	GRND,1	23/12/2019	New	£19.40/fri	Achieved
23 Molteno House 302 Regents Park Rd	★★★★★	5,067	1-2	23/12/2019	New	£32.50	Asking
24 Solar House 282 Chase Rd	★★★★★	2,750	1-2	17/12/2019	New	£40.00	Asking
25 Premier House 309 Ballards Ln	★★★★★	905	3rd	16/12/2019	New	£21.55/fri	Achieved
26 14 High St	★★★★★	646	GRND	06/12/2019	New	-	-
6 Elizabeth House 54-58 High	★★★★★	3,088	7th	06/12/2019	New	£15.00/fri	Asking
27 Ashdon House Moon Ln	★★★★★	950	2nd	05/12/2019	New	£21.58	Achieved
28 Lawford House 4 Albert Pl	★★★★★	513	2nd	01/12/2019	New	£25.34	Asking
29 Dancastle Court 14 Arcadia Ave	★★★★★	422	GRND	01/12/2019	New	-	-
30 Arkleigh Mansions 200 Brent St	★★★★★	558	GRND	22/11/2019	New	£22.40	Asking
31 King St	★★★★★	1,565	GRND	20/11/2019	New	£15.16	Asking
32 St Albans House 26-28 St Albans Ln	★★★★★	7,570	GRND,1	11/11/2019	New	£25.00/fri	Asking
33 The Studios 80 Ruckholt Rd	★★★★★	8,435	GRND,1-3	04/11/2019	New	£13.04/fri	Achieved
34 Northway House 1379 High Rd	★★★★★	1,250	GRND	01/11/2019	New	£48.00/fri	Effective
35 Hyde House The Hyde	★★★★★	1,285	9th	01/11/2019	New	£16.00	Asking
36 129 Green Lanes	★★★★★	679	GRND	30/10/2019	New	£20.61	Asking
37 Fellows Square Geron Way	★★★★★	2,163	GRND	16/10/2019	New	£20.00/fri	Asking
38 Innova House Kinetic Cres	★★★★★	15,227	GRND	04/10/2019	New	£15.00/fri	Asking
39 136-144 Golders Green Rd	★★★★★	3,014	1st	27/09/2019	New	£23.22/fri	Effective
37 Fellows Square Geron Way	★★★★★	2,013	GRND	13/09/2019	New	£19.67/fri	Achieved

Lease Comps Summary

Lease Comps Report

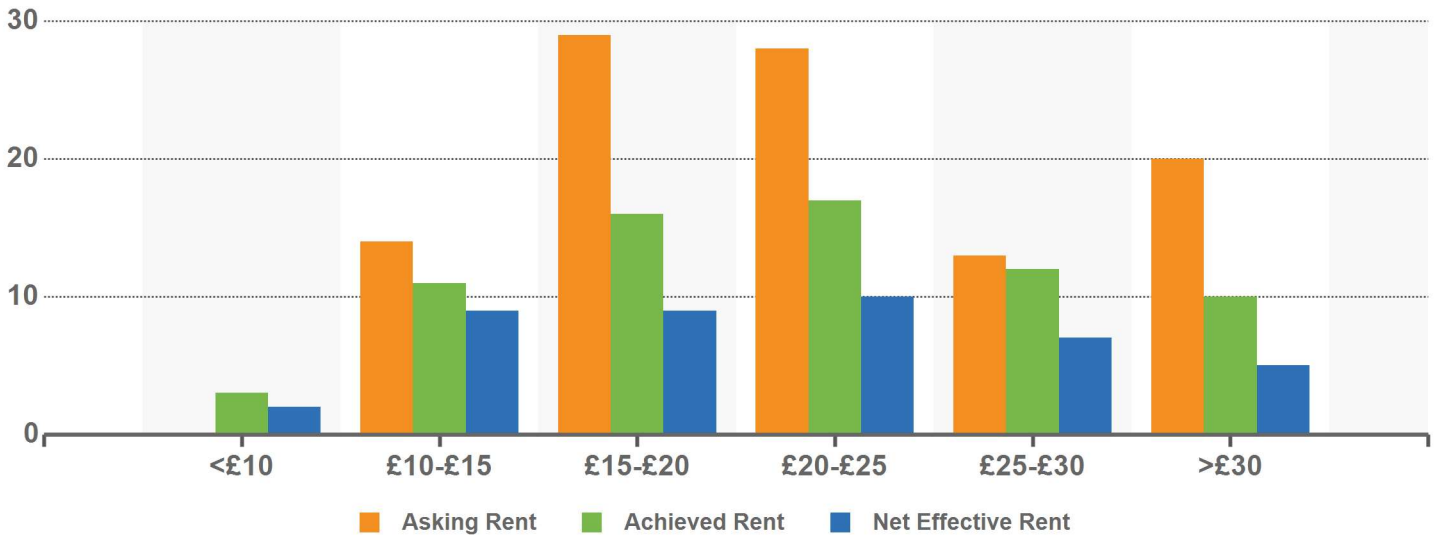
Property Name - Address	Rating	Lease				Rents	
		SF Leased	Floor	Sign Date	Type	Rent	Rent Type
14 Refuge House 9-10 River Front	★★★★★	2,684	4th	07/09/2019	Renewal	£26.39	Achieved
40 Alexander House 3 Shakespeare Rd	★★★★★	1,574	2nd	23/08/2019	New	£15.88/fri	Asking
41 212 Ballards Ln	★★★★★	1,442	1-2	02/08/2019	New	£13.57	Effective
42 Solar House 915 High Rd	★★★★★	4,700	1st	02/08/2019	New	-	-
43 Lonsto House 276 Chase Side	★★★★★	200	1st	01/08/2019	New	£33.00/fri	Effective
44 1345 High Rd	★★★★★	695	1st	01/08/2019	New	£25.18/fri	Asking
45 Bunns Ln	★★★★★	1,945	GRND	17/07/2019	New	£18.00/fri	Achieved
45 Bunns Ln	★★★★★	1,525	GRND	27/06/2019	New	£18.00/fri	Achieved

Rents

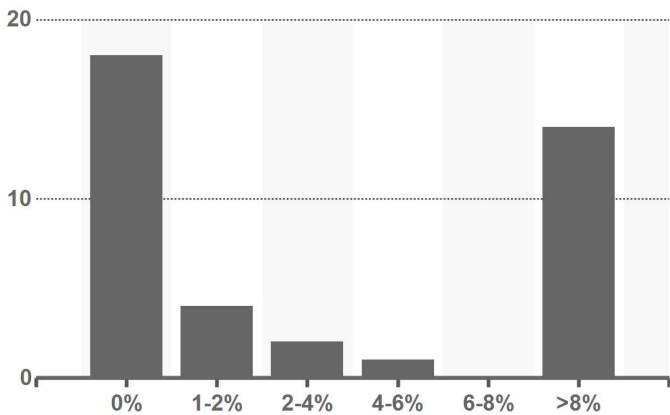
Lease Comps Report

Asking Rent Per SF	Achieved Rent Per SF	Net Effective Rent Per SF	Avg. Rent Free Months
£20.92	£303.49	£18.50	3.5

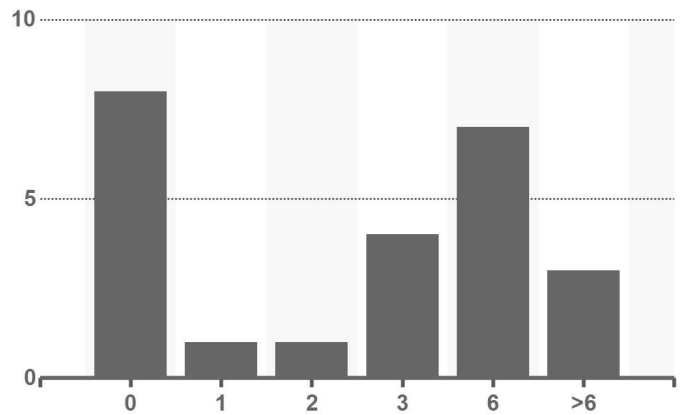
DEALS BY ASKING, ACHIEVED, AND NET EFFECTIVE RENT



DEALS BY ASKING RENT DISCOUNT



DEALS BY RENT FREE MONTHS



Quick Stats Report

Comps Statistics					
	Low	Average	Median	High	Count
Office					
Price					
For Sale & UC/Pending	£210,000	£486,667	£550,000	£700,000	3
Sold Transactions	£240,000	£3,421,411	£1,600,000	£34,000,000	65
NIA					
For Sale & UC/Pending	468 SF	1,505 SF	1,850 SF	2,196 SF	3
Sold Transactions	611 SF	18,401 SF	3,370 SF	588,678 SF	78
Price per SF					
For Sale & UC/Pending	£297.30	£323.44	£318.76	£448.72	3
Sold Transactions	£3.36	£158.23	£312.42	£2,461.14	65
Net Initial Yield					
For Sale & UC/Pending	-	-	-	-	-
Sold Transactions	2.90%	4.54%	3.99%	6.90%	6
Days on Market					
For Sale & UC/Pending	198	306	325	394	3
Sold Transactions	2	250	154	1,158	43
Sale Price to Asking Price Ratio					
Sold Transactions	47.62%	102.39%	100.78%	160.67%	28
Light Industrial					
Price					
For Sale & UC/Pending	-	-	-	-	-
Sold Transactions	£625,000	£750,000	£750,000	£875,000	2
NIA					
For Sale & UC/Pending	-	-	-	-	-
Sold Transactions	2,134 SF	2,548 SF	2,195 SF	3,314 SF	3
Price per SF					
For Sale & UC/Pending	-	-	-	-	-
Sold Transactions	£264.03	£272.28	£274.39	£284.74	2
Net Initial Yield					
For Sale & UC/Pending	-	-	-	-	-
Sold Transactions	-	-	-	-	-
Days on Market					
For Sale & UC/Pending	-	-	-	-	-
Sold Transactions	132	218	231	292	3
Sale Price to Asking Price Ratio					
Sold Transactions	89.74%	99.22%	99.22%	108.70%	2

Quick Stats Report

	Low	Average	Median	High	Count
General Retail					
Price					
For Sale & UC/Pending	£175,000	£300,000	£175,000	£550,000	3
Sold Transactions	£1,530,500	£1,530,500	£1,530,500	£1,530,500	1
Centre Size					
For Sale & UC/Pending	876 SF	1,061 SF	878 SF	1,429 SF	3
Sold Transactions	858 SF	1,559 SF	1,308 SF	3,061 SF	6
Price per SF					
For Sale & UC/Pending	£199.32	£282.75	£199.77	£384.88	3
Sold Transactions	£500.00	£500.00	£500.00	£500.00	1
Net Initial Yield					
For Sale & UC/Pending	-	-	-	-	-
Sold Transactions	-	-	-	-	-
Days on Market					
For Sale & UC/Pending	150	259	150	478	3
Sold Transactions	476	817	868	975	6
Sale Price to Asking Price Ratio					
Sold Transactions	100.00%	100.00%	100.00%	100.00%	1
Sports & Entertainment					
Price					
For Sale & UC/Pending	-	-	-	-	-
Sold Transactions	£380,000	£382,500	£382,500	£385,000	2
Building Size					
For Sale & UC/Pending	-	-	-	-	-
Sold Transactions	1,000 SF	1,054 SF	1,054 SF	1,108 SF	2
Price per SF					
For Sale & UC/Pending	-	-	-	-	-
Sold Transactions	£347.47	£362.90	£363.74	£380.00	2
Net Initial Yield					
For Sale & UC/Pending	-	-	-	-	-
Sold Transactions	-	-	-	-	-
Days on Market					
For Sale & UC/Pending	-	-	-	-	-
Sold Transactions	21	85	85	149	2
Sale Price to Asking Price Ratio					
Sold Transactions	97.47%	99.40%	99.40%	101.33%	2
Totals					
For Sale & UC/Pending	Asking Price Total:	£2,360,000	Total For Sale Transactions:	6	
Sold Transactions	Total Sales Volume:	£226,187,215	Total Sales Transactions:	89	
	Total Included in Analysis:	£228,547,215	Total Included in Analysis:	95	

Quick Stats Report

Low	Average	Median	High	Count
Survey Criteria				
<p>basic criteria: Type of Property - Office; Sale Date - from 11/02/2017; Sale Status - Sold, Under Offer; - Exclude All Bulk Portfolio Sales; Return and Search on Portfolio Sales as Individual Properties - Yes; - Exclude All Multiple Property Sales; Exclude Non-Arms Length Comps - Yes</p> <p>geography criteria: Submarket - Barnet (London), Enfield (London), Waltham Forest (London)</p>				

Sale Distribution by Price

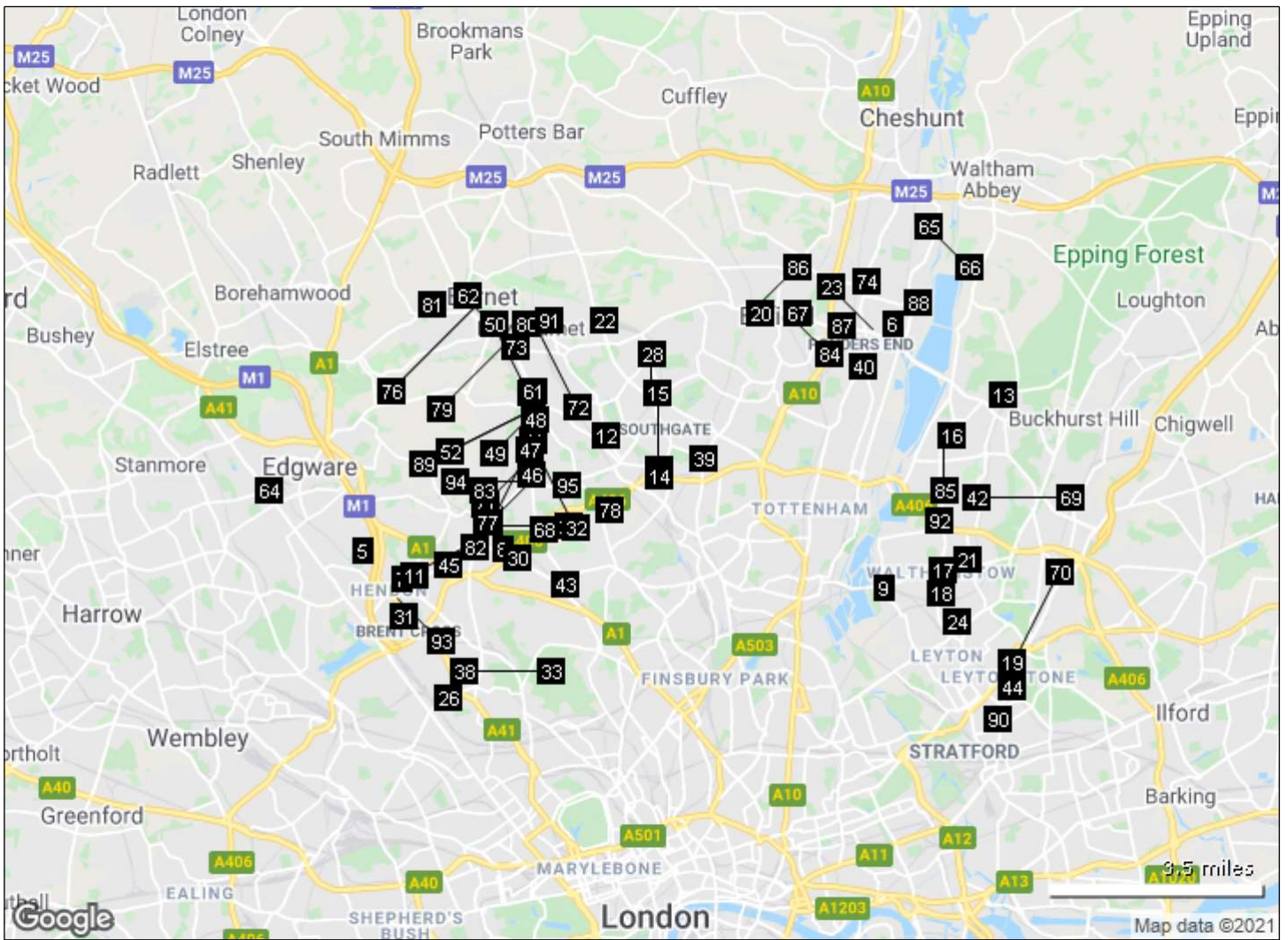
1Q18: 01/01/2018-31/03/2018				
	# of Records	% of Records	GBP Volume	% of GBP Volume
Less than £500k	0	0.0%	£0	0.0%
£500k - £1.49M	0	0.0%	£0	0.0%
£1.5M - £4.9M	0	0.0%	£0	0.0%
£5M - £9.9M	0	0.0%	£0	0.0%
£10M and above	1	100.0%	£10,700,000	100.0%
Totals	1	100.0%	£10,700,000	100.0%
2Q18: 01/04/2018-30/06/2018				
	# of Records	% of Records	GBP Volume	% of GBP Volume
Less than £500k	2	66.7%	£765,000	14.3%
£500k - £1.49M	0	0.0%	£0	0.0%
£1.5M - £4.9M	1	33.3%	£4,600,000	85.7%
£5M - £9.9M	0	0.0%	£0	0.0%
£10M and above	0	0.0%	£0	0.0%
Totals	3	100.0%	£5,365,000	100.0%
3Q18: 01/07/2018-30/09/2018				
	# of Records	% of Records	GBP Volume	% of GBP Volume
Less than £500k	0	0.0%	£0	0.0%
£500k - £1.49M	3	60.0%	£2,165,000	21.9%
£1.5M - £4.9M	1	20.0%	£1,976,250	20.0%
£5M - £9.9M	1	20.0%	£5,748,000	58.1%
£10M and above	0	0.0%	£0	0.0%
Totals	5	100.0%	£9,889,250	100.0%
4Q18: 01/10/2018-31/12/2018				
	# of Records	% of Records	GBP Volume	% of GBP Volume
Less than £500k	0	0.0%	£0	0.0%
£500k - £1.49M	1	33.3%	£750,000	6.6%
£1.5M - £4.9M	0	0.0%	£0	0.0%
£5M - £9.9M	2	66.7%	£10,550,000	93.4%
£10M and above	0	0.0%	£0	0.0%
Totals	3	100.0%	£11,300,000	100.0%
1Q19: 01/01/2019-31/03/2019				
	# of Records	% of Records	GBP Volume	% of GBP Volume
Less than £500k	0	0.0%	£0	0.0%
£500k - £1.49M	2	40.0%	£1,901,000	15.0%
£1.5M - £4.9M	2	40.0%	£5,126,000	40.5%
£5M - £9.9M	1	20.0%	£5,623,500	44.5%
£10M and above	0	0.0%	£0	0.0%
Totals	5	100.0%	£12,650,500	100.0%

Sale Distribution by Price

2Q19: 01/04/2019-30/06/2019				
	# of Records	% of Records	GBP Volume	% of GBP Volume
Less than £500k	0	0.0%	£0	0.0%
£500k - £1.49M	0	0.0%	£0	0.0%
£1.5M - £4.9M	2	100.0%	£4,835,000	100.0%
£5M - £9.9M	0	0.0%	£0	0.0%
£10M and above	0	0.0%	£0	0.0%
Totals	2	100.0%	£4,835,000	100.0%
3Q19: 01/07/2019-30/09/2019				
	# of Records	% of Records	GBP Volume	% of GBP Volume
Less than £500k	1	14.3%	£290,000	2.8%
£500k - £1.49M	5	71.4%	£4,628,000	44.0%
£1.5M - £4.9M	0	0.0%	£0	0.0%
£5M - £9.9M	1	14.3%	£5,600,000	53.2%
£10M and above	0	0.0%	£0	0.0%
Totals	7	100.0%	£10,518,000	100.0%
4Q19: 01/10/2019-31/12/2019				
	# of Records	% of Records	GBP Volume	% of GBP Volume
Less than £500k	0	0.0%	£0	0.0%
£500k - £1.49M	3	42.9%	£2,672,965	11.2%
£1.5M - £4.9M	1	14.3%	£1,600,000	6.7%
£5M - £9.9M	3	42.9%	£19,550,000	82.1%
£10M and above	0	0.0%	£0	0.0%
Totals	7	100.0%	£23,822,965	100.0%
1Q20: 01/01/2020-31/03/2020				
	# of Records	% of Records	GBP Volume	% of GBP Volume
Less than £500k	1	20.0%	£210,000	3.0%
£500k - £1.49M	3	60.0%	£2,710,000	39.2%
£1.5M - £4.9M	1	20.0%	£4,000,000	57.8%
£5M - £9.9M	0	0.0%	£0	0.0%
£10M and above	0	0.0%	£0	0.0%
Totals	5	100.0%	£6,920,000	100.0%
2Q20: 01/04/2020-30/06/2020				
	# of Records	% of Records	GBP Volume	% of GBP Volume
Less than £500k	0	0.0%	£0	0.0%
£500k - £1.49M	1	50.0%	£1,000,000	13.7%
£1.5M - £4.9M	0	0.0%	£0	0.0%
£5M - £9.9M	1	50.0%	£6,300,000	86.3%
£10M and above	0	0.0%	£0	0.0%
Totals	2	100.0%	£7,300,000	100.0%

Sale Distribution by Price

3Q20: 01/07/2020-30/09/2020				
	# of Records	% of Records	GBP Volume	% of GBP Volume
Less than £500k	3	42.9%	£750,000	8.5%
£500k - £1.49M	2	28.6%	£1,850,000	21.0%
£1.5M - £4.9M	2	28.6%	£6,200,000	70.5%
£5M - £9.9M	0	0.0%	£0	0.0%
£10M and above	0	0.0%	£0	0.0%
Totals	7	100.0%	£8,800,000	100.0%
4Q20: 01/10/2020-31/12/2020				
	# of Records	% of Records	GBP Volume	% of GBP Volume
Less than £500k	0	0.0%	£0	0.0%
£500k - £1.49M	0	0.0%	£0	0.0%
£1.5M - £4.9M	1	33.3%	£1,665,000	4.0%
£5M - £9.9M	1	33.3%	£5,700,000	13.8%
£10M and above	1	33.3%	£34,000,000	82.2%
Totals	3	100.0%	£41,365,000	100.0%
1Q21: 01/01/2021-31/03/2021				
	# of Records	% of Records	GBP Volume	% of GBP Volume
Less than £500k	1	100.0%	£250,000	100.0%
£500k - £1.49M	0	0.0%	£0	0.0%
£1.5M - £4.9M	0	0.0%	£0	0.0%
£5M - £9.9M	0	0.0%	£0	0.0%
£10M and above	0	0.0%	£0	0.0%
Totals	1	100.0%	£250,000	100.0%
Total				
	# of Records	% of Records	GBP Volume	% of GBP Volume
Less than £500k	8	15.7%	£2,265,000	1.5%
£500k - £1.49M	20	39.2%	£17,676,965	11.5%
£1.5M - £4.9M	11	21.6%	£30,002,250	19.5%
£5M - £9.9M	10	19.6%	£59,071,500	38.4%
£10M and above	2	3.9%	£44,700,000	29.1%
Totals	51	100.0%	£153,715,715	100.0%
Survey Criteria				
<p>basic criteria: Type of Property - Office; Sale Date - from 11/02/2017; Sale Status - Sold, Under Offer; - Exclude All Bulk Portfolio Sales; Return and Search on Portfolio Sales as Individual Properties - Yes; - Exclude All Multiple Property Sales; Exclude Non-Arms Length Comps - Yes</p> <p>geography criteria: Submarket - Barnet (London), Enfield (London), Waltham Forest (London)</p>				



	Address	City	Property Info	Sale Info
1	Block C, Aerodrome Rd	London	1,289 SF General Retail/Storefront Retail/Residential	Sold: -
2	Block C, Aerodrome Rd	London	1,900 SF General Retail/Storefront Retail/Residential	Sold: -
3	Block C, Aerodrome Rd	London	920 SF General Retail/Storefront Retail/Residential	Sold: -
4	Block C, Aerodrome Rd	London	1,327 SF General Retail/Storefront Retail/Residential	Sold: -
5	Block C, Aerodrome Rd	London	858 SF General Retail/Storefront Retail/Residential	Sold: -
6	50 Alexandra Rd	Enfield	4,110 SF Office	Sold: £475,000 (£115.57/SF)
7	Trojan House, 34 Arcadia Ave	London	4,233 SF Office	Sold: £2,175,000 (£513.82/SF)
8	193 Ballards Ln	London	10,890 SF Office	Sold: £6,200,000 (£569.33/SF)
9	152-154 Blackhorse Rd	London	13,546 SF Office	Sold: £1,600,000 (£118.12/SF)
10	242-244 Bowes Rd	London	2,457 SF Office/Office/Residential	Sold: -
11	159-161 Brent St	London	2,867 SF Office	Sold: £1,625,000 (£566.79/SF)
12	115A-115C Brunswick Park Rd	London	2,195 SF Flex/Light Manufacturing	Sold: £625,000 (£284.74/SF)
13	Apolline House, 2A Buxton Rd	London	1,454 SF Office	Sold: £650,000 (£447.04/SF)

14	Southgate Office Village, Chase Rd	London	6,558 SF Office	Sold: £1,585,000 (£241.69/SF)
15	Chase House, 305 Chase Rd	London	13,311 SF Office	Sold: £4,500,000 (£338.07/SF)
16	99 Chingford Ave	London	1,085 SF Office/Medical	Sold: £415,000 (£382.49/SF)
17	10 Chingford Rd	London	821 SF Office/Office/Residential	Sold: £450,000 (£548.11/SF)
18	12 Church HI	London	3,748 SF Office	Sold: £1,850,000 (£493.60/SF)
19	Seascape House, 49-50 Church Ln	London	939 SF Office/Office/Residential	Sold: £1,190,000 (£1,267.31/SF)
20	100 Church St	Enfield	18,631 SF Office	Sold: £5,600,000 (£300.57/SF)
21	Prestige House, 26 Clifford Rd	London	10,439 SF Office	Sold: £3,750,000 (£359.23/SF)
22	Holbrook House / Black Horse Tower, 116 Cockfosters Rd	Barnet	127,000 SF Office	Sold: £34,000,000 (£267.72/SF)
23	Constance House, 8-8A Colmore Rd	Enfield	6,398 SF Office/Medical	Sold: £846,000 (£132.23/SF)
24	1 Copeland Rd	London	1,429 SF General Retail/Bar/Nightclub	Pending: w/Asking Price of £550,000 (£384.88/SF)
25	120-132 Cricklewood Ln	London	1,108 SF Sports & Entertainment/All Leisure	Sold: £385,000 (£347.47/SF)
26	120-132 Cricklewood Ln	London	1,000 SF Sports & Entertainment/All Leisure	Sold: £380,000 (£380/SF)
27	5 Crown Sq	Dorchester	876 SF General Retail/Storefront	Pending: w/Asking Price of £175,000 (£199.77/SF)
28	5 Crown Sq	Dorchester	878 SF General Retail/Storefront	Under Contract: w/Asking Price of £175,000 (£199.32/SF)
29	Shakespeare House, 3 Dollis Mews	London	3,681 SF Office/Office/Residential	Sold: £1,150,000 (£312.42/SF)
30	63 East End Rd	London	1,882 SF Office	Sold: £3,900,000 (£2,072.26/SF)
31	67 Elliot Rd	London	14,342 SF Office/Medical	Sold: £3,250,000 (£226.61/SF)
32	Rear Of Premises, 2-4 Finchley Park	London	1,180 SF Office	Sold: £241,000 (£204.24/SF)
33	122 Granville Rd	London	4,613 SF Office	Sold: £2,150,000 (£466.07/SF)
34	165 Granville Rd	London	25,830 SF Office	Sold: £8,250,000 (£319.40/SF)
35	165 Granville Rd	London	810 SF Office	Sold: £865,000 (£1,067.90/SF)
36	165 Granville Rd	London	2,702 SF Office	Sold: £750,000 (£277.57/SF)
37	165 Granville Rd	London	2,183 SF Office	Sold: £845,000 (£387.08/SF)
38	165 Granville Rd	London	1,775 SF Office	Sold: £750,000 (£422.54/SF)
39	303C Green Lanes	London	814 SF Office	Sold: -
40	461 Hertford Rd	London	821 SF Office/Medical	Sold: £400,000 (£487.21/SF)
41	Honey Lodge, 1 Hervey Clos	London	611 SF Office	Sold: -
42	Endeavour, Hickman Ave	London	1,082 SF Office/Office/Residential	Sold: £290,000 (£268.02/SF)
43	12-18 High Rd	London	3,183 SF Office	Sold: £4,025,000 (£1,264.53/SF)
44	Drayton House, 526 High Rd	London	2,486 SF Office	Sold: -
45	707 High Rd	London	21,859 SF Office	Sold: £10,700,000 (£489.50/SF)
46	727-729 High Rd	London	1,832 SF Office	Sold: £400,000 (£218.34/SF)
47	Solar House, 915 High Rd	London	18,378 SF Office	Sold: £3,276,000 (£178.26/SF)
48	1140-1148 High Rd	London	2,650 SF Office	Sold: £900,000 (£339.62/SF)

49	1230-1232 High Rd	London	4,702 SF Office/Office/Residential	Sold: £1,472,965 (£313.26/SF)
50	Edelman House, 1238 High Rd	London	14,630 SF Office	Sold: £5,623,500 (£384.38/SF)
51	Barnet House, 1255 High Rd	London	79,000 SF Office	Sold: £18,000,000 (£227.85/SF)
52	Barnet House, 1255 High Rd	London	79,000 SF Office	Sold: £5,250,000 (£66.46/SF)
53	Northway House, 1379 High Rd	London	3,491 SF Office	Sold: -
54	Northway House, 1379 High Rd	London	2,778 SF Office	Sold: -
55	Northway House, 1379 High Rd	London	1,982 SF Office	Sold: -
56	Northway House, 1379 High Rd	London	4,679 SF Office	Sold: -
57	Northway House, 1379 High Rd	London	1,334 SF Office	Sold: £504,000 (£377.81/SF)
58	Northway House, 1379 High Rd	London	5,471 SF Office	Sold: £1,056,000 (£193.02/SF)
59	Northway House, 1379 High Rd	London	4,931 SF Office	Sold: £1,188,000 (£240.92/SF)
60	Northway House, 1379 High Rd	London	588,678 SF Office	Sold: £1,976,250 (£3.36/SF)
61	Euro House & Turnberry House, 1394-1410 High Rd	London	19,549 SF Office	Sold: £10,500,000 (£537.11/SF)
62	Cullips House, High St	Barnet	2,134 SF Flex/Light Manufacturing	Sold: -
63	Elizabeth House, 54-58 High St	Edgware	3,000 SF Office/Office Live/Work Unit	Sold: £815,000 (£271.67/SF)
64	Elizabeth House, 54-58 High St	Edgware	3,088 SF Office/Office Live/Work Unit	Sold: -
65	Innova House, Kinetic Cres	Enfield	41,810 SF Office	Sold: £4,600,000 (£110.02/SF)
66	6 Kinetic Cres	Enfield	2,196 SF Office	Pending: w/Asking Price of £700,000 (£318.76/SF)
67	8-16 Ladysmith Rd	Enfield	1,850 SF Office	Pending: w/Asking Price of £550,000 (£297.30/SF)
68	Ferris Lodge, 62 Lankaster Gdns	London	2,580 SF Office	Sold: -
69	480-510 Larkshall Rd	London	16,073 SF Office	Sold: £5,000,000 (£311.08/SF)
70	Robart House, 1 Lemna Rd	London	18,957 SF Office	Sold: £5,300,000 (£279.58/SF)
71	7 Lodge Ln	London	1,068 SF Office/Office/Residential	Sold: £500,000 (£468.16/SF)
72	Office Development, 2C Lytton Rd	Barnet	1,872 SF Office/Office/Residential	Sold: £240,000 (£128.21/SF)
73	Ashdon House, Moon Ln	Barnet	1,497 SF Office	Sold: £250,000 (£167/SF)
74	Moorfield Road Health Centre, 2 Moorfield Rd	Enfield	12,234 SF Office/Medical	Sold: £4,000,000 (£326.96/SF)
75	Hillside, 50 Moxon St	Barnet	30,104 SF Office	Sold: £5,748,000 (£190.94/SF)
76	Hillside, 50 Moxon St	Barnet	30,104 SF Office	Sold: £5,700,000 (£189.34/SF)
77	The Arc, 401-405 Nether St	London	3,248 SF Office/Office/Residential	Sold: £950,000 (£292.49/SF)
78	Land at Hollickwood School, Pembroke Rd	London	2,322 SF Office	Sold: £1,665,000 (£717.05/SF)
79	Plantagenet House, 4 Plantagenet Rd	Barnet	2,800 SF Office	Sold: £975,000 (£348.21/SF)
80	6 Plantagenet Rd	Barnet	949 SF Office/Loft/Creative Space	Sold: -
81	MBH Holland House, Queens Rd	Barnet	4,645 SF Office	Sold: £970,000 (£208.83/SF)
82	212-216 Regents Park Rd	London	1,260 SF Office/Office/Residential	Sold: £540,000 (£428.57/SF)
83	Gateway House, 318-330 Regents Park Rd	London	3,061 SF General Retail/Storefront Retail/Office	Sold: £1,530,500 (£500/SF)

84	Refuge House, 9-10 River Front	Enfield	41,388 SF Office	Sold: £7,250,000 (£175.17/SF)
85	2-8 Salisbury Rd	London	2,180 SF Office	Sold: -
86	Ross House, 1 Shirley Rd	Enfield	14,625 SF Office	Sold: £5,650,000 (£386.32/SF)
87	300 Southbury Rd	Enfield	26,133 SF Office	Sold: £6,300,000 (£241.07/SF)
88	Stockingswater Ln	Enfield	3,314 SF Flex/Light Manufacturing	Sold: £875,000 (£264.03/SF)
89	Octagon House, The Ridgeway	London	5,085 SF Office	Sold: £1,545,000 (£303.83/SF)
90	Thorne House, 15 Thorne Clos	London	1,755 SF Office/Medical	Sold: £520,000 (£296.30/SF)
91	44-46 Victoria Rd	Barnet	1,185 SF Office	Sold: £1,000,000 (£843.88/SF)
92	2 Walthamstow Ave	London	2,702 SF Office	Sold: £6,650,000 (£2,461.14/SF)
93	24 Watford Way	London	1,709 SF Office	Sold: -
94	Churchfield House, 45-51 Woodhouse Rd	London	9,476 SF Office	Sold: £1,600,000 (£168.85/SF)
95	Rear of 226, 226 Woodhouse Rd	London	468 SF Office	Pending: w/Asking Price of £210,000 (£448.72/SF)

Lease Comps Summary

Lease Comps Report

Deals

Asking Rent Per SF

Achieved Rent Per SF

Avg. Months On Market

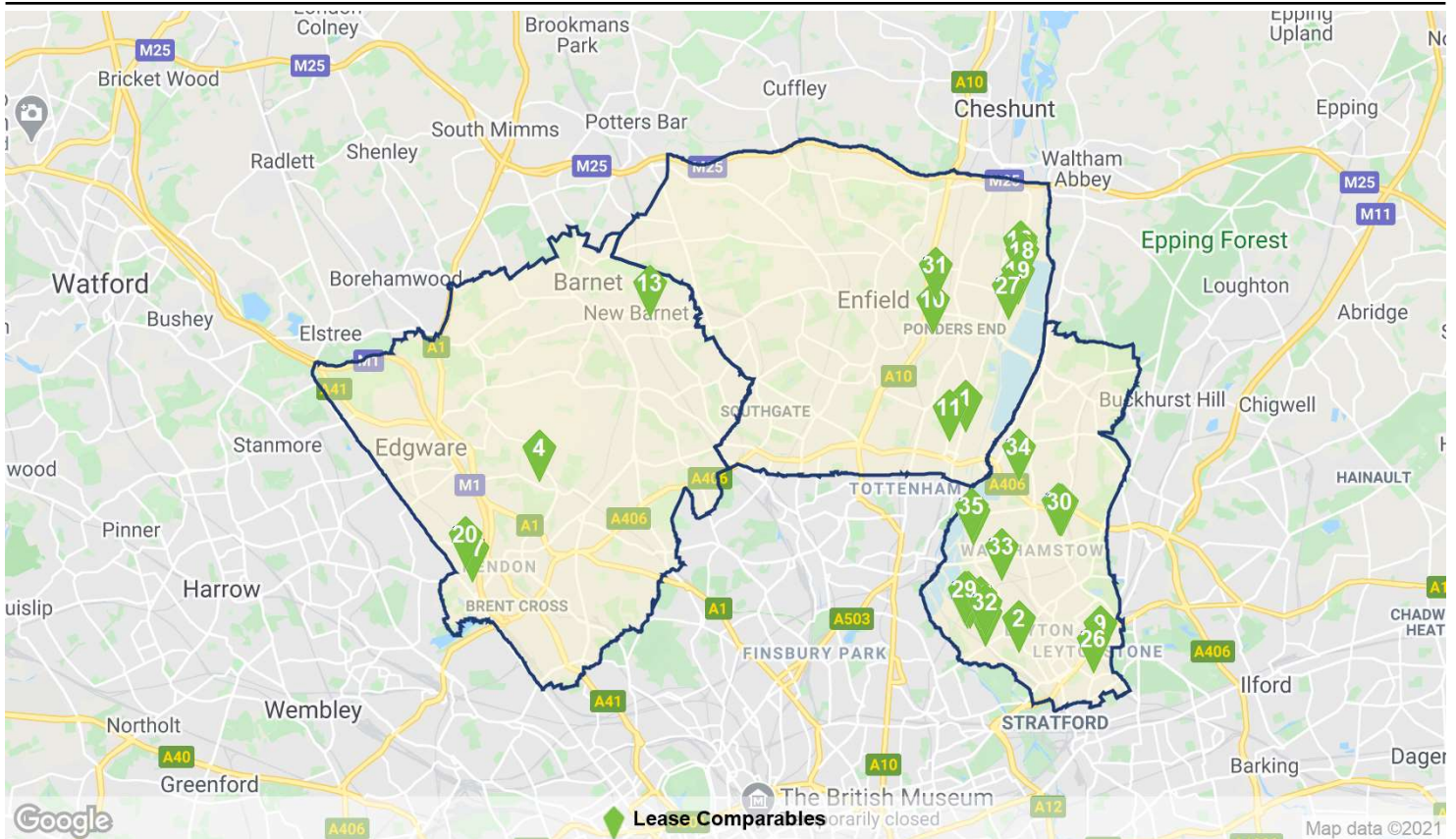
193

£12.96

£10.29

13

TOP 50 LEASE COMPARABLES



SUMMARY STATISTICS

Rent	Deals	Low	Average	Median	High
Asking Rent Per SF	131	£6.39	£12.96	£15.00	£36.20
Achieved Rent Per SF	67	£4.30	£10.29	£12.90	£29.40
Net Effective Rent Per SF	50	£4.30	£10.25	£12.90	£29.40
Asking Rent Discount	38	-49.9%	3.4%	2.1%	52.6%
TI Allowance	-	-	-	-	-
Rent Free Months	30	0	6	4	24

Lease Attributes	Deals	Low	Average	Median	High
Months on Market	155	1	13	8	129
Deal Size	193	178	9,811	2,677	263,855
Lease Deal in Months	73	12.0	100.0	120.0	240.0
Floor Number	192	GRND	GRND	GRND	MEZZ

Lease Comps Summary

Lease Comps Report

Property Name - Address	Rating	Lease				Rents	
		SF Leased	Floor	Sign Date	Type	Rent	Rent Type
1 Nobel Rd	★★★★★	34,509	GRND,1	22/01/2021	New	£12.50	Asking
1 Nobel Rd	★★★★★	10,177	GRND,1	22/01/2021	New	£12.50	Asking
2 Etole Rd	★★★★★	1,935	GRND,...	20/01/2021	New	£11.42	Asking
3 Argall Ave	★★★★★	2,200	GRND	18/12/2020	New	£19.00	Asking
3 Argall Ave	★★★★★	2,935	GRND	06/12/2020	New	£15.51	Asking
4 26A Devonshire Crescent	★★★★★	828	GRND	03/12/2020	New	£26.93/fri	Achieved
5 Argall Way	★★★★★	3,760	GRND	13/11/2020	New	£13.96	Asking
5 Argall Way	★★★★★	4,700	GRND	06/11/2020	New	£13.83	Asking
6 Lammas Rd	★★★★★	5,672	GRND	06/11/2020	New	£12.34	Asking
7 Edison Rd	★★★★★	4,050	GRND	24/10/2020	New	£13.50	Asking
8 Units 1-3 Clifford Rd	★★★★★	2,302	GRND,...	16/10/2020	New	£9.99/fri	Asking
9 271 Lancaster	★★★★★	765	GRND	16/10/2020	New	£16.34	Asking
10 Lincoln Rd	★★★★★	2,852	GRND	16/10/2020	New	£20.00	Asking
11 Montagu 406 Becket Rd	★★★★★	7,459	GRND	09/10/2020	New	£9.38	Asking
12 Edison Rd	★★★★★	1,905	GRND	09/10/2020	New	£15.00/fri	Asking
13 Lancaster Road Industri... 63-67 Lancaster Rd	★★★★★	10,050	GRND,...	08/10/2020	New	£7.46/fri	Achieved
14 Block C Block C Argall Ave	★★★★★	3,412	GRND,1	01/10/2020	New	£17.50	Asking
15 Argall Ave	★★★★★	1,854	GRND	30/09/2020	New	£13.48	Asking
16 Edison Rd	★★★★★	3,430	GRND	26/09/2020	New	£12.50/fri	Achieved
17 1 Garrick Rd	★★★★★	5,886	GRND,1	22/09/2020	New	£15.00/fri	Achieved
18 Millmarsh Ln	★★★★★	30,005	GRND,1	03/09/2020	New	£12.75/fri	Achieved

Lease Comps Summary

Lease Comps Report

Property Name - Address	Rating	Lease				Rents	
		SF Leased	Floor	Sign Date	Type	Rent	Rent Type
19 Riverwalk Rd	★★★★★	21,500	GRND	31/08/2020	New	£14.00	Asking
20 Hyde Estate Rd	★★★★★	1,250	GRND	21/08/2020	New	£13.60/fri	Effective
1 Nobel Rd	★★★★★	11,015	GRND,1	14/08/2020	New	£12.50	Asking
21 101 Blackhorse Ln	★★★★★	7,915	GRND	13/08/2020	New	£13.27	Effective
22 Clifford Rd	★★★★★	2,214	GRND,...	21/07/2020	New	£10.84	Asking
23 Argall Ave	★★★★★	2,022	GRND	15/07/2020	New	£19.50	Asking
24 Argall Ave	★★★★★	423	GRND	08/07/2020	New	-	-
25 Capital Studios Argall Ave	★★★★★	560	GRND,1	01/07/2020	New	£19.00	Asking
25 Capital Studios Argall Ave	★★★★★	560	GRND,1	01/07/2020	New	£22.00	Asking
25 Capital Studios Argall Ave	★★★★★	560	GRND,1	01/07/2020	New	£19.00	Asking
25 Capital Studios Argall Ave	★★★★★	560	GRND,1	01/07/2020	New	£22.00	Asking
25 Capital Studios Argall Ave	★★★★★	546	GRND,1	01/07/2020	New	£19.00	Asking
25 Capital Studios Argall Ave	★★★★★	178	1st	01/07/2020	New	£19.00	Asking
26 Howard Rd	★★★★★	1,043	GRND	12/06/2020	New	£12.94/fri	Achieved
27 Urban 85 East Duck Lees Ln	★★★★★	84,805	GRND	11/06/2020	New	£13.50	Asking
28 10 Argall Ave	★★★★★	2,444	GRND	10/06/2020	New	£14.50	Asking
29 Argall Ave	★★★★★	749	GRND	02/06/2020	New	£26.50	Asking
25 Capital Studios Argall Ave	★★★★★	560	GRND,1	15/05/2020	New	£19.00	Asking
30 Clifford Rd	★★★★★	1,250	GRND	01/05/2020	New	£18.50	Asking
31 6-20 Baird Rd	★★★★★	2,250	1,MEZZ	22/04/2020	New	£14.29/fri	Asking
25 Capital Studios Argall Ave	★★★★★	382	GRND	20/04/2020	New	£19.00	Asking

Lease Comps Summary

Lease Comps Report

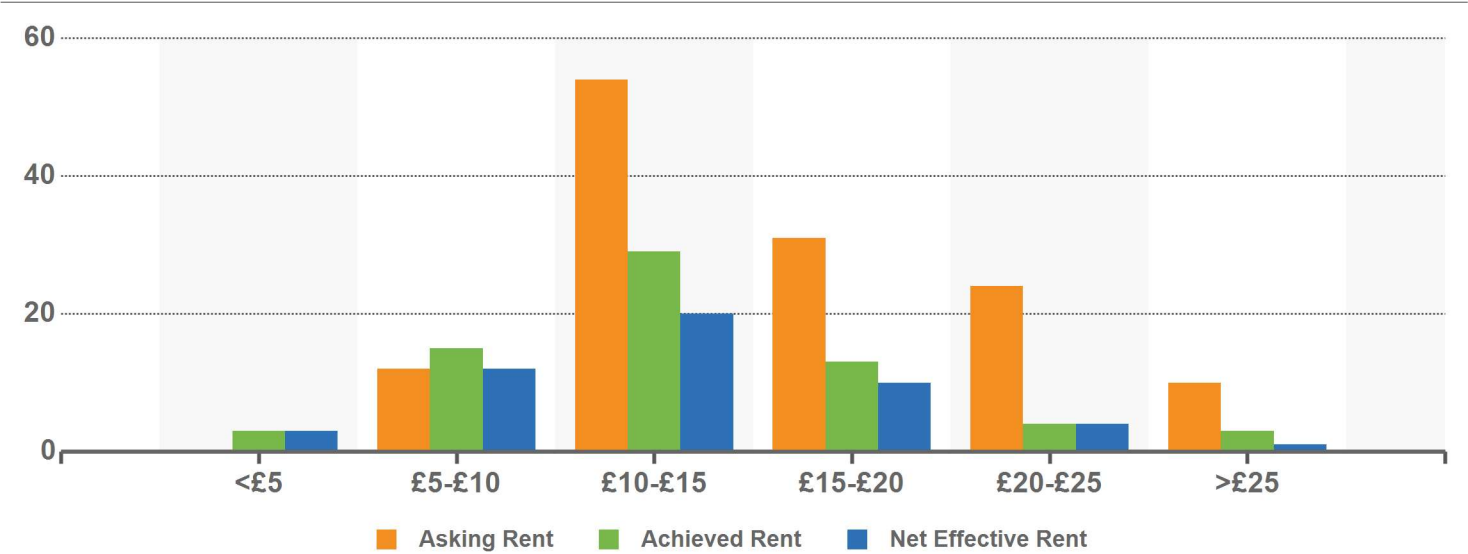
Property Name - Address	Rating	Lease				Rents	
		SF Leased	Floor	Sign Date	Type	Rent	Rent Type
32 Transform House 16 Wellington Rd	★★★★★	2,665	GRND	06/04/2020	New	£12.76	Asking
33 Sheila Court 15 Cranbrook	★★★★★	1,292	GRND	10/03/2020	New	£9.20	Effective
34 Justin Rd	★★★★★	1,735	GRND	26/02/2020	New	£16.25/fri	Achieved
2 1-31 Etloe Rd	★★★★★	2,067	GRND	18/02/2020	New	£20.32	Asking
14 Block C Block C Argall Ave	★★★★★	2,940	GRND	05/02/2020	New	£23.00	Asking
25 Capital Studios Argall Ave	★★★★★	560	GRND,1	03/02/2020	New	£19.00	Asking
14 Block C Block C Argall Ave	★★★★★	980	GRND	13/01/2020	New	£23.00	Asking
35 Blackhorse Ln	★★★★★	19,730	GRND	21/11/2019	New	-	-

Rents

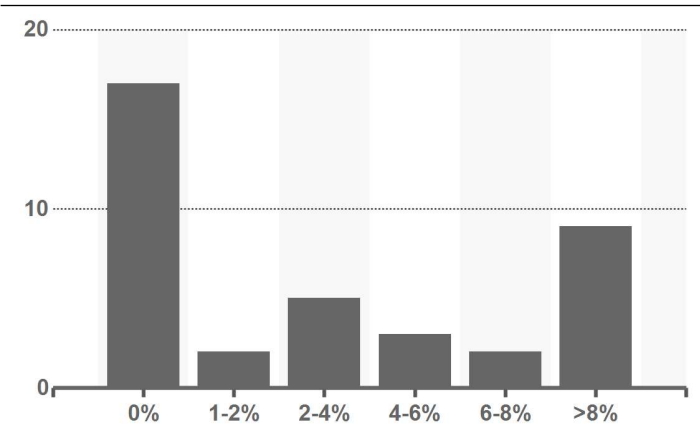
Lease Comps Report

Asking Rent Per SF	Achieved Rent Per SF	Net Effective Rent Per SF	Avg. Rent Free Months
£12.96	£10.29	£10.25	5.8

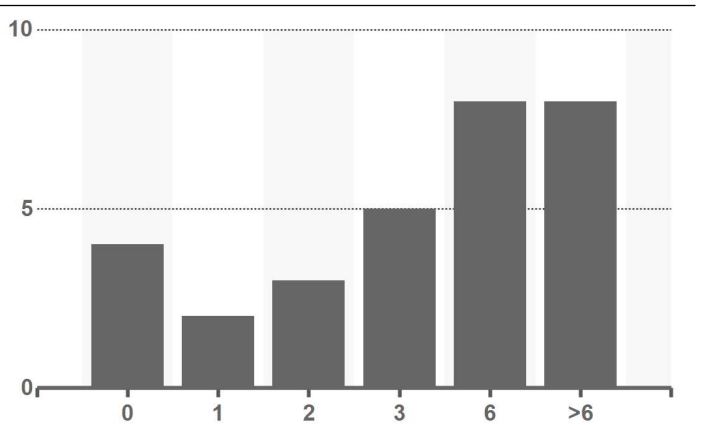
DEALS BY ASKING, ACHIEVED, AND NET EFFECTIVE RENT



DEALS BY ASKING RENT DISCOUNT



DEALS BY RENT FREE MONTHS



Quick Stats Report

Comps Statistics					
	Low	Average	Median	High	Count
Light Industrial					
Price					
For Sale & UC/Pending	-	-	-	-	-
Sold Transactions	£1,820,000	£1,820,000	£1,820,000	£1,820,000	1
NIA					
For Sale & UC/Pending	-	-	-	-	-
Sold Transactions	-	-	-	-	-
Price per SF					
For Sale & UC/Pending	-	-	-	-	-
Sold Transactions	-	-	-	-	-
Net Initial Yield					
For Sale & UC/Pending	-	-	-	-	-
Sold Transactions	-	-	-	-	-
Days on Market					
For Sale & UC/Pending	-	-	-	-	-
Sold Transactions	-	-	-	-	-
Sale Price to Asking Price Ratio					
Sold Transactions	-	-	-	-	-
Industrial					
Price					
For Sale & UC/Pending	£3,000,000	£4,500,000	£4,500,000	£6,000,000	2
Sold Transactions	£78,000	£6,239,427	£2,475,000	£48,550,000	44
NIA					
For Sale & UC/Pending	15,000 SF	21,650 SF	21,650 SF	28,300 SF	2
Sold Transactions	1,000 SF	26,225 SF	18,007 SF	187,466 SF	47
Price per SF					
For Sale & UC/Pending	£200.00	£207.85	£206.01	£212.01	2
Sold Transactions	£52.63	£226.20	£165.33	£508.34	43
Net Initial Yield					
For Sale & UC/Pending	-	-	-	-	-
Sold Transactions	3.05%	4.00%	3.80%	5.90%	9
Days on Market					
For Sale & UC/Pending	267	610	610	953	2
Sold Transactions	1	100	55	414	21
Sale Price to Asking Price Ratio					
Sold Transactions	85.71%	143.12%	106.98%	460.00%	16

Quick Stats Report

	Low	Average	Median	High	Count
Totals					
For Sale & UC/Pending		Asking Price Total: £9,000,000		Total For Sale Transactions:	2
Sold Transactions		Total Sales Volume: £276,354,805		Total Sales Transactions:	49
		<hr/> Total Included in Analysis: £285,354,805		<hr/> Total Included in Analysis:	51
Survey Criteria					
<p>basic criteria: Type of Property - Industrial; Sale Date - from 11/02/2017; Sale Status - Sold, Under Offer; - Exclude All Bulk Portfolio Sales; Return and Search on Portfolio Sales as Individual Properties - Yes; - Exclude All Multiple Property Sales; Exclude Non-Arms Length Comps - Yes</p> <p>geography criteria: Submarket - Barnet (London), Enfield (London), Waltham Forest (London)</p>					

Sale Distribution by Price

2Q18: 01/04/2018-30/06/2018				
	# of Records	% of Records	GBP Volume	% of GBP Volume
Less than £500k	1	50.0%	£183,000	0.7%
£500k - £1.49M	0	0.0%	£0	0.0%
£1.5M - £4.9M	0	0.0%	£0	0.0%
£5M - £9.9M	0	0.0%	£0	0.0%
£10M and above	1	50.0%	£25,620,000	99.3%
Totals	2	100.0%	£25,803,000	100.0%
3Q18: 01/07/2018-30/09/2018				
	# of Records	% of Records	GBP Volume	% of GBP Volume
Less than £500k	1	16.7%	£78,000	0.3%
£500k - £1.49M	1	16.7%	£1,200,000	4.6%
£1.5M - £4.9M	3	50.0%	£8,450,000	32.2%
£5M - £9.9M	0	0.0%	£0	0.0%
£10M and above	1	16.7%	£16,496,700	62.9%
Totals	6	100.0%	£26,224,700	100.0%
4Q18: 01/10/2018-31/12/2018				
	# of Records	% of Records	GBP Volume	% of GBP Volume
Less than £500k	0	0.0%	£0	0.0%
£500k - £1.49M	0	0.0%	£0	0.0%
£1.5M - £4.9M	3	60.0%	£9,150,000	29.4%
£5M - £9.9M	0	0.0%	£0	0.0%
£10M and above	2	40.0%	£22,000,000	70.6%
Totals	5	100.0%	£31,150,000	100.0%
1Q19: 01/01/2019-31/03/2019				
	# of Records	% of Records	GBP Volume	% of GBP Volume
Less than £500k	0	0.0%	£0	0.0%
£500k - £1.49M	0	0.0%	£0	0.0%
£1.5M - £4.9M	5	83.3%	£10,640,000	63.9%
£5M - £9.9M	1	16.7%	£6,000,000	36.1%
£10M and above	0	0.0%	£0	0.0%
Totals	6	100.0%	£16,640,000	100.0%
2Q19: 01/04/2019-30/06/2019				
	# of Records	% of Records	GBP Volume	% of GBP Volume
Less than £500k	0	0.0%	£0	0.0%
£500k - £1.49M	0	0.0%	£0	0.0%
£1.5M - £4.9M	1	50.0%	£3,200,000	12.6%
£5M - £9.9M	0	0.0%	£0	0.0%
£10M and above	1	50.0%	£22,100,000	87.4%
Totals	2	100.0%	£25,300,000	100.0%

Sale Distribution by Price

3Q19: 01/07/2019-30/09/2019				
	# of Records	% of Records	GBP Volume	% of GBP Volume
Less than £500k	0	0.0%	£0	0.0%
£500k - £1.49M	1	33.3%	£1,000,050	10.5%
£1.5M - £4.9M	1	33.3%	£2,500,000	26.3%
£5M - £9.9M	1	33.3%	£6,000,000	63.2%
£10M and above	0	0.0%	£0	0.0%
Totals	3	100.0%	£9,500,050	100.0%
4Q19: 01/10/2019-31/12/2019				
	# of Records	% of Records	GBP Volume	% of GBP Volume
Less than £500k	0	0.0%	£0	0.0%
£500k - £1.49M	1	33.3%	£1,200,000	2.2%
£1.5M - £4.9M	0	0.0%	£0	0.0%
£5M - £9.9M	1	33.3%	£5,150,000	9.4%
£10M and above	1	33.3%	£48,550,000	88.4%
Totals	3	100.0%	£54,900,000	100.0%
1Q20: 01/01/2020-31/03/2020				
	# of Records	% of Records	GBP Volume	% of GBP Volume
Less than £500k	0	0.0%	£0	0.0%
£500k - £1.49M	0	0.0%	£0	0.0%
£1.5M - £4.9M	2	100.0%	£3,720,000	100.0%
£5M - £9.9M	0	0.0%	£0	0.0%
£10M and above	0	0.0%	£0	0.0%
Totals	2	100.0%	£3,720,000	100.0%
2Q20: 01/04/2020-30/06/2020				
	# of Records	% of Records	GBP Volume	% of GBP Volume
Less than £500k	0	0.0%	£0	0.0%
£500k - £1.49M	0	0.0%	£0	0.0%
£1.5M - £4.9M	0	0.0%	£0	0.0%
£5M - £9.9M	1	50.0%	£6,000,000	35.5%
£10M and above	1	50.0%	£10,900,000	64.5%
Totals	2	100.0%	£16,900,000	100.0%
3Q20: 01/07/2020-30/09/2020				
	# of Records	% of Records	GBP Volume	% of GBP Volume
Less than £500k	0	0.0%	£0	0.0%
£500k - £1.49M	2	50.0%	£1,900,000	20.0%
£1.5M - £4.9M	1	25.0%	£1,500,000	15.8%
£5M - £9.9M	1	25.0%	£6,100,000	64.2%
£10M and above	0	0.0%	£0	0.0%
Totals	4	100.0%	£9,500,000	100.0%

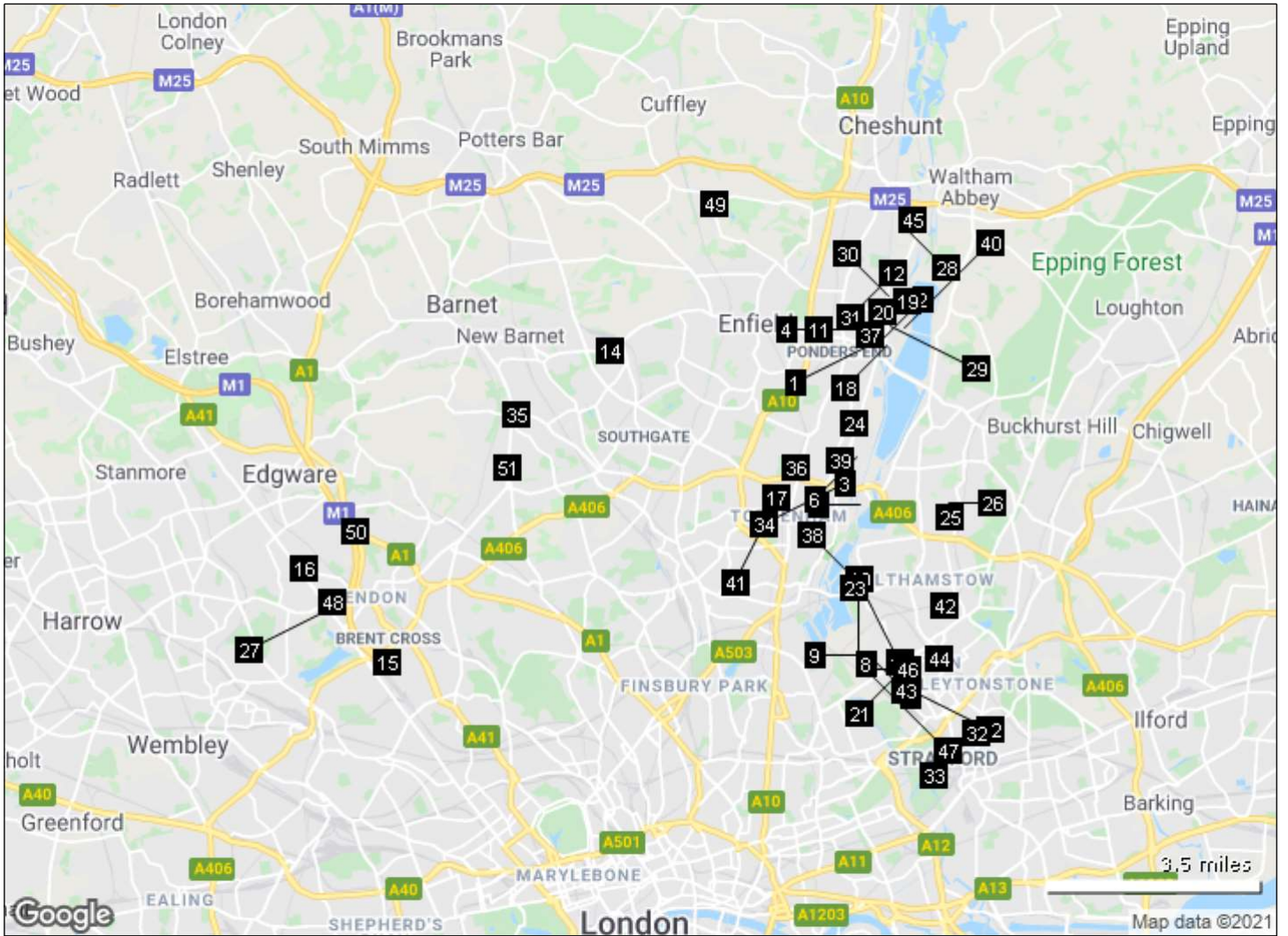
Sale Distribution by Price

4Q20: 01/10/2020-31/12/2020				
	# of Records	% of Records	GBP Volume	% of GBP Volume
Less than £500k	0	0.0%	£0	0.0%
£500k - £1.49M	1	100.0%	£570,000	100.0%
£1.5M - £4.9M	0	0.0%	£0	0.0%
£5M - £9.9M	0	0.0%	£0	0.0%
£10M and above	0	0.0%	£0	0.0%
Totals	1	100.0%	£570,000	100.0%

Total				
	# of Records	% of Records	GBP Volume	% of GBP Volume
Less than £500k	2	5.6%	£261,000	0.1%
£500k - £1.49M	6	16.7%	£5,870,050	2.7%
£1.5M - £4.9M	16	44.4%	£39,160,000	17.8%
£5M - £9.9M	5	13.9%	£29,250,000	13.3%
£10M and above	7	19.4%	£145,666,700	66.1%
Totals	36	100.0%	£220,207,750	100.0%

Survey Criteria

basic criteria: Type of Property - Industrial; Sale Date - from 11/02/2017; Sale Status - Sold, Under Offer; - Exclude All Bulk Portfolio Sales; Return and Search on Portfolio Sales as Individual Properties - Yes; - Exclude All Multiple Property Sales; Exclude Non-Arms Length Comps - Yes
 geography criteria: Submarket - Barnet (London), Enfield (London), Waltham Forest (London)



	Address	City	Property Info	Sale Info
1	42 Aden Rd	Enfield	8,686 SF Industrial/Warehouse	Sold: £1,200,000 (£138.15/SF)
2	50 Aden Rd	Enfield	11,692 SF Industrial/Warehouse	Sold: £1,737,500 (£148.61/SF)
3	Advent Way	London	22,800 SF Industrial/Warehouse	Sold: £2,500,000 (£109.65/SF)
4	58b Alexandra Rd	Enfield	3,282 SF Industrial	Sold: £500,000 (£152.35/SF)
5	Centaur House, Anthony Way	London	18,007 SF Industrial/Warehouse	Sold: £2,000,000 (£111.07/SF)
6	ARK Data Centre, 10 Ardra Rd	London	80,517 SF Industrial/Telecom Hotel/Data Hosting	Sold: £25,620,000 (£318.19/SF)
7	Alito House, Argall Ave	London	32,043 SF Industrial/Warehouse	Sold: £10,900,000 (£340.17/SF)
8	Argall Ave	London	0 SF Industrial/Distribution	Sold: £1,400,000
9	Argall Ave	London	6,978 SF Industrial/Warehouse	Sold: £570,000 (£81.69/SF)
10	13 Argall Ave	London	23,460 SF Industrial/Warehouse	Sold: £3,878,555 (£165.33/SF)
11	Lee House, Baird Rd	Enfield	47,171 SF Industrial/Warehouse	Sold: £8,450,000 (£179.14/SF)
12	Cabot Works, 84 Bilton Way	Enfield	6,142 SF Industrial/Service	Sold: -
13	101 Blackhorse Ln	London	27,215 SF Industrial/Warehouse	Sold: £11,000,000 (£404.19/SF)
14	The Orchard, Bramley Rd	London	1,357 SF Industrial/Service	Sold: £230,000 (£169.49/SF)

15	Claremont Way	London	18,557 SF Industrial/Warehouse	Sold: £1,500,000 (£80.83/SF)
16	13-17 Colindale Ave	London	15,000 SF Industrial/Warehouse	Pending: w/Asking Price of £3,000,000 (£200/SF)
17	10-18 Commercial Rd	London	19,206 SF Industrial/Distribution	Sold: £2,550,000 (£132.77/SF)
18	East Duck Lees Ln	Enfield	15,160 SF Industrial/Warehouse	Sold: £1,975,000 (£130.28/SF)
19	Edison Rd	Enfield	41,000 SF Industrial/Distribution	Sold: £16,496,700 (£402.36/SF)
20	Richard House, Enstone Rd	Enfield	114,000 SF Industrial/Warehouse	Sold: £6,000,000 (£52.63/SF)
21	4 Estate Way	London	19,287 SF Industrial/Warehouse	Sold: £3,200,000 (£165.91/SF)
22	1-31 Etloe Rd	London	25,788 SF Industrial/Warehouse	Sold: £7,300,000 (£283.08/SF)
23	Forest Rd	London	116,802 SF Industrial/Warehouse	Sold: £37,000,000 (£316.78/SF)
24	Goodwin Rd	London	7,253 SF Industrial/Warehouse	Sold: £1,000,050 (£137.88/SF)
25	Garages South Side of Haldan Road, Haldan Rd	London	4,029 SF Industrial/Service	Sold: -
26	1-4 Hickman Ave	London	18,346 SF Industrial/Warehouse	Sold: £2,675,000 (£145.81/SF)
27	Hyde Estate Rd	London	7,629 SF Industrial/Service	Sold: £3,650,000 (£478.44/SF)
28	John Lewis, 1 Innova Way	Enfield	84,660 SF Industrial/Warehouse	Sold: £22,100,000 (£261.04/SF)
29	Ryder Truck Rental Ltd, Jeffreys Rd	Enfield	12,345 SF Industrial/Warehouse	Sold: £1,600,000 (£129.61/SF)
30	16 Lockfield Ave	Enfield	36,037 SF Industrial/Warehouse	Sold: £6,000,000 (£166.50/SF)
31	25 Mollison Ave	Enfield	19,324 SF Industrial/Warehouse	Sold: £2,450,000 (£126.79/SF)
32	37 Morris Rd	London	1,090 SF Industrial/Service	Sold: £209,500 (£192.20/SF)
33	38 Morris Rd	London	1,120 SF Industrial/Service	Sold: £159,000 (£141.96/SF)
34	Nobel Rd	London	0 SF Flex/Light Manufacturing	Sold: £1,820,000
35	Whetstone Delivery Office, 14 Oakleigh Rd	London	9,049 SF Industrial	Sold: £4,600,000 (£508.34/SF)
36	5-7 Park Ave	London	6,567 SF Industrial/Service	Sold: -
37	Davis Cash Premises, Ponders End	Enfield	19,606 SF Industrial	Sold: £1,900,000 (£96.91/SF)
38	Priestley Way	London	27,215 SF Industrial/Warehouse	Sold: £11,000,000 (£404.19/SF)
39	10 Princes Rd	London	11,319 SF Industrial/Warehouse	Sold: £1,700,000 (£150.19/SF)
40	Riverwalk Rd	Enfield	21,500 SF Industrial/Distribution	Sold: £5,150,000 (£239.53/SF)
41	Shaftesbury House, Shaftesbury Rd	London	37,000 SF Industrial/Manufacturing	Sold: £6,100,000 (£164.86/SF)
42	88-90 Shernhall St	London	8,327 SF Industrial/Manufacturing	Sold: -
43	28 Simonds Rd	London	9,728 SF Industrial/Warehouse	Sold: £1,800,000 (£185.03/SF)
44	27 Skeltons Ln	London	1,205 SF Industrial/Service	Sold: £183,000 (£151.87/SF)
45	Goodman London Enfield, 6 Solar Way	Enfield	187,466 SF Industrial/Distribution	Sold: £48,550,000 (£258.98/SF)
46	Staffa Rd	London	28,300 SF Industrial/Warehouse	Pending: w/Asking Price of £6,000,000 (£212.01/SF)
47	Staffa Rd	London	7,000 SF Industrial/Warehouse	Sold: £1,752,500 (£250.36/SF)
48	The Hyde	London	10,500 SF Industrial/Warehouse	Sold: £3,850,000 (£366.67/SF)
49	Kingswood Industrial Estate, 131 Theobalds Park Rd	Enfield	21,109 SF Industrial	Sold: £1,200,000 (£56.85/SF)

50	Garages rear of Chadbury Court, Watford Way	London	1,000 SF Industrial	Sold: £78,000 (£78/SF)
51	1a Woodside Park Rd	London	3,000 SF Industrial/Warehouse	Sold: £820,000 (£273.33/SF)

Lease Comps Summary

Lease Comps Report

Deals

Asking Rent Per SF

Achieved Rent Per SF

Avg. Months On Market

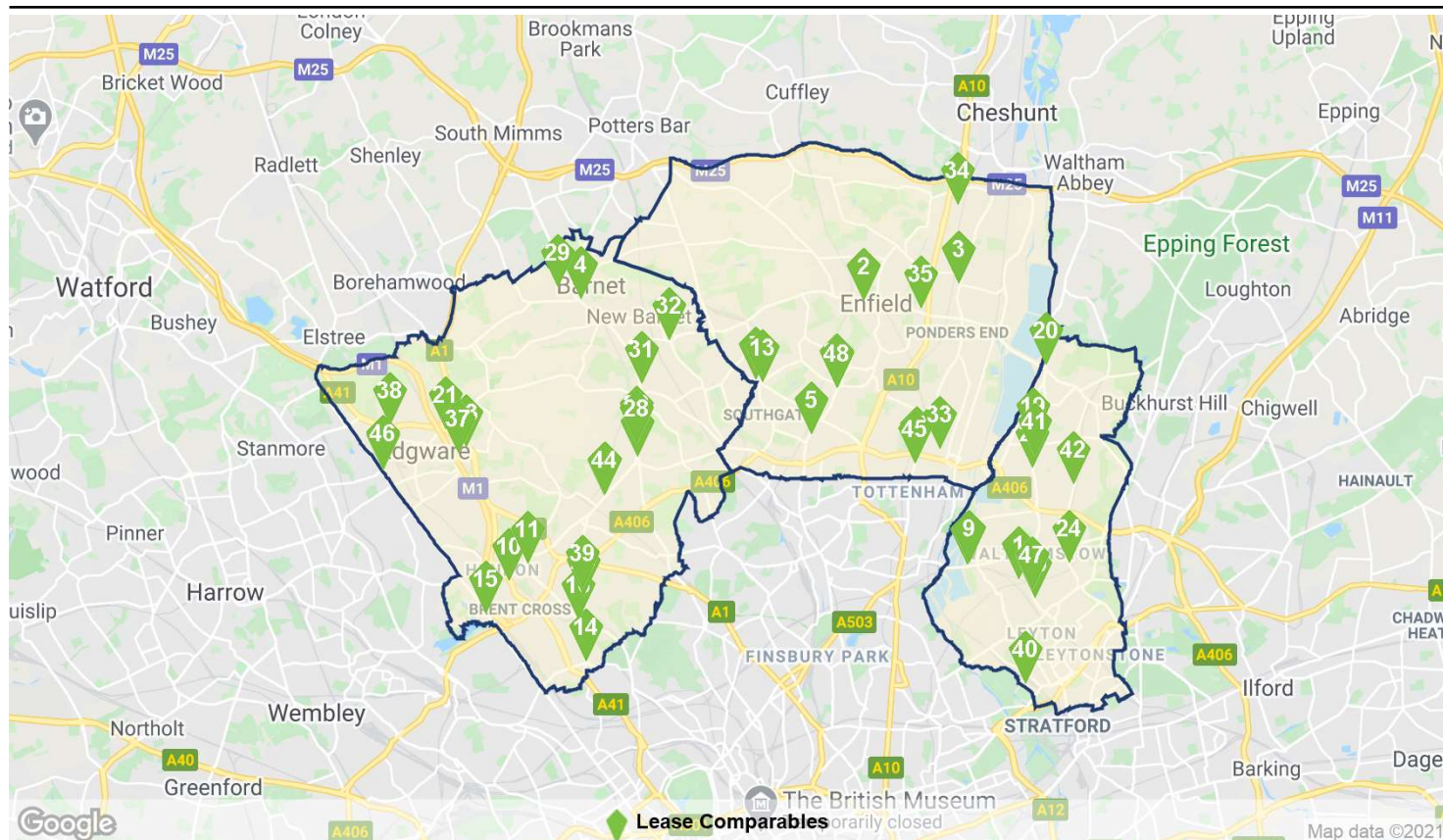
441

£27.27

£23.39

10

TOP 50 LEASE COMPARABLES



SUMMARY STATISTICS

Rent	Deals	Low	Average	Median	High
Asking Rent Per SF	294	£10.00	£27.27	£28.54	£163.04
Achieved Rent Per SF	273	£0.01	£23.39	£24.24	£103.46
Net Effective Rent Per SF	177	£0.02	£23.01	£24.51	£102.99
Asking Rent Discount	166	-227.9%	8.5%	0.5%	99.9%
TI Allowance	-	-	-	-	-
Rent Free Months	126	0	4	3	52

Lease Attributes	Deals	Low	Average	Median	High
Months on Market	306	0	10	8	66
Deal Size	441	75	1,601	900	35,887
Lease Deal in Months	276	1.0	134.0	120.0	360.0
Floor Number	435	BSMT	GRND	GRND	4

Lease Comps Summary

Lease Comps Report

Property Name - Address	Rating	Lease				Rents	
		SF Leased	Floor	Sign Date	Type	Rent	Rent Type
1 The Mall Walthamstow 27 Selborne Walk	★★★★★	1,555	GRND	10/02/2021	New	£45.02	Asking
2 51 Church St	★★★★★	787	GRND	09/02/2021	New	£38.12	Asking
3 174 Hertford Rd	★★★★★	453	GRND	09/02/2021	New	£35.32	Asking
4 52-54 High St	★★★★★	942	GRND	08/02/2021	New	£23.89/fri	Achieved
5 312 Green Lanes	★★★★★	790	GRND	05/02/2021	New	£25.32	Asking
6 Balfour House 735 High Rd	★★★★★	340	GRND	17/12/2020	New	£35.29/fri	Asking
7 54 Chase Side	★★★★★	1,041	GRND	04/12/2020	New	£25.94/fri	Achieved
8 Blackhorse Mills Unit 1-3 Wickford Way	★★★★★	1,539	GRND	04/12/2020	New	-	-
8 Blackhorse Mills Unit 1-3 Wickford Way	★★★★★	1,711	GRND	04/12/2020	New	-	-
9 Blackhorse Mills Unit 7-9 Wickford Way	★★★★★	1,851	GRND	04/12/2020	New	-	-
10 4 Vivian Ave	★★★★★	1,200	GRND	01/12/2020	New	£18.75	Asking
11 118 Brent St	★★★★★	964	GRND	30/11/2020	New	£24.90	Asking
12 68 High St	★★★★★	450	GRND	30/11/2020	New	£0.08	Achieved
13 20 The Broadway	★★★★★	930	GRND	21/11/2020	New	£32.20	Asking
14 448 Finchley Rd	★★★★★	1,118	GRND	18/11/2020	New	£13.42/fri	Achieved
15 103 W Hendon Broadway	★★★★★	6,700	1st	18/11/2020	New	-	-
16 109-111 Golders Green Rd	★★★★★	3,114	GRND	17/11/2020	New	£16.06/fri	Achieved
17 156-158 Fore St	★★★★★	524	GRND	06/11/2020	New	£38.17	Asking
18 91 Ballards Ln	★★★★★	546	GRND	02/11/2020	New	£39.38	Asking
19 16 Old Church Rd	★★★★★	556	GRND	01/11/2020	New	£39.57/fri	Achieved
20 75 Sewardstone Rd	★★★★★	710	GRND	01/11/2020	New	£14.08/fri	Effective

Lease Comps Summary

Lease Comps Report

Property Name - Address	Rating	Lease				Rents	
		SF Leased	Floor	Sign Date	Type	Rent	Rent Type
21 615-619 Watford Way	★★★★★	2,687	GRND	30/10/2020	New	£17.68	Effective
22 865-865B High Rd	★★★★★	400	GRND	28/10/2020	New	£32.50	Achieved
23 127 The Broadway	★★★★★	1,241	GRND	28/10/2020	New	£46.33/fri	Asking
24 147-151 Wood St	★★★★★	1,415	GRND	28/10/2020	New	£21.20	Asking
25 1019 Finchley Rd	★★★★★	700	GRND	13/10/2020	New	£28.57	Achieved
26 717 Green Lanes	★★★★★	456	GRND	12/10/2020	Renewal	£19.74	Achieved
27 Mixed Use Development 83 Chingford Mount Rd	★★★★★	1,550	GRND	09/10/2020	New	£20.65	Achieved
28 837-839 High Rd	★★★★★	2,616	GRND	05/10/2020	New	£28.67	Achieved
29 Wentworth Court 1a Wentworth Rd	★★★★★	265	GRND	02/10/2020	New	£30.85/fri	Effective
30 313B Hoe St	★★★★★	413	GRND	01/10/2020	New	£36.32	Asking
31 1324-1326 High Rd	★★★★★	3,224	GRND	30/09/2020	New	£20.16	Asking
32 266 East Barnet Rd	★★★★★	630	GRND	25/09/2020	New	£22.22	Achieved
33 281 Brettenham Rd	★★★★★	682	GRND	21/09/2020	New	£12.46/fri	Achieved
34 47 Kempe Rd	★★★★★	462	GRND	21/09/2020	New	£13.74/fri	Achieved
35 Harvester 202 Southbury Rd	★★★★★	3,900	GRND	16/09/2020	New	-	-
31 1324-1326 High Rd	★★★★★	4,280	GRND,1	07/09/2020	New	£14.58	Achieved
36 727 Green Lanes	★★★★★	1,200	GRND	01/09/2020	New	£25.00	Asking
37 31 The Broadway	★★★★★	1,500	GRND	01/09/2020	Renewal	£20.00/fri	Achieved
38 94 Edgware Way	★★★★★	1,345	GRND	30/08/2020	New	£16.36	Achieved
39 758 Finchley Rd	★★★★★	1,385	GRND	25/08/2020	New	£14.44/fri	Achieved
40 New Spitalfields Market Sherrin Rd	★★★★★	1,000	GRND	21/08/2020	New	-	-

Lease Comps Summary

Lease Comps Report

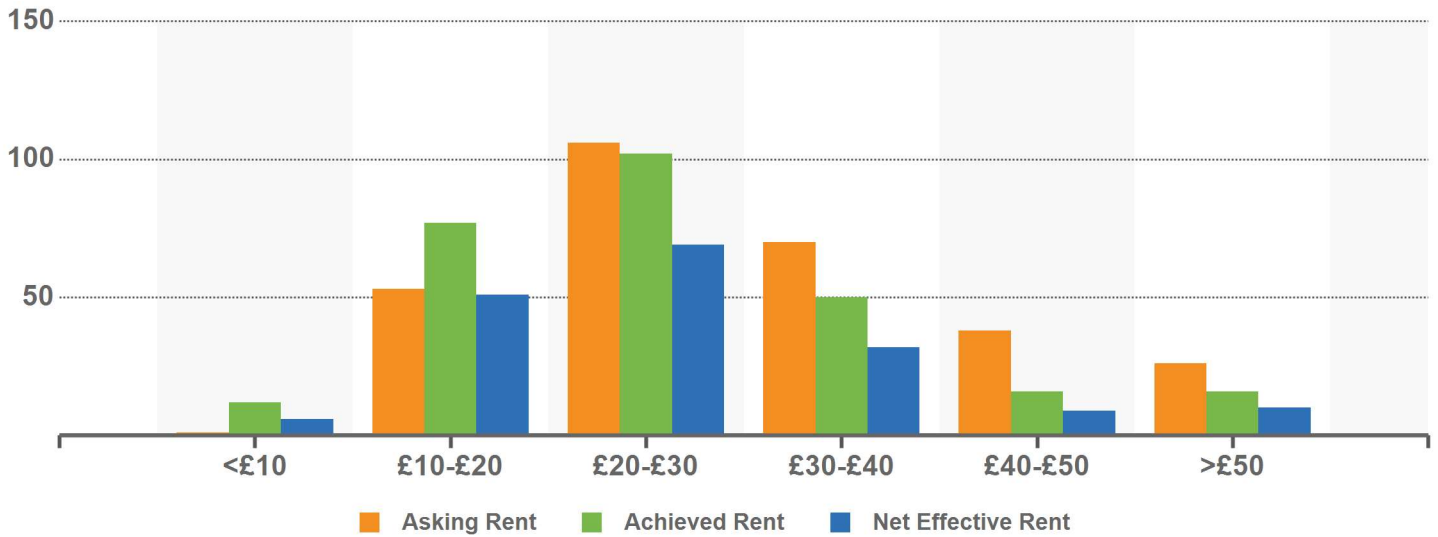
Property Name - Address	Rating	Lease				Rents	
		SF Leased	Floor	Sign Date	Type	Rent	Rent Type
41 200A Chingford Mount Rd	★★★★★	140	GRND	20/08/2020	New	£46.43	Asking
42 2-8 Winchester Rd	★★★★★	585	GRND	16/08/2020	New	£27.35	Achieved
43 269 Hoe St	★★★★★	1,458	GRND	14/08/2020	New	£21.95	Asking
44 101 Ballards Ln	★★★★★	1,184	GRND	13/08/2020	New	-	-
45 107 Fore St	★★★★★	1,755	GRND	13/08/2020	New	£19.37/fri	Achieved
46 20-22 Station Rd	★★★★★	595	GRND	07/08/2020	New	£34.29	Asking
47 271 Hoe St	★★★★★	1,312	GRND	05/08/2020	New	£20.20	Asking
48 738 Green Lanes	★★★★★	616	GRND	03/08/2020	New	£28.41	Asking

Rents

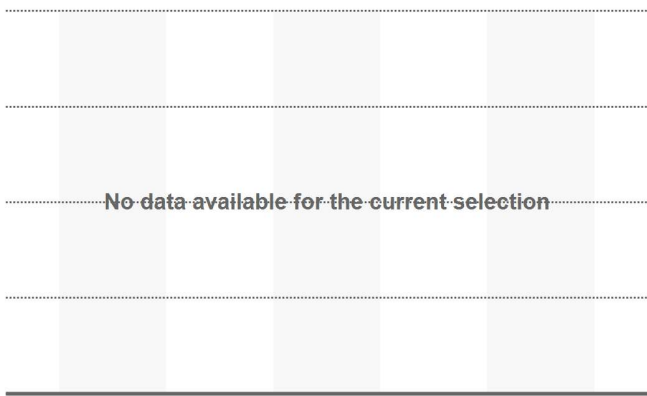
Lease Comps Report

Asking Rent Per SF	Achieved Rent Per SF	Net Effective Rent Per SF	Avg. Rent Free Months
£27.27	£23.39	£23.01	3.8

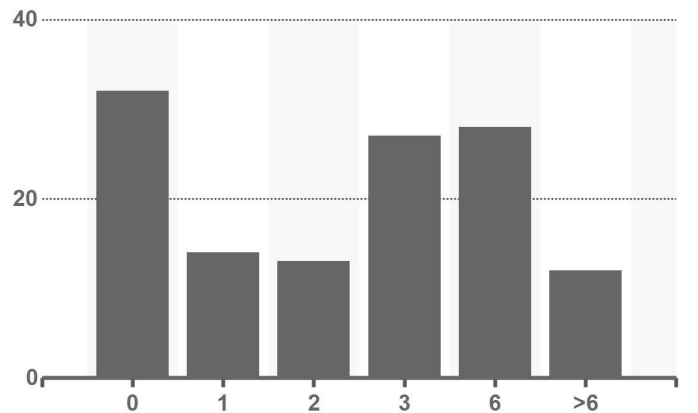
DEALS BY ASKING, ACHIEVED, AND NET EFFECTIVE RENT



DEALS BY ASKING RENT DISCOUNT



DEALS BY RENT FREE MONTHS



Quick Stats Report

Comps Statistics					
	Low	Average	Median	High	Count
Sale Price	£14,050	£3,566,783	£882,000	£73,000,000	179
Centre Size	132 SF	8,020 SF	1,392 SF	292,250 SF	220
Price per SF	£3.09	£380.71	£449.26	£9,180.45	179
Net Initial Yield	2.84%	5.24%	5.10%	8.00%	58
Days on Market	1	172	58	1,276	125
Sale Price to Asking Price Ratio	71.79%	110.32%	104.00%	182.67%	93
Totals					
Sold Transactions	Total Sales Volume:	£638,454,099	Total Sales Transactions:		220
Survey Criteria					
<p>basic criteria: Type of Property - Retail; Sale Date - from 11/02/2017; Sale Status - Sold, Under Offer; - Exclude All Bulk Portfolio Sales; Return and Search on Portfolio Sales as Individual Properties - Yes; - Exclude All Multiple Property Sales; Exclude Non-Arms Length Comps - Yes</p> <p>geography criteria: Submarket - Barnet (London), Enfield (London), Waltham Forest (London)</p> <p>additional criteria: - * This result set has been amended with criteria to add and/or remove records.</p>					

Sale Distribution by Price

1Q18: 01/01/2018-31/03/2018				
	# of Records	% of Records	GBP Volume	% of GBP Volume
Less than £500k	0	0.0%	£0	0.0%
£500k - £1.49M	2	50.0%	£1,620,000	9.8%
£1.5M - £4.9M	1	25.0%	£1,500,000	9.1%
£5M - £9.9M	0	0.0%	£0	0.0%
£10M and above	1	25.0%	£13,364,000	81.1%
Totals	4	100.0%	£16,484,000	100.0%
2Q18: 01/04/2018-30/06/2018				
	# of Records	% of Records	GBP Volume	% of GBP Volume
Less than £500k	3	30.0%	£1,145,000	7.9%
£500k - £1.49M	5	50.0%	£5,727,000	39.4%
£1.5M - £4.9M	1	10.0%	£1,600,000	11.0%
£5M - £9.9M	1	10.0%	£6,067,078	41.7%
£10M and above	0	0.0%	£0	0.0%
Totals	10	100.0%	£14,539,078	100.0%
3Q18: 01/07/2018-30/09/2018				
	# of Records	% of Records	GBP Volume	% of GBP Volume
Less than £500k	3	16.7%	£807,550	2.2%
£500k - £1.49M	9	50.0%	£7,066,600	19.3%
£1.5M - £4.9M	3	16.7%	£6,260,000	17.1%
£5M - £9.9M	3	16.7%	£22,477,000	61.4%
£10M and above	0	0.0%	£0	0.0%
Totals	18	100.0%	£36,611,150	100.0%
4Q18: 01/10/2018-31/12/2018				
	# of Records	% of Records	GBP Volume	% of GBP Volume
Less than £500k	4	26.7%	£1,234,000	3.1%
£500k - £1.49M	3	20.0%	£3,425,000	8.6%
£1.5M - £4.9M	4	26.7%	£8,030,000	20.2%
£5M - £9.9M	4	26.7%	£27,015,600	68.0%
£10M and above	0	0.0%	£0	0.0%
Totals	15	100.0%	£39,704,600	100.0%
1Q19: 01/01/2019-31/03/2019				
	# of Records	% of Records	GBP Volume	% of GBP Volume
Less than £500k	2	16.7%	£660,000	1.0%
£500k - £1.49M	5	41.7%	£4,622,500	6.7%
£1.5M - £4.9M	3	25.0%	£9,670,000	14.1%
£5M - £9.9M	1	8.3%	£7,950,000	11.6%
£10M and above	1	8.3%	£45,795,993	66.7%
Totals	12	100.0%	£68,698,493	100.0%

Sale Distribution by Price

2Q19: 01/04/2019-30/06/2019				
	# of Records	% of Records	GBP Volume	% of GBP Volume
Less than £500k	0	0.0%	£0	0.0%
£500k - £1.49M	4	66.7%	£4,575,000	57.0%
£1.5M - £4.9M	2	33.3%	£3,450,000	43.0%
£5M - £9.9M	0	0.0%	£0	0.0%
£10M and above	0	0.0%	£0	0.0%
Totals	6	100.0%	£8,025,000	100.0%
3Q19: 01/07/2019-30/09/2019				
	# of Records	% of Records	GBP Volume	% of GBP Volume
Less than £500k	1	11.1%	£165,000	1.1%
£500k - £1.49M	4	44.4%	£2,545,000	16.4%
£1.5M - £4.9M	3	33.3%	£4,820,000	31.1%
£5M - £9.9M	1	11.1%	£7,950,000	51.4%
£10M and above	0	0.0%	£0	0.0%
Totals	9	100.0%	£15,480,000	100.0%
4Q19: 01/10/2019-31/12/2019				
	# of Records	% of Records	GBP Volume	% of GBP Volume
Less than £500k	2	20.0%	£772,500	3.1%
£500k - £1.49M	6	60.0%	£6,070,000	24.7%
£1.5M - £4.9M	1	10.0%	£1,700,000	6.9%
£5M - £9.9M	0	0.0%	£0	0.0%
£10M and above	1	10.0%	£16,078,801	65.3%
Totals	10	100.0%	£24,621,301	100.0%
1Q20: 01/01/2020-31/03/2020				
	# of Records	% of Records	GBP Volume	% of GBP Volume
Less than £500k	0	0.0%	£0	0.0%
£500k - £1.49M	3	50.0%	£2,210,000	5.7%
£1.5M - £4.9M	2	33.3%	£8,825,000	22.6%
£5M - £9.9M	0	0.0%	£0	0.0%
£10M and above	1	16.7%	£28,000,000	71.7%
Totals	6	100.0%	£39,035,000	100.0%
2Q20: 01/04/2020-30/06/2020				
	# of Records	% of Records	GBP Volume	% of GBP Volume
Less than £500k	3	37.5%	£600,000	8.9%
£500k - £1.49M	3	37.5%	£2,389,287	35.5%
£1.5M - £4.9M	2	25.0%	£3,750,000	55.6%
£5M - £9.9M	0	0.0%	£0	0.0%
£10M and above	0	0.0%	£0	0.0%
Totals	8	100.0%	£6,739,287	100.0%

Sale Distribution by Price

3Q20: 01/07/2020-30/09/2020				
	# of Records	% of Records	GBP Volume	% of GBP Volume
Less than £500k	2	20.0%	£860,000	1.0%
£500k - £1.49M	4	40.0%	£4,992,000	5.8%
£1.5M - £4.9M	3	30.0%	£6,995,000	8.1%
£5M - £9.9M	0	0.0%	£0	0.0%
£10M and above	1	10.0%	£73,000,000	85.0%
Totals	10	100.0%	£85,847,000	100.0%

4Q20: 01/10/2020-31/12/2020				
	# of Records	% of Records	GBP Volume	% of GBP Volume
Less than £500k	5	45.5%	£896,000	0.8%
£500k - £1.49M	1	9.1%	£700,000	0.6%
£1.5M - £4.9M	1	9.1%	£2,125,000	2.0%
£5M - £9.9M	1	9.1%	£5,850,000	5.4%
£10M and above	3	27.3%	£98,800,000	91.2%
Totals	11	100.0%	£108,371,000	100.0%

1Q21: 01/01/2021-31/03/2021				
	# of Records	% of Records	GBP Volume	% of GBP Volume
Less than £500k	2	66.7%	£645,000	1.2%
£500k - £1.49M	0	0.0%	£0	0.0%
£1.5M - £4.9M	0	0.0%	£0	0.0%
£5M - £9.9M	0	0.0%	£0	0.0%
£10M and above	1	33.3%	£55,000,000	98.8%
Totals	3	100.0%	£55,645,000	100.0%

Total				
	# of Records	% of Records	GBP Volume	% of GBP Volume
Less than £500k	27	22.1%	£7,785,050	1.5%
£500k - £1.49M	49	40.2%	£45,942,387	8.8%
£1.5M - £4.9M	26	21.3%	£58,725,000	11.3%
£5M - £9.9M	11	9.0%	£77,309,678	14.9%
£10M and above	9	7.4%	£330,038,794	63.5%
Totals	122	100.0%	£519,800,909	100.0%

Survey Criteria

basic criteria: Type of Property - Retail; Sale Date - from 11/02/2017; Sale Status - Sold, Under Offer; - Exclude All Bulk Portfolio Sales; Return and Search on Portfolio Sales as Individual Properties - Yes; - Exclude All Multiple Property Sales; Exclude Non-Arms Length Comps - Yes
 geography criteria: Submarket - Barnet (London), Enfield (London), Waltham Forest (London)
 additional criteria: - * This result set has been amended with criteria to add and/or remove records.

Appendix 10 – Land Registry Development Land Data

Plan Number	Planning Ref	Site	Date approved	Brief Description	ha	All Units	Aff Units	Aff %	s106 (£)	s106 £/unit	£/ha	£/unit	LR Title	Date Sold	Price Paid	Notes	Price Paid
387.17.PL1000	17/05528/FUL	Kingswood Nurseries Bullsmoor Lane Enfield EN1 4SF	24/10/2019	Redevelopment of the site to provide 56 new residential units including 5 x 4-bed town house (with integral garage), 7 x 2-bed houses, 2 x 3-bed houses and two blocks providing 21 x 1-bed, 10 x 2-bed and 11 x 3-bed self-contained flats. Provision for cycle and bin stores, new access roads, car parking spaces and associated amenity spaces and landscaping.	0.71	56	23	41%	£289,425	£5,168						see 15.02745	
250-A-P-100-03	17/00344/RE4	Bury Lodge Depot Bury Street West London N9 9LA	14/02/2020	Demolition of existing buildings and structures, construction of new road with vehicular access to Bury Street West and erection of 50 residential units comprising mix of 2 and 3 storey semi-detached houses with associated landscaping and amenity includin.	1.86	50	20	40%	£135,490	£2,710			AGL963527	23.12.2015		Owned by Council	
P-009	17/01864/FUL	Capitol House 794 Green Lanes London N21 2SH	23/07/2019	Redevelopment of site involving demolition of existing building to provide a part 6-part 7 storey block of 91 residential units comprising (49 x 1 bed, 32 x 2 bed and 10 x 3 beds involving balconies together with parking at basement level, landscaping, private and communal amenity space.	0.270	91	18	20%	£235,238	£2,585	£25,981,481	£77,088	MX107498	08/09/2015	£7,015,000		£7,015,000
E_20180814	17/05227/FUL	263 Bullsmoor Lane Enfield EN1 4SF	13/08/2019	Redevelopment of site and erection of part 3, part 4 storey block of 27 self contained flats comprising 5 x 1 bed, 14 x 2 bed and 8 x 3 bed with associated parking and landscaping.	125.57	27	11	41%	£80,549	£2,983	£13,538	£62,963	MX169064	10/02/2020	£1,700,000	Owned by Council	£1,700,000
1139/10	17/02599/FUL	Commercial Premises 179 Hertford Road Enfield EN3 5JH	29/04/2019	Redevelopment of site and erection of a part four, part five storey building to provide 3 commercial units at ground floor level and 25 self-contained flats above comprising (1 x studio, 6 x 1 bed, 9 x 2 bed, 9 x 3 bed with balconies and terrace together with associated parking, landscaping and amenity space.	0.0151	25	7	28%	£10,500	£420	#####	£78,000	EGL297611	60/6/2016	£1,950,000		£1,950,000 plus £351,000 VAT.
DR001	18/03939/FUL	26A Derby Road Enfield EN3 4AW	13/08/2019	Redevelopment of site and erection of 4 x 3-bed single family dwellings, new access road and pedestrian footpath to be provided with parking area, private and communal amenity space and associated landscaping.	0.011	4	2	50%	£5,950	£1,488	£21,509,590	£59,000	MX428793/ EGL242132/ NGL318619	20/03/2015, 23/3/2016	£236,000		£151,000 and £85,000.

560_OUT_PL(00)001	15/02039/OUT	29 Alma Road PONDERS END EN3 4UH	20/06/2017	Outline planning application for the phased regeneration of the Alma Estate comprising the demolition of Cormorant House, Curlew House, Kestrel House, Merlin House, Silver Birch Court, 1-34 Fairfield Close, 15-107 (odd) 63 (flats 1-9) Alma Road, 7-89 (odd) Napier Road, 5, 7, 9, 21-43 (odd), 45 Scotland Green Road, 98-142 (even), 171a South Street, Ponders End Youth Centre and Welcome Point Community Centre (including 746 residential units, 866sqm of retail shops and other uses with the South Street local parade, 1540sqm of community facilities, and associated works) and the erection of a maximum of 993 residential units, a maximum of 636sqm of flexible retail (A1/A2) floorspace, 150sqm of restaurant/café (A3) floorspace, 2,591sqm of community (D1)/leisure (D2) floorspace (to include 1540sqm for provision of a community centre and youth centre, 80 sqm of flexible A2/B1/D1/D2 floorspace, 439sqm for a gym and minimum of 532sqm to a maximum of 833sqm for a medical centre), retention of existing Multi-Use-Games-Area (MUGA), site wide energy centre, relocation and provision of telecommunications equipment, resited open space and play facilities, landscaping, new access arrangements and highway works, public realm, car parking and associated works (all matters reserved). (An Environmental Statement, including a non-technical summary, also accompanies the planning application in accordance with the Town and Country Planning (Environmental Impact Assessment) Regulations 2011 (as amended by	7,910	993	399	40%	£653,000	£658							Multiple ownerships
ENF-CCE_A_DR_0000	16/01578/FUL	New Avenue Estate, Including Shepcot House, Beardow Grove, Coverack Close, Oakwood Lodge, Garages To The Rear Of The Lousada Lodge, Hood Avenue Open Space And Cowper Gardens Open Space, London, N14.	21/06/2018	Demolition of Shepcot House, Oakwood Lodge, Beardow Grove, Coverack Close and garages rear of Lousada Lodge and phased redevelopment of site involving construction of new road to provide 408 residential units comprising 239 flats and maisonettes (109 x 1-bed, 116 x 2-bed, 14 x 3-bed) and 173 houses (85 x 2-bed, 74 x 3-bed, 14 x 4-bed) within a mix of 2, 3, 4, 5, 6 and 9-storey buildings, erection of a nursery and community building (Class D1), construction of an energy centre, formation of play space including play area at Cowper Gardens open space and provision of 330 surface and undercroft car parking spaces.	4,200	408	140	34%	£933,703	£2,288			AGL264356/ MX409217/ MX421191			Owned by Council	
235-A-P-001-00 1	15/04518/FUL	Former Middlesex University Campus 188-230 (Even) (Excluding No.228) Ponders End High Street Ponders End Library And Associated Parking Area - College Court Enfield EN3	25/11/2016	Redevelopment of site to provide 167 residential units and 1379 sqm of commercial and community floorspace, involving a 4-storey block of 21 self contained flats (9 x 1-bed, 6 x 2-bed and 6 x 3-bed) with communal rooftop play area, a 3-storey block of 18 terraced houses (2 x 3-bed and 16 x 4-bed) and 22 x 3-storey terraced houses in 4 blocks (17 x 3-bed and 5 x 4-bed) (PHASE A), a 4-storey block of 19 self contained flats (9 x 1-bed, 6 x 2-bed and 4 x 3-bed) with community space/nursery on ground floor and communal rooftop play area, a 7-storey block of 25 x 1-bed self contained flats with Library at ground and first floor, a part 4, part 6-storey block of 40 self contained flats (21 x 1-bed and 19 x 2-bed) with 5 commercial units at ground floor and 22 x 3-storey terraced houses in 4 blocks (17 x 3-bed and 5 x 4-bed) (PHASE B) with cycle and bin stores to ground floor of each block, new access and access roads, parking and associated landscaping involving demolition of 14,212sqm sqm of existing floorspace (residential, education, shops, community, commercial and car park).	2,125	167	67	40%	£933,703	£5,591			AGL347347	0		Owned by Council	



PL6.03 D	P12-02858PLA	1-5 Lynton Court, 80 - 98 Boves Road, Public Open Space Adjacent To 80 Boves Rd (Site 6A, B, C Boves Road), London, N13 4NP	07/04/2015	development of site to provide 3 blocks of 87 residential units comprising BLOCK A - part 2-storey, part 3-storey, part 4-storey block of 21 residential units (2 x 1-bed and 15 x 2-bed self-contained flats, 4 x 4-bed single family dwelling houses), BLOCK B - part 2-storey, part 4-storey, part 5-storey block of 38 residential units (6 x 1-bed, 22 x 2-bed and 10 x 3-bed single family dwelling houses) and BLOCK C - part 2-storey, part 3-storey, part 4-storey block of 28 residential units (4 x 1-bed, 15 x 2-bed, 8 x 3-bed and 1x4 bed single family dwelling houses) together with associated parking spaces, amenity space and landscaping.	0.858	87	0	0%	£162,220	£1,865	£0	£0	AGL347863				Owned by Notting Hill Home Ownership	
HAD-WWE	15/02745/FUL	Kingswood Nurseries Bullsmoor Lane Enfield EN1 4SF	30/01/2017	Redevelopment of the site to provide 56 new residential units in 2 blocks, Block 1 - 5 x 4-bed town house with integral garage and 7 x 2-bed and 2 x 3-bed houses with roof terraces, Block 2 - 21 x 1-bed, 10 x 2-bed and 11 x 3-bed self-contained flats with cycle and bin stores at ground floor, new access roads, 67 car parking spaces and associated landscaping.	0.703	62	5	8%	£207,319	£3,344	£7,382,646	£83,710	AGL412959	02/05/2017	£5,190,000		Owned by Paradigm Homes Housing Assoc	£5,190,000.00
(PL)14.01	P12-03177PLA	1-23, Telford Road, 233-237 Boves Road, (Known As Site 14), London, N11 2RA	03/02/2016	Demolition of 13 existing properties and erection of a total of 62 residential units within a part 4, part 5, part 6-storey block (comprising 21 x 1-bed, 26 x 2-bed, 9 x 3-bed, 6 x 4-bed) with access via Pevensey Avenue, associated car and cycle parking, play area, amenity space and landscaping.	0.340	62	48	77%	£246,142	£3,970			AGL231965	04/05/2018			Owned by Notting Hill Genesis Housing Assoc	
(PL)11.01	P12-03179PLA	244 - 262, Boves Road, And, Land Rear Of 194 - 242, Boves Road, (Known As Site 11), London, N11 2RA	24/03/2015	Demolition of 10 existing properties and erection of a total of 56 residential units comprising a 2, 3, 4, 5 and 6 storey stepped block of 42 flats (15 x 1-bed, 22 x 2-bed, 2 x 3-bed, 3 x 4-bed); 14 x 3-bed mews houses and 225 sq.m. of D1/D2 use (non-residential institution / assembly and leisure) together with associated car and cycle parking, widening of existing vehicular access to Wilmer Way, play area, amenity space and landscaping.	0.600	56	15	27%	£352,562	£6,296			AGL358768	05/07/2018			Owned by Notting Hill Genesis Housing Assoc	
1306-D5100-rev01	P13-03212PLA	Former Council Car Park 79 Cecil Road Enfield EN2 6TJ	19/06/2014	Redevelopment of site to provide a part 3-storey, part 4-storey block of 46 self contained flats (comprising 12 x 1-bed, 26 x 2-bed and 8 x 3-bed) with balconies to front, rear and both sides at first and second floors, terraces to front and sides at third floor level, off street parking for 27 cars, new vehicle access to Cecil Road, new pedestrian access to Town Park and associated landscaping.	0.321	46	6	13%	£257,370	£5,595	£6,697,819	£46,739	AGL365367	27/03/2013	£2,150,000		Owned by Anglia Secure Homes	£2,150,000
507-0011	17/04615/FUL	Deimel Fabric Co Ltd Park Avenue London N18 2UH	05/09/2018	Redevelopment of site involving demolition of existing buildings and erection of part three, part four, part five storey residential building to provide 24 (Affordable) self contained flats (comprising 10 x 1 bed, 10 x 2 bed and 4 x 3 bed flats) with green roof, 10 car parking spaces and landscaping.	0.100	24	24	100%	£207,319	£8,638	£21,000,000	£87,500	MX478098	15/02/2017	£2,100,000		Owned by Christian Action Enfield Housing Assoc	£2,100,000
214012/010	14/04854/FUL	18 Brimsdown Avenue Enfield EN3 5HZ	26/10/2015	Redevelopment of site to provide a 3-storey block of	0.19	21	11	52%	£60,605	£2,886	£4,473,684	£40,476	NGL482492	01/04/2014	£850,000		Owned by Origin Housing 2 housing Assoc	£850,000
5479-P001 A	16/05682/FUL	1-40 Robin Hall Gardiner Close Enfield EN3 4LP	13/04/2017	Redevelopment of site to provide a total of 58 afford	0.549	58	58	100%	£173,350	£2,989	£8,826,811	£83,550	EGL313272	21/04/2006	£4,845,919		Owned by Optivo Housing Assoc	£4,845,919
13202_PL01 E	P14-00291PLA	Land To The Rear Of, Southgate Town Hall, 251, Green Lanes, London, N13 4XD	04/09/2014	Erection of a part 3, part 4-storey block of 18 reside	0.120	18	18	100%	£80,601	£4,478	£17,458,333	£116,389	AGL336915	20/02/2015	£2,095,000		Owned by Home Group Housing Assoc	£2,095,000

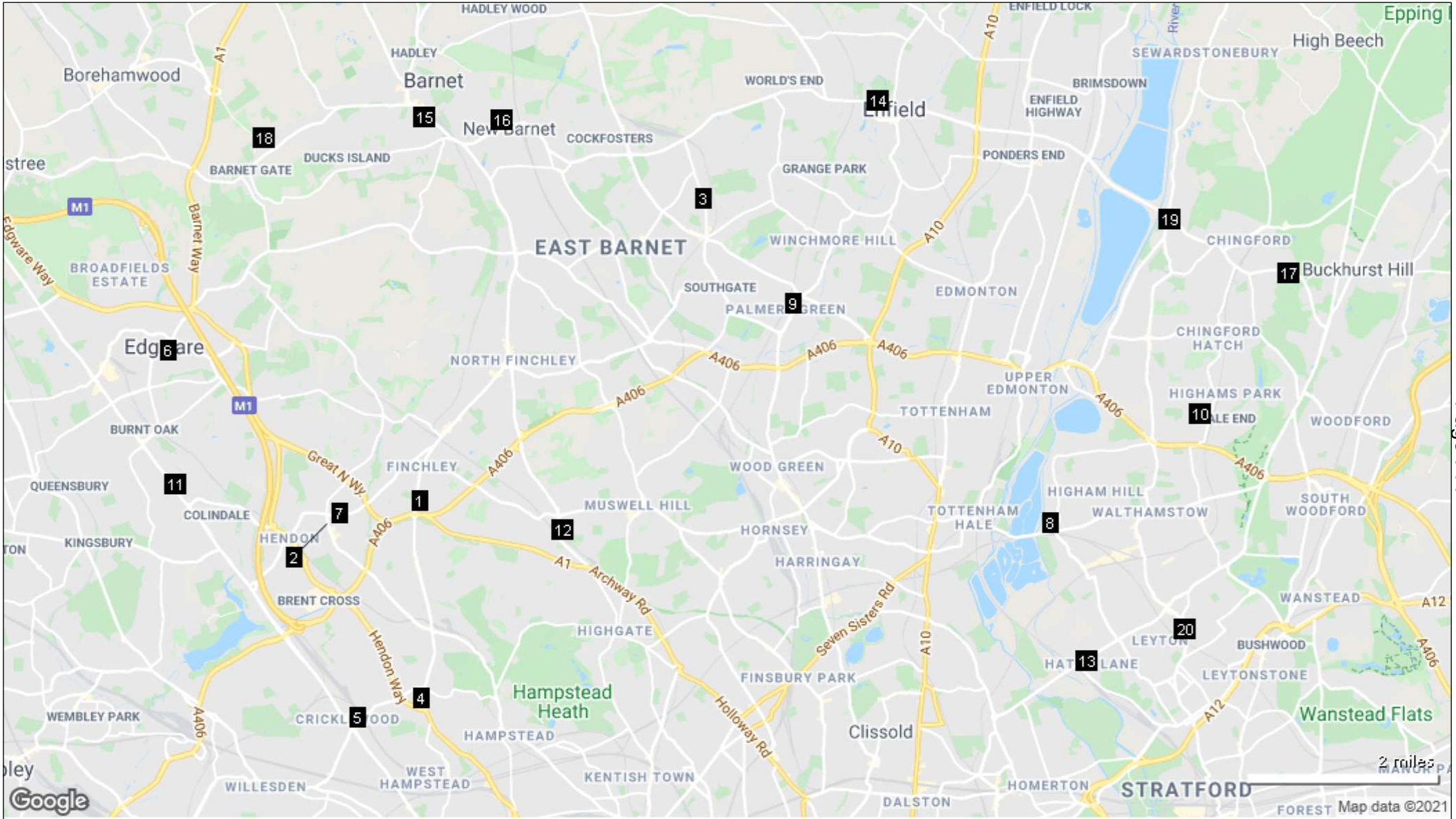
DRAPERS/16/01	16/02210/FUL	39 Drapers Road Enfield EN2 8LU	19/05/2016	Demolition of existing building and erection of a det	0.123	11	11	100%	No S106		£7,308,943	£81,727	MX403740	22/08/2014	£899,000		£899,000.00
ESS(06) AL 009	P13-02590LBE	1-18, Jasper Close, Enfield, EN3 5QG	22/09/2014	Erection of 18 residential units in 2 blocks (compris	0.113	18	18	100%	£106,000	£5,889			NGL109709			Owned by Council	
ESS(01) AL 010 C	P13-02588LBE	Vacant Site, 9 - 85, Parsonage Lane, Enfield, EN2 0AG	10/09/2014	Erection of 4 x part 2, part 3-storey blocks of 29 res	0.37	29	20	69%	£60,396	£2,083			MX193363			Owned by Council	
T10100 P01	20/00788/OUT	Colosseum Retail Park Dearsley Road Enfield EN1 3FD	0	HYBRID PLANNING APPLICATION for the phased	0.39	444	126	28%	No S106 yet								
281-A-P-140-00	16/01197/RE3	Meridian Water Willoughby Lane And Meridian Way London N18	10/07/2017	Development of Phase 1 of Meridian Water comprising up to 725 residential units, new station building, platforms and associated interchange and drop-off facilities including a pedestrian link across the railway, a maximum of 950 sqm retail (A1/A2/A3), floorspace, a maximum of 600 sqm of community (D1) floorspace, a maximum of 750 sqm of leisure (D2) floorspace, associated site infrastructure works including ground and remediation works, roads, cycle-ways and footpaths, utility works above and below ground, surface water drainage works, energy centre and associated plant, public open space and childrens play areas, and various temporary meantime uses without structures (landscaping and open space). OUTLINE APPLICATION - ACCESS ONLY. An Environmental Statement, including a non-technical summary, also accompanies the planning application in accordance with the Town and Country Planning (Environmental Impact Assessment) Regulations 2011 (as amended by the 2015 Regulations).	7.220	725	181	25%	£3,567,539 (DRAFT S106)	£4,921	£2,326,870	£23,172	AGL89444/AGL305494	02/04/2015	£16,800,000	Owned by Council	£16,800,000 exclusive of VAT
560_FUL_PL(00)010	15/02040/FUL	15 Kestrel House 1 Alma Road Enfield EN3 4QD	31/03/2016	Full planning application for Phase 1a of the Alma Estate master plan comprising the demolition of buildings on those locations specified in the site address (including 163 residential units and associated works) and the construction of 228 residential units in two (four to sixteen storey) buildings, 150sqm of restaurant/cafe (A3) floorspace at ground floor, 439sqm of gym (D2) floorspace at ground and first floor, new and improved open space and play facilities, cycle and refuse storage, car parking, new access arrangements and highway works, relocation and reposition of telecommunications equipment, landscape and ancillary works.	1.503	228	132	58%	£77,537 (Not 100% tbc)	£340						Multiple ownerships	









Appendix 11 – CoStar Industrial Land




The pages in this appendix are not numbered.











1	1 Beechwood Ave	SOLD																
<p>London, N3 3AU</p> <p>True Buyer: Heronslea Group High St Bushey, WD23 3HH 020 8421 9102</p>	<p>London County</p> <p>True Seller: Telford Homes plc Unit 3 - Creek Rd London, SE8 3DB 01992 809800</p>																	
<hr/> <table border="0"> <tr> <td>Sale Date: 23/01/2019 (428 days on mkt)</td> <td>Land Area: 0.28 AC (12.197 SF)</td> </tr> <tr> <td>Sale Price: £2,700,000 - Confirmed</td> <td>Star Rating: ★★☆☆☆</td> </tr> <tr> <td>£/AC Land Gross: £9,497,093.71 (£218.02/SF)</td> <td>Lot Dimensions: -</td> </tr> <tr> <td>Density: -</td> <td>Proposed Use: MultiFamily</td> </tr> <tr> <td>Topography: -</td> <td></td> </tr> <tr> <td>Tenure: Freehold</td> <td>Sale Conditions: Redevelopment Project</td> </tr> <tr> <td>Financing: -</td> <td></td> </tr> <tr> <td>Comp ID: 4663849 - Research Status: Confirmed</td> <td></td> </tr> </table>			Sale Date: 23/01/2019 (428 days on mkt)	Land Area: 0.28 AC (12.197 SF)	Sale Price: £2,700,000 - Confirmed	Star Rating: ★★☆☆☆	£/AC Land Gross: £9,497,093.71 (£218.02/SF)	Lot Dimensions: -	Density: -	Proposed Use: MultiFamily	Topography: -		Tenure: Freehold	Sale Conditions: Redevelopment Project	Financing: -		Comp ID: 4663849 - Research Status: Confirmed	
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Density: -	Proposed Use: MultiFamily																	
Topography: -																		
Tenure: Freehold	Sale Conditions: Redevelopment Project																	
Financing: -																		
Comp ID: 4663849 - Research Status: Confirmed																		
2	133 Brent St	SOLD																
<p>London, NW4 4BY</p> <p>Recorded Buyer: Readysset Resources Ltd 113 Brent St London, NW4 2DX</p>	<p>Recorded Seller: Twinsectra Limited St Katharines Way London, E1W 1DD</p>																	
<hr/> <table border="0"> <tr> <td>Sale Date: 03/02/2020</td> <td>Land Area: 0.25 AC (10.890 SF)</td> </tr> <tr> <td>Sale Price: £3,000,000 - Full Value</td> <td>Star Rating: ★★☆☆☆</td> </tr> <tr> <td>£/AC Land Gross: £12,096,642.50 (£277.70/SF)</td> <td>Lot Dimensions: -</td> </tr> <tr> <td>Density: -</td> <td>Proposed Use: -</td> </tr> <tr> <td>Topography: -</td> <td></td> </tr> <tr> <td>Tenure: Freehold</td> <td>Sale Conditions: Redevelopment Project</td> </tr> <tr> <td>Financing: -</td> <td></td> </tr> <tr> <td>Comp ID: 5112417 - Research Status: Full Value</td> <td></td> </tr> </table>			Sale Date: 03/02/2020	Land Area: 0.25 AC (10.890 SF)	Sale Price: £3,000,000 - Full Value	Star Rating: ★★☆☆☆	£/AC Land Gross: £12,096,642.50 (£277.70/SF)	Lot Dimensions: -	Density: -	Proposed Use: -	Topography: -		Tenure: Freehold	Sale Conditions: Redevelopment Project	Financing: -		Comp ID: 5112417 - Research Status: Full Value	
Sale Date: 03/02/2020	Land Area: 0.25 AC (10.890 SF)																	
Sale Price: £3,000,000 - Full Value	Star Rating: ★★☆☆☆																	
£/AC Land Gross: £12,096,642.50 (£277.70/SF)	Lot Dimensions: -																	
Density: -	Proposed Use: -																	
Topography: -																		
Tenure: Freehold	Sale Conditions: Redevelopment Project																	
Financing: -																		
Comp ID: 5112417 - Research Status: Full Value																		
3	Residential Land - 133 Chase Rd	SOLD																
<p>London, N14 4JP</p> <p>True Buyer: -</p>	<p>London County</p> <p>True Seller: -</p>																	
<hr/> <table border="0"> <tr> <td>Sale Date: 16/12/2019 (125 days on mkt)</td> <td>Land Area: 0.28 AC (12.197 SF)</td> </tr> <tr> <td>Sale Price: £1,170,000 - Confirmed</td> <td>Star Rating: ★★☆☆☆</td> </tr> <tr> <td>£/AC Land Gross: £4,178,504.27 (£95.93/SF)</td> <td>Lot Dimensions: -</td> </tr> <tr> <td>Density: -</td> <td>Proposed Use: Flat Units - Condo</td> </tr> <tr> <td>Topography: Level</td> <td></td> </tr> <tr> <td>Tenure: Freehold</td> <td>Sale Conditions: -</td> </tr> <tr> <td>Financing: -</td> <td></td> </tr> <tr> <td>Comp ID: 5115744 - Research Status: Confirmed</td> <td></td> </tr> </table>			Sale Date: 16/12/2019 (125 days on mkt)	Land Area: 0.28 AC (12.197 SF)	Sale Price: £1,170,000 - Confirmed	Star Rating: ★★☆☆☆	£/AC Land Gross: £4,178,504.27 (£95.93/SF)	Lot Dimensions: -	Density: -	Proposed Use: Flat Units - Condo	Topography: Level		Tenure: Freehold	Sale Conditions: -	Financing: -		Comp ID: 5115744 - Research Status: Confirmed	
Sale Date: 16/12/2019 (125 days on mkt)	Land Area: 0.28 AC (12.197 SF)																	
Sale Price: £1,170,000 - Confirmed	Star Rating: ★★☆☆☆																	
£/AC Land Gross: £4,178,504.27 (£95.93/SF)	Lot Dimensions: -																	
Density: -	Proposed Use: Flat Units - Condo																	
Topography: Level																		
Tenure: Freehold	Sale Conditions: -																	
Financing: -																		
Comp ID: 5115744 - Research Status: Confirmed																		

4	Land - Church Walk	SOLD																
London, NW2 2TJ	London County																	
Recorded Buyer: Edequin Ltd Lord St Isle Of Man, IM99 1RZ	Recorded Seller: Church Walk House Property Development Llp 33 Margaret St London, W1G 0JD																	
<hr/> <table border="0"> <tr> <td data-bbox="161 465 576 495">Sale Date: 26/02/2018 (135 days on mkt)</td> <td data-bbox="671 465 1002 495">Land Area: 1.04 AC (45.302 SF)</td> </tr> <tr> <td data-bbox="161 495 528 524">Sale Price: £12,300,000 - Confirmed</td> <td data-bbox="671 495 943 524">Star Rating: ★★☆☆☆</td> </tr> <tr> <td data-bbox="97 524 564 553">£/AC Land Gross: £11,827,027.70 (£271.51/SF)</td> <td data-bbox="624 524 810 553">Lot Dimensions: -</td> </tr> <tr> <td data-bbox="185 566 288 595">Density: -</td> <td data-bbox="624 553 810 582">Proposed Use: -</td> </tr> <tr> <td data-bbox="145 595 288 624">Topography: -</td> <td></td> </tr> <tr> <td data-bbox="185 624 373 654">Tenure: Freehold</td> <td data-bbox="624 624 1038 654">Sale Conditions: Redevelopment Project</td> </tr> <tr> <td data-bbox="161 654 288 683">Financing: -</td> <td></td> </tr> <tr> <td data-bbox="161 683 695 712">Comp ID: 4718582 – Research Status: Confirmed</td> <td></td> </tr> </table>			Sale Date: 26/02/2018 (135 days on mkt)	Land Area: 1.04 AC (45.302 SF)	Sale Price: £12,300,000 - Confirmed	Star Rating: ★★☆☆☆	£/AC Land Gross: £11,827,027.70 (£271.51/SF)	Lot Dimensions: -	Density: -	Proposed Use: -	Topography: -		Tenure: Freehold	Sale Conditions: Redevelopment Project	Financing: -		Comp ID: 4718582 – Research Status: Confirmed	
Sale Date: 26/02/2018 (135 days on mkt)	Land Area: 1.04 AC (45.302 SF)																	
Sale Price: £12,300,000 - Confirmed	Star Rating: ★★☆☆☆																	
£/AC Land Gross: £11,827,027.70 (£271.51/SF)	Lot Dimensions: -																	
Density: -	Proposed Use: -																	
Topography: -																		
Tenure: Freehold	Sale Conditions: Redevelopment Project																	
Financing: -																		
Comp ID: 4718582 – Research Status: Confirmed																		
5	Broadway Retail Park - Cricklewood Ln	SOLD																
London, NW2 1ES																		
Recorded Buyer: Montreaux Cricklewood Developments Ltd The Hythe Staines, TW18 3JQ	Recorded Seller: B & Q Properties Limited B-Q Frd Eastleigh, SO53 3LE																	
<hr/> <table border="0"> <tr> <td data-bbox="161 1048 392 1077">Sale Date: 20/03/2019</td> <td data-bbox="671 1048 994 1077">Bldg Type: RetailFreestanding</td> </tr> <tr> <td data-bbox="161 1077 528 1106">Sale Price: £45,795,993 - Confirmed</td> <td data-bbox="671 1077 943 1106">Star Rating: ★★★☆☆</td> </tr> <tr> <td data-bbox="161 1106 360 1135">Price/SF: £555.78</td> <td data-bbox="624 1106 986 1135">Year Built/Age: Built 1985 Age: 34</td> </tr> <tr> <td data-bbox="76 1149 288 1178">Reversionary Yield: -</td> <td data-bbox="735 1135 900 1164">NIA: 82,400 SF</td> </tr> <tr> <td data-bbox="113 1178 288 1207">Net Initial Yield: -</td> <td data-bbox="671 1164 810 1193">Land Area: -</td> </tr> <tr> <td data-bbox="185 1220 373 1249">Tenure: Freehold</td> <td data-bbox="624 1220 1038 1249">Sale Conditions: Redevelopment Project</td> </tr> <tr> <td data-bbox="161 1249 288 1279">Financing: -</td> <td></td> </tr> <tr> <td data-bbox="161 1279 695 1308">Comp ID: 4736412 – Research Status: Confirmed</td> <td></td> </tr> </table>			Sale Date: 20/03/2019	Bldg Type: RetailFreestanding	Sale Price: £45,795,993 - Confirmed	Star Rating: ★★★☆☆	Price/SF: £555.78	Year Built/Age: Built 1985 Age: 34	Reversionary Yield: -	NIA: 82,400 SF	Net Initial Yield: -	Land Area: -	Tenure: Freehold	Sale Conditions: Redevelopment Project	Financing: -		Comp ID: 4736412 – Research Status: Confirmed	
Sale Date: 20/03/2019	Bldg Type: RetailFreestanding																	
Sale Price: £45,795,993 - Confirmed	Star Rating: ★★★☆☆																	
Price/SF: £555.78	Year Built/Age: Built 1985 Age: 34																	
Reversionary Yield: -	NIA: 82,400 SF																	
Net Initial Yield: -	Land Area: -																	
Tenure: Freehold	Sale Conditions: Redevelopment Project																	
Financing: -																		
Comp ID: 4736412 – Research Status: Confirmed																		
6	The Vicarage - Deans Ln	SOLD																
Edgware, HA8 9NT	Middlesex County																	
True Buyer: Arora Management Services Ltd Wld Business Ctr2,Newall Rd Hounslow, TW6 2TA 020 8757 7696	Recorded Seller: The Incumbent Of The Benefice Of John Keble, Mill 36 Causton St London, SW1P 4AU																	
<hr/> <table border="0"> <tr> <td data-bbox="161 1630 568 1659">Sale Date: 10/12/2018 (70 days on mkt)</td> <td data-bbox="671 1630 1002 1659">Land Area: 0.60 AC (26.136 SF)</td> </tr> <tr> <td data-bbox="161 1659 517 1688">Sale Price: £1,250,000 - Confirmed</td> <td data-bbox="671 1659 943 1688">Star Rating: ★★☆☆☆</td> </tr> <tr> <td data-bbox="97 1688 539 1718">£/AC Land Gross: £2,083,333.33 (£47.83/SF)</td> <td data-bbox="624 1688 810 1718">Lot Dimensions: -</td> </tr> <tr> <td data-bbox="185 1731 288 1760">Density: -</td> <td data-bbox="624 1718 919 1747">Proposed Use: MultiFamily</td> </tr> <tr> <td data-bbox="145 1760 288 1789">Topography: -</td> <td></td> </tr> <tr> <td data-bbox="185 1789 373 1818">Tenure: Freehold</td> <td data-bbox="624 1789 810 1818">Sale Conditions: -</td> </tr> <tr> <td data-bbox="161 1818 288 1848">Financing: -</td> <td></td> </tr> <tr> <td data-bbox="161 1848 695 1877">Comp ID: 4632620 – Research Status: Confirmed</td> <td></td> </tr> </table>			Sale Date: 10/12/2018 (70 days on mkt)	Land Area: 0.60 AC (26.136 SF)	Sale Price: £1,250,000 - Confirmed	Star Rating: ★★☆☆☆	£/AC Land Gross: £2,083,333.33 (£47.83/SF)	Lot Dimensions: -	Density: -	Proposed Use: MultiFamily	Topography: -		Tenure: Freehold	Sale Conditions: -	Financing: -		Comp ID: 4632620 – Research Status: Confirmed	
Sale Date: 10/12/2018 (70 days on mkt)	Land Area: 0.60 AC (26.136 SF)																	
Sale Price: £1,250,000 - Confirmed	Star Rating: ★★☆☆☆																	
£/AC Land Gross: £2,083,333.33 (£47.83/SF)	Lot Dimensions: -																	
Density: -	Proposed Use: MultiFamily																	
Topography: -																		
Tenure: Freehold	Sale Conditions: -																	
Financing: -																		
Comp ID: 4632620 – Research Status: Confirmed																		

7	47 Finchley Ln	SOLD
London, NW4 1BY	London County	
True Buyer: Brownlow Developments Ltd 61-66 Russell Sq London, WC1B 5BB 020 7837 3655	True Seller: Even Group 233 Regents Park Rd London, N3 3LF 020 8349 2001	
Sale Date: 01/03/2019 Sale Price: £1,500,000 - Confirmed £/AC Land Gross: £13,890,316.50 (£318.88/SF)	Land Area: 0.11 AC (4,792 SF) Star Rating: ★★☆☆☆ Lot Dimensions: - Proposed Use: Flat Units	
Density: - Topography: Level Tenure: Freehold	Sale Conditions: Redevelopment Project	
Financing: - Comp ID: 4780981 – Research Status: Confirmed		
8	Equipment Works Development Land - Forest Rd	SOLD
London, E17 6JF	London County	
True Buyer: Greystar Europe Holdings Ltd 21 Great Winchester St London, EC2N 2JA 020 3595 3333	True Seller: Telford Homes plc Britannia Rd Waltham Cross, EN8 7TF 01992 809800	
Sale Date: 19/02/2019 Sale Price: £32,312,640 - Full Value £/AC Land Gross: £10,225,489.54 (£234.74/SF)	Land Area: 3.16 AC (137,650 SF) Star Rating: ★★☆☆☆ Lot Dimensions: - Proposed Use: -	
Density: - Topography: Level Tenure: Freehold	Sale Conditions: -	
Financing: - Comp ID: 4809076 – Research Status: Full Value		
9	467 Green Lanes	SOLD
London, N13 4BS		
Recorded Buyer: Andora Homes Limited 5 Corbar Close Barnet, EN4 0JL 07973 123379	Recorded Seller: Kuros Consultants Limited	
Sale Date: 16/11/2018 Sale Price: £2,000,000 - Confirmed Price/SF: £530.50	Bldg Type: Sports & EntertainmentCasino Star Rating: ★★☆☆☆ Year Built/Age: Built 1900 Age: 118 NIA: 3,770 SF Land Area: 0.55 AC (23,958 SF)	
Reversionary Yield: - Net Initial Yield: -	Sale Conditions: Redevelopment Project	
Tenure: Freehold Financing: - Comp ID: 5165147 – Research Status: Confirmed		

10	Garages South Side of Haldan Road - Haldan Rd	SOLD																
London, E4 9JJ	London County																	
True Buyer: -	True Seller: -																	
<hr/> <table> <tr> <td data-bbox="156 459 577 495">Sale Date: 09/02/2021 (141 days on mkt)</td> <td data-bbox="673 459 976 495">Bldg Type: IndustrialService</td> </tr> <tr> <td data-bbox="156 488 290 524">Sale Price: -</td> <td data-bbox="667 488 944 524">Star Rating: ★★☆☆☆</td> </tr> <tr> <td data-bbox="167 517 290 553">Price/SF: -</td> <td data-bbox="635 517 986 553">Year Built/Age: Built 1960 Age: 61</td> </tr> <tr> <td data-bbox="76 562 290 598">Reversionary Yield: -</td> <td data-bbox="737 546 890 582">NIA: 4,029 SF</td> </tr> <tr> <td data-bbox="108 591 290 627">Net Initial Yield: -</td> <td data-bbox="673 575 1002 611">Land Area: 0.32 AC (13,939 SF)</td> </tr> <tr> <td data-bbox="183 620 375 656">Tenure: Freehold</td> <td data-bbox="625 620 1040 656">Sale Conditions: Redevelopment Project</td> </tr> <tr> <td data-bbox="159 649 290 685">Financing: -</td> <td></td> </tr> <tr> <td data-bbox="167 678 705 714">Comp ID: 5387083 – Research Status: In Progress</td> <td></td> </tr> </table>			Sale Date: 09/02/2021 (141 days on mkt)	Bldg Type: IndustrialService	Sale Price: -	Star Rating: ★★☆☆☆	Price/SF: -	Year Built/Age: Built 1960 Age: 61	Reversionary Yield: -	NIA: 4,029 SF	Net Initial Yield: -	Land Area: 0.32 AC (13,939 SF)	Tenure: Freehold	Sale Conditions: Redevelopment Project	Financing: -		Comp ID: 5387083 – Research Status: In Progress	
Sale Date: 09/02/2021 (141 days on mkt)	Bldg Type: IndustrialService																	
Sale Price: -	Star Rating: ★★☆☆☆																	
Price/SF: -	Year Built/Age: Built 1960 Age: 61																	
Reversionary Yield: -	NIA: 4,029 SF																	
Net Initial Yield: -	Land Area: 0.32 AC (13,939 SF)																	
Tenure: Freehold	Sale Conditions: Redevelopment Project																	
Financing: -																		
Comp ID: 5387083 – Research Status: In Progress																		
11	1-5 Halt Para	SOLD																
London, NW9 5AH	London County																	
Recorded Buyer: Middle East Luxury Cars Ltd 37 Peter St Manchester, M2 5GB	Recorded Seller: Silk Stream Properties Ltd 32 Bloomsbury St London, WC1B 3QJ																	
<hr/> <table> <tr> <td data-bbox="156 1041 571 1077">Sale Date: 24/07/2018 (13 days on mkt)</td> <td data-bbox="673 1041 992 1077">Land Area: 0.14 AC (6,098 SF)</td> </tr> <tr> <td data-bbox="156 1070 523 1106">Sale Price: £3,210,000 - Confirmed</td> <td data-bbox="667 1070 944 1106">Star Rating: ★★☆☆☆</td> </tr> <tr> <td data-bbox="92 1099 571 1135">£/AC Land Gross: £22,960,207.31 (£527.09/SF)</td> <td data-bbox="625 1099 810 1135">Lot Dimensions: -</td> </tr> <tr> <td data-bbox="183 1144 290 1180">Density: -</td> <td data-bbox="635 1128 810 1164">Proposed Use: -</td> </tr> <tr> <td data-bbox="140 1173 290 1209">Topography: -</td> <td></td> </tr> <tr> <td data-bbox="183 1202 375 1238">Tenure: Freehold</td> <td data-bbox="625 1202 938 1238">Sale Conditions: Auction Sale</td> </tr> <tr> <td data-bbox="159 1232 290 1267">Financing: -</td> <td></td> </tr> <tr> <td data-bbox="167 1261 699 1296">Comp ID: 4481257 – Research Status: Confirmed</td> <td></td> </tr> </table>			Sale Date: 24/07/2018 (13 days on mkt)	Land Area: 0.14 AC (6,098 SF)	Sale Price: £3,210,000 - Confirmed	Star Rating: ★★☆☆☆	£/AC Land Gross: £22,960,207.31 (£527.09/SF)	Lot Dimensions: -	Density: -	Proposed Use: -	Topography: -		Tenure: Freehold	Sale Conditions: Auction Sale	Financing: -		Comp ID: 4481257 – Research Status: Confirmed	
Sale Date: 24/07/2018 (13 days on mkt)	Land Area: 0.14 AC (6,098 SF)																	
Sale Price: £3,210,000 - Confirmed	Star Rating: ★★☆☆☆																	
£/AC Land Gross: £22,960,207.31 (£527.09/SF)	Lot Dimensions: -																	
Density: -	Proposed Use: -																	
Topography: -																		
Tenure: Freehold	Sale Conditions: Auction Sale																	
Financing: -																		
Comp ID: 4481257 – Research Status: Confirmed																		
12	12-18 High Rd	SOLD																
London, N2 9PJ	London County																	
Recorded Buyer: Deniz N2 Ltd 7 Cutler St London, E1 7DJ	Recorded Seller: Cfc 35 Limited 1A Kingsley Way London, N2 0FW																	
<hr/> <table> <tr> <td data-bbox="156 1624 577 1659">Sale Date: 24/08/2020 (151 days on mkt)</td> <td data-bbox="673 1624 865 1659">Bldg Type: Office</td> </tr> <tr> <td data-bbox="156 1653 523 1688">Sale Price: £4,025,000 - Confirmed</td> <td data-bbox="667 1653 944 1688">Star Rating: ★★☆☆☆</td> </tr> <tr> <td data-bbox="167 1682 379 1718">Price/SF: £1,264.53</td> <td data-bbox="635 1682 1002 1718">Year Built/Age: Built 1848 Age: 172</td> </tr> <tr> <td data-bbox="76 1727 290 1762">Reversionary Yield: -</td> <td data-bbox="737 1711 890 1747">NIA: 3,183 SF</td> </tr> <tr> <td data-bbox="108 1756 290 1792">Net Initial Yield: -</td> <td data-bbox="673 1740 992 1776">Land Area: 0.21 AC (9,148 SF)</td> </tr> <tr> <td data-bbox="183 1785 375 1821">Tenure: Freehold</td> <td data-bbox="625 1785 1040 1821">Sale Conditions: Redevelopment Project</td> </tr> <tr> <td data-bbox="159 1814 470 1850">Financing: United Trust Bank</td> <td></td> </tr> <tr> <td data-bbox="167 1843 699 1879">Comp ID: 5319839 – Research Status: Confirmed</td> <td></td> </tr> </table>			Sale Date: 24/08/2020 (151 days on mkt)	Bldg Type: Office	Sale Price: £4,025,000 - Confirmed	Star Rating: ★★☆☆☆	Price/SF: £1,264.53	Year Built/Age: Built 1848 Age: 172	Reversionary Yield: -	NIA: 3,183 SF	Net Initial Yield: -	Land Area: 0.21 AC (9,148 SF)	Tenure: Freehold	Sale Conditions: Redevelopment Project	Financing: United Trust Bank		Comp ID: 5319839 – Research Status: Confirmed	
Sale Date: 24/08/2020 (151 days on mkt)	Bldg Type: Office																	
Sale Price: £4,025,000 - Confirmed	Star Rating: ★★☆☆☆																	
Price/SF: £1,264.53	Year Built/Age: Built 1848 Age: 172																	
Reversionary Yield: -	NIA: 3,183 SF																	
Net Initial Yield: -	Land Area: 0.21 AC (9,148 SF)																	
Tenure: Freehold	Sale Conditions: Redevelopment Project																	
Financing: United Trust Bank																		
Comp ID: 5319839 – Research Status: Confirmed																		

13	Land At - 162-168 Lea Bridge Rd	SOLD								
London, E10 7NU	London County									
Recorded Buyer: Tanners Lane Developments Limited Hainault Business Park Ilford, IG6 3JP	Recorded Seller: Castle Barrett Limited 182 Hoe St London, E17 4QH									
<hr/> <table border="0"> <tr> <td data-bbox="161 465 512 521">Sale Date: 05/08/2019 Sale Price: £1,237,000 - Confirmed</td> <td data-bbox="624 465 943 521">Land Area: - Star Rating: ★★☆☆☆</td> </tr> <tr> <td data-bbox="92 521 288 548">£/AC Land Gross: -</td> <td data-bbox="624 521 895 577">Lot Dimensions: - Proposed Use: Flat Units</td> </tr> <tr> <td data-bbox="140 566 368 645">Density: - Topography: - Tenure: Freehold</td> <td data-bbox="624 622 799 649">Sale Conditions: -</td> </tr> <tr> <td data-bbox="161 656 687 712">Financing: - Comp ID: 4930988 – Research Status: Confirmed</td> <td></td> </tr> </table>			Sale Date: 05/08/2019 Sale Price: £1,237,000 - Confirmed	Land Area: - Star Rating: ★★☆☆☆	£/AC Land Gross: -	Lot Dimensions: - Proposed Use: Flat Units	Density: - Topography: - Tenure: Freehold	Sale Conditions: -	Financing: - Comp ID: 4930988 – Research Status: Confirmed	
Sale Date: 05/08/2019 Sale Price: £1,237,000 - Confirmed	Land Area: - Star Rating: ★★☆☆☆									
£/AC Land Gross: -	Lot Dimensions: - Proposed Use: Flat Units									
Density: - Topography: - Tenure: Freehold	Sale Conditions: -									
Financing: - Comp ID: 4930988 – Research Status: Confirmed										
14	Little Park Gdns	SOLD								
Enfield, EN2 6QF	Middlesex County									
True Buyer: -	True Seller: Amare Developments Limited 66 Bourne HI London, N13 4LY									
<hr/> <table border="0"> <tr> <td data-bbox="161 1048 560 1104">Sale Date: 29/01/2021 (43 days on mkt) Sale Price: £1,550,000 - Confirmed</td> <td data-bbox="671 1048 943 1104">Land Area: - Star Rating: ★★☆☆☆</td> </tr> <tr> <td data-bbox="92 1104 288 1131">£/AC Land Gross: -</td> <td data-bbox="624 1104 895 1160">Lot Dimensions: - Proposed Use: Flat Units</td> </tr> <tr> <td data-bbox="140 1149 368 1227">Density: - Topography: - Tenure: Freehold</td> <td data-bbox="624 1205 799 1232">Sale Conditions: -</td> </tr> <tr> <td data-bbox="161 1238 687 1294">Financing: - Comp ID: 5376505 – Research Status: Confirmed</td> <td></td> </tr> </table>			Sale Date: 29/01/2021 (43 days on mkt) Sale Price: £1,550,000 - Confirmed	Land Area: - Star Rating: ★★☆☆☆	£/AC Land Gross: -	Lot Dimensions: - Proposed Use: Flat Units	Density: - Topography: - Tenure: Freehold	Sale Conditions: -	Financing: - Comp ID: 5376505 – Research Status: Confirmed	
Sale Date: 29/01/2021 (43 days on mkt) Sale Price: £1,550,000 - Confirmed	Land Area: - Star Rating: ★★☆☆☆									
£/AC Land Gross: -	Lot Dimensions: - Proposed Use: Flat Units									
Density: - Topography: - Tenure: Freehold	Sale Conditions: -									
Financing: - Comp ID: 5376505 – Research Status: Confirmed										
15	Proposed Office - 3 Normandy Ave	SOLD								
Barnet, EN5 2HU	London County									
True Buyer: -	True Seller: -									
<hr/> <table border="0"> <tr> <td data-bbox="161 1630 576 1686">Sale Date: 01/08/2019 (171 days on mkt) Sale Price: -</td> <td data-bbox="671 1630 983 1686">Land Area: 0.04 AC (1.742 SF) Star Rating: ★★☆☆☆</td> </tr> <tr> <td data-bbox="92 1686 288 1713">£/AC Land Gross: -</td> <td data-bbox="624 1686 863 1742">Lot Dimensions: - Proposed Use: Office</td> </tr> <tr> <td data-bbox="140 1731 368 1809">Density: - Topography: Level Tenure: Freehold</td> <td data-bbox="624 1787 799 1814">Sale Conditions: -</td> </tr> <tr> <td data-bbox="161 1821 783 1877">Financing: - Comp ID: 5076767 – Research Status: Research Complete</td> <td></td> </tr> </table>			Sale Date: 01/08/2019 (171 days on mkt) Sale Price: -	Land Area: 0.04 AC (1.742 SF) Star Rating: ★★☆☆☆	£/AC Land Gross: -	Lot Dimensions: - Proposed Use: Office	Density: - Topography: Level Tenure: Freehold	Sale Conditions: -	Financing: - Comp ID: 5076767 – Research Status: Research Complete	
Sale Date: 01/08/2019 (171 days on mkt) Sale Price: -	Land Area: 0.04 AC (1.742 SF) Star Rating: ★★☆☆☆									
£/AC Land Gross: -	Lot Dimensions: - Proposed Use: Office									
Density: - Topography: Level Tenure: Freehold	Sale Conditions: -									
Financing: - Comp ID: 5076767 – Research Status: Research Complete										

16 14 Plantagenet Rd**SOLD**

Barnet, EN5 5JG

London County

True Buyer: -

True Seller: -



Sale Date: 15/03/2019 (241 days on mkt) Land Area: 0.06 AC (2.614 SF)
 Sale Price: - Star Rating: ★★☆☆☆
 £/AC Land Gross: - Lot Dimensions: -
 Density: - Proposed Use: -
 Topography: -
 Tenure: Freehold Sale Conditions: -
 Financing: -
 Comp ID: 4718706 – Research Status: Research Complete

17 10 Rookwood Gdns**SOLD**

London, E4 6DY

True Buyer: -

True Seller: -



Sale Date: 12/08/2019 (17 days on mkt) Land Area: 0.12 AC (5.227 SF)
 Sale Price: £275,000 Star Rating: ★★☆☆☆
 £/AC Land Gross: £2,291,754.52 (£52.61/SF) Lot Dimensions: -
 Density: - Proposed Use: -
 Topography: -
 Tenure: Freehold Sale Conditions: Redevelopment Project
 Financing: -
 Comp ID: 4853548 – Research Status: Research Complete

18 Arkley Golf Course - Rowley Green Rd**SOLD**

Barnet, EN5 3HL

London County

True Buyer: U and I Group plc
 7A Howick Pl
 London, SW1P 1DZ
 020 7828 4777

True Seller: London Borough of Barnet
 2-4 - 1255 High Rd S
 London, N20 0EJ
 020 8359 2000



Sale Date: 21/04/2020 Land Area: 45.09 AC (1.964.120 SF)
 Sale Price: £300,000 - Confirmed Star Rating: ★★☆☆☆
 £/AC Land Gross: £6,653.87 (£0.15/SF) Lot Dimensions: -
 Density: - Proposed Use: Golf Course/Driving Range
 Topography: Rolling
 Tenure: Freehold Sale Conditions: -
 Financing: -
 Comp ID: 5114750 – Research Status: Confirmed

19 Development Site - 60-74 Sewardstone Rd

SOLD

London, E4 7PR

London County

Recorded Buyer: Sewardstone Holdings Ltd
58 Station Rd
Harrow, HA2 7SA

Recorded Seller: Saturn 1 Ltd
40-41 Pall Mall
London, SW1Y 5JQ



Sale Date: 21/12/2018 (94 days on mkt)	Land Area: 0.39 AC (16.988 SF)
Sale Price: £3,850,000 - Confirmed	Star Rating: ★★☆☆☆
£/AC Land Gross: £9,872,027.75 (£226.63/SF)	Lot Dimensions: -
Density: -	Proposed Use: MultiFamily
Topography: -	Sale Conditions: -
Tenure: Freehold	
Financing: -	
Comp ID: 4645703 – Research Status: Confirmed	

20 4 Skeltons Ln

SOLD

London, E10 5BX

London County

True Buyer: -

True Seller: Crown Coast Property Group
Station Rd
Borehamwood, WD6 1SL
020 3994 1590
Peter Leuzzi



Sale Date: 15/06/2018 (61 days on mkt)	Land Area: 0.14 AC (6.098 SF)
Sale Price: £1,400,000 - Confirmed	Star Rating: ★★☆☆☆
£/AC Land Gross: £10,000,657.19 (£229.58/SF)	Lot Dimensions: -
Density: -	Proposed Use: Flat Units - Condo ...
Topography: Level	Sale Conditions: Redevelopment Project
Tenure: Freehold	
Financing: -	
Comp ID: 5303596 – Research Status: Confirmed	

Appendix 12 – Appraisals, Residential Development

The pages in this appendix are not numbered.



Base - Appendix Cover



LB Enfield Council (April 2021) - Higher Value Area



Number 1 Units NET Area Density erage Unit Size Developed Density Total Cost Rate
Units/ha m2 m2/ha £/m2

V Large Green 5,000 5,000 125.00 40.00 89 447,470 3,580 689,740,547 1,541.42

Locality een/ Brown Alternative Use

Higher Green Agricultural

Area	Gross	208.333
	Net	125.000

	Beds	No	m2	Total	BCIS	COST
Market						0
Flat	1	0	40.00	0.00	1,588	0
	2	161	65.00	10,465.00	1,588	18,280,262
Terrace	2	488	73.00	35,624.00	1,451	51,690,424
	3	715	86.00	61,490.00	1,451	89,221,990
Semi	2	0	81.00	0.00	1,457	0
	3	748	98.00	73,304.00	1,457	106,803,928
	4	488	115.00	56,120.00	1,645	92,317,400
Det	4	325	120.00	39,000.00	1,645	64,155,000
	5	325	130.00	42,250.00	1,645	69,501,250
Flat 1 3to5	1	0	40.00	0.00	1,659	0
Flat 2 3to5	2	0	65.00	0.00	1,659	0
Flat 3 3to5	3	0	80.00	0.00	1,659	0
Affordable						
Flat	1	261	39.00	10,179.00	1,588	17,780,677
	2	263	61.00	16,043.00	1,588	28,023,912
Terrace	2	350	70.00	24,500.00	1,451	35,549,500
	3	385	84.00	32,340.00	1,451	46,925,340
Semi	2	0	79.00	0.00	1,457	0
	3	368	93.00	34,224.00	1,457	49,864,368
	4	123	97.00	11,931.00	1,645	19,626,495
Det	4	0	106.00	0.00	1,645	0
	5	0	110.00	0.00	1,645	0
Flat 1 3to5	1	0	39.00	0.00	1,659	0
Flat 2 3to5	2	0	61.00	0.00	1,659	0
Flat 3 3to5	3	0	74.00	0.00	1,659	0

Number 2 Units Area Density erage Unit Size Developed Density Total Cost Rate
Units/ha m2 m2/ha £/m2

V Large Green 1,200 1,200 30.00 40.00 89 107,340 3,578 165,457,081 1,541.43

Locality een/Brown Alternative Use

Higher Green Agricultural

Area	Gross	42.857
	Net	30.000

	Beds	No	m2	Total	BCIS	COST
Market						0
Flat	1	0	40.00	0.00	1,588	0
	2	39	65.00	2,535.00	1,588	4,428,138
Terrace	2	117	73.00	8,541.00	1,451	12,392,991
	3	172	86.00	14,792.00	1,451	21,463,192
Semi	2	0	81.00	0.00	1,457	0
	3	179	98.00	17,542.00	1,457	25,558,694
	4	117	115.00	13,455.00	1,645	22,133,475
Det	4	78	120.00	9,360.00	1,645	15,397,200
	5	78	130.00	10,140.00	1,645	16,680,300
Flat 1 3to5	1	0	40.00	0.00	1,659	0
Flat 2 3to5	2	0	65.00	0.00	1,659	0
Flat 3 3to5	3	0	80.00	0.00	1,659	0
Affordable						
Flat	1	63	39.00	2,457.00	1,588	4,291,888
	2	63	61.00	3,843.00	1,588	6,712,952
Terrace	2	85	70.00	5,950.00	1,451	8,633,450
	3	92	84.00	7,728.00	1,451	11,213,328
Semi	2	0	79.00	0.00	1,457	0
	3	88	93.00	8,184.00	1,457	11,924,088
	4	29	97.00	2,813.00	1,645	4,627,385
Det	4	0	106.00	0.00	1,645	0
	5	0	110.00	0.00	1,645	0
Flat 1 3to5	1	0	39.00	0.00	1,659	0
Flat 2 3to5	2	0	61.00	0.00	1,659	0
Flat 3 3to5	3	0	74.00	0.00	1,659	0



Number	3	Units	Area ha	Density erage Units/ha	Unit Size m2	Developed m2	Density m2/ha	Total Cost	Rate £/m2
Medium Green 50		50	1.43	35.00	87	4,356	3,049	6,724,269	1,543.68

Locality 'een/Brown lternative Use		
Higher	Green	Agricultural
Area	Gross	1.905
	Net	1.429

	Beds	No	m2	Total	BCIS	COST
Market						0
Flat	1	1	40.00	40.00	10%	69,872
	2	3	65.00	195.00	10%	340,626
Terrace	2	4	73.00	292.00		423,692
	3	7	86.00	602.00		873,502
Semi	2	0	81.00	0.00		0
	3	7	98.00	686.00		999,502
	4	5	115.00	575.00		945,875
Det	4	3	120.00	360.00		592,200
	5	2	130.00	260.00		427,700
Flat 1 3to5	1	0	40.00	0.00	12%	0
Flat 2 3to5	2	0	65.00	0.00	12%	0
Flat 3 3to5	3	0	80.00	0.00	12%	0
Affordable						
Flat	1	2	39.00	78.00	10%	136,250
	2	3	61.00	183.00	10%	319,664
Terrace	2	4	70.00	280.00		406,280
	3	4	84.00	336.00		487,536
Semi	2	0	79.00	0.00		0
	3	4	93.00	372.00		542,004
	4	1	97.00	97.00		159,565
Det	4	0	106.00	0.00		0
	5	0	110.00	0.00		0
Flat 1 3to5	1	0	39.00	0.00	12%	0
Flat 2 3to5	2	0	61.00	0.00	12%	0
Flat 3 3to5	3	0	74.00	0.00	12%	0

Locality 'een/Brown lternative Use		
Higher	Green	Paddock
Area	Gross	0.286
	Net	0.286

Number	4	Units	Area ha	Density erage Units/ha	Unit Size m2	Developed m2	Density m2/ha	Total Cost	Rate £/m2
Small Green 10		10	0.29	35.00	87	865	3,028	1,339,122	1,548.12

Locality 'een/Brown lternative Use		
Higher	Green	Paddock
Area	Gross	0.286
	Net	0.286

	Beds	No	m2	Total	BCIS	COST
Market						0
Flat	1	0	40.00	0.00	10%	0
	2	1	65.00	65.00	10%	113,542
Terrace	2	1	73.00	73.00		105,923
	3	1	86.00	86.00		124,786
Semi	2	0	81.00	0.00		0
	3	1	98.00	98.00		142,786
	4	1	115.00	115.00		189,175
Det	4	1	120.00	120.00		197,400
	5	0	130.00	0.00		0
Flat 1 3to5	1	0	40.00	0.00	12%	0
Flat 2 3to5	2	0	65.00	0.00	12%	0
Flat 3 3to5	3	0	80.00	0.00	12%	0
Affordable						
Flat	1	0	39.00	0.00	10%	0
	2	1	61.00	61.00	10%	106,555
Terrace	2	1	70.00	70.00		101,570
	3	1	84.00	84.00		121,884
Semi	2	0	79.00	0.00		0
	3	1	93.00	93.00		135,501
	4	0	97.00	0.00		0
Det	4	0	106.00	0.00		0
	5	0	110.00	0.00		0
Flat 1 3to5	1	0	39.00	0.00	12%	0
Flat 2 3to5	2	0	61.00	0.00	12%	0
Flat 3 3to5	3	0	74.00	0.00	12%	0



Number 5 Units Area ha Density erage Units/ha Unit Size m2 Developed m2 Density m2/ha Total Cost £/m2

High Density 1,000 1,000 3.85 260.00 65 64,530 16,778 142,523,539 2,208.64

Locality een/Brown Alternative Use

Higher Brown PDL

Area	Gross	3.846
	Net	3.846

	Beds	No	m2	Total	BCIS	COST
Market						0
Flat	1	0	40.00	0.00	10%	1,588
	2	0	65.00	0.00	10%	1,588
Terrace	2	0	73.00	0.00		1,451
	3	0	86.00	0.00		1,451
Semi	2	0	81.00	0.00		1,457
	3	0	98.00	0.00		1,457
	4	0	115.00	0.00		1,645
Det	4	0	120.00	0.00		1,645
	5	0	130.00	0.00		1,645
Flat 1 High*	1	130	40.00	5,200.00	12%	1,972
Flat 2 High*	2	260	65.00	16,900.00	12%	1,972
Flat 3 High*	3	260	80.00	20,800.00	12%	1,972
Affordable						
Flat	1	0	39.00	0.00	10%	1,588
	2	0	61.00	0.00	10%	1,588
Terrace	2	0	70.00	0.00		1,451
	3	0	84.00	0.00		1,451
Semi	2	0	79.00	0.00		1,457
	3	0	93.00	0.00		1,457
	4	0	97.00	0.00		1,645
Det	4	0	106.00	0.00		1,645
	5	0	110.00	0.00		1,645
Flat 1 High*	1	70	39.00	2,730.00	12%	1,972
Flat 2 High*	2	140	61.00	8,540.00	12%	1,972
Flat 3 High*	3	140	74.00	10,360.00	12%	1,972

Number 6 Units Area ha Density erage Units/ha Unit Size m2 Developed m2 Density m2/ha Total Cost £/m2

High Density 350 350 1.00 350.00 65 22,586 22,586 49,884,343 2,208.64

Locality een/Brown Alternative Use

Higher Brown PDL

Area	Gross	1.000
	Net	1.000

	Beds	No	m2	Total	BCIS	COST
Market						0
Flat	1	0	40.00	0.00	10%	1,588
	2	0	65.00	0.00	10%	1,588
Terrace	2	0	73.00	0.00		1,451
	3	0	86.00	0.00		1,451
Semi	2	0	81.00	0.00		1,457
	3	0	98.00	0.00		1,457
	4	0	115.00	0.00		1,645
Det	4	0	120.00	0.00		1,645
	5	0	130.00	0.00		1,645
Flat 1 High*	1	46	40.00	1,840.00	12%	1,972
Flat 2 High*	2	91	65.00	5,915.00	12%	1,972
Flat 3 High*	3	91	80.00	7,280.00	12%	1,972
Affordable						
Flat	1	0	39.00	0.00	10%	1,588
	2	0	61.00	0.00	10%	1,588
Terrace	2	0	70.00	0.00		1,451
	3	0	84.00	0.00		1,451
Semi	2	0	79.00	0.00		1,457
	3	0	93.00	0.00		1,457
	4	0	97.00	0.00		1,645
Det	4	0	106.00	0.00		1,645
	5	0	110.00	0.00		1,645
Flat 1 High*	1	24	39.00	936.00	12%	1,972
Flat 2 High*	2	49	61.00	2,989.00	12%	1,972
Flat 3 High*	3	49	74.00	3,626.00	12%	1,972



Number 7 Units Area ha Density erage Units/ha Unit Size m2 Developed m2 Density m2/ha Total Cost £/m2 Rate £/m2

High Density 140

140 0.70 200.00 65 9,030 12,900 19,944,019 2,208.64

Locality een/ Brown Alternative Use

Higher Brown PDL

Area	Gross	0.700
	Net	0.700

	Beds	No	m2	Total	BCIS	COST
Market						0
Flat	1	0	40.00	0.00	10% 1,588	0
	2	0	65.00	0.00	10% 1,588	0
Terrace	2	0	73.00	0.00	1,451	0
	3	0	86.00	0.00	1,451	0
Semi	2	0	81.00	0.00	1,457	0
	3	0	98.00	0.00	1,457	0
	4	0	115.00	0.00	1,645	0
Det	4	0	120.00	0.00	1,645	0
	5	0	130.00	0.00	1,645	0
Flat 1 High*	1	18	40.00	720.00	12% 1,972	1,590,221
Flat 2 High*	2	36	65.00	2,340.00	12% 1,972	5,168,218
Flat 3 High*	3	36	80.00	2,880.00	12% 1,972	6,360,883
Affordable						
Flat	1	0	39.00	0.00	10% 1,588	0
	2	0	61.00	0.00	10% 1,588	0
Terrace	2	0	70.00	0.00	1,451	0
	3	0	84.00	0.00	1,451	0
Semi	2	0	79.00	0.00	1,457	0
	3	0	93.00	0.00	1,457	0
	4	0	97.00	0.00	1,645	0
Det	4	0	106.00	0.00	1,645	0
	5	0	110.00	0.00	1,645	0
Flat 1 High*	1	10	39.00	390.00	12% 1,972	861,370
Flat 2 High*	2	20	61.00	1,220.00	12% 1,972	2,694,541
Flat 3 High*	3	20	74.00	1,480.00	12% 1,972	3,268,787

Number 8 Units Area ha Density erage Units/ha Unit Size m2 Developed m2 Density m2/ha Total Cost £/m2 Rate £/m2

High Density 70

70 0.35 200.00 65 4,515 12,900 9,972,010 2,208.64

Locality een/ Brown Alternative Use

Higher Brown PDL

Area	Gross	0.350
	Net	0.350

	Beds	No	m2	Total	BCIS	COST
Market						0
Flat	1	0	40.00	0.00	10% 1,588	0
	2	0	65.00	0.00	10% 1,588	0
Terrace	2	0	73.00	0.00	1,451	0
	3	0	86.00	0.00	1,451	0
Semi	2	0	81.00	0.00	1,457	0
	3	0	98.00	0.00	1,457	0
	4	0	115.00	0.00	1,645	0
Det	4	0	120.00	0.00	1,645	0
	5	0	130.00	0.00	1,645	0
Flat 1 High*	1	9	40.00	360.00	12% 1,972	795,110
Flat 2 High*	2	18	65.00	1,170.00	12% 1,972	2,584,109
Flat 3 High*	3	18	80.00	1,440.00	12% 1,972	3,180,442
Affordable						
Flat	1	0	39.00	0.00	10% 1,588	0
	2	0	61.00	0.00	10% 1,588	0
Terrace	2	0	70.00	0.00	1,451	0
	3	0	84.00	0.00	1,451	0
Semi	2	0	79.00	0.00	1,457	0
	3	0	93.00	0.00	1,457	0
	4	0	97.00	0.00	1,645	0
Det	4	0	106.00	0.00	1,645	0
	5	0	110.00	0.00	1,645	0
Flat 1 High*	1	5	39.00	195.00	12% 1,972	430,685
Flat 2 High*	2	10	61.00	610.00	12% 1,972	1,347,270
Flat 3 High*	3	10	74.00	740.00	12% 1,972	1,634,394



Number	Units	Area ha	Density erage Units/ha	Unit Size m2	Developed m2	Density m2/ha	Total Cost	Rate £/m2
Medium Density	1,000	1,000	7.14	140.00	65	64,530	119,901,902	1,858.08

Locality 'een/Brown Alternative Use

Higher **Brown** PDL

Area	Gross	7.143
	Net	7.143

	Beds	No	m2	Total	BCIS	COST
Market						0
Flat	1	0	40.00	0.00	1,588	0
	2	0	65.00	0.00	1,588	0
Terrace	2	0	73.00	0.00	1,451	0
	3	0	86.00	0.00	1,451	0
Semi	2	0	81.00	0.00	1,457	0
	3	0	98.00	0.00	1,457	0
	4	0	115.00	0.00	1,645	0
Det	4	0	120.00	0.00	1,645	0
	5	0	130.00	0.00	1,645	0
Flat 1 3to5	1	130	40.00	5,200.00	1,659	9,662,016
Flat 2 3to5	2	260	65.00	16,900.00	1,659	31,401,552
Flat 3 3to5	3	260	80.00	20,800.00	1,659	38,648,064
Affordable						
Flat	1	0	39.00	0.00	1,588	0
	2	0	61.00	0.00	1,588	0
Terrace	2	0	70.00	0.00	1,451	0
	3	0	84.00	0.00	1,451	0
Semi	2	0	79.00	0.00	1,457	0
	3	0	93.00	0.00	1,457	0
	4	0	97.00	0.00	1,645	0
Det	4	0	106.00	0.00	1,645	0
	5	0	110.00	0.00	1,645	0
Flat 1 3to5	1	70	39.00	2,730.00	1,659	5,072,558
Flat 2 3to5	2	140	61.00	8,540.00	1,659	15,868,003
Flat 3 3to5	3	140	74.00	10,360.00	1,659	19,249,709

Number	Units	Area ha	Density erage Units/ha	Unit Size m2	Developed m2	Density m2/ha	Total Cost	Rate £/m2
Medium Density	350	350	2.69	130.00	65	22,586	41,966,595	1,858.08

Locality 'een/Brown Alternative Use

Higher **Brown** PDL

Area	Gross	2.692
	Net	2.692

	Beds	No	m2	Total	BCIS	COST
Market						0
Flat	1	0	40.00	0.00	1,588	0
	2	0	65.00	0.00	1,588	0
Terrace	2	0	73.00	0.00	1,451	0
	3	0	86.00	0.00	1,451	0
Semi	2	0	81.00	0.00	1,457	0
	3	0	98.00	0.00	1,457	0
	4	0	115.00	0.00	1,645	0
Det	4	0	120.00	0.00	1,645	0
	5	0	130.00	0.00	1,645	0
Flat 1 3to5	1	46	40.00	1,840.00	1,659	3,418,867
Flat 2 3to5	2	91	65.00	5,915.00	1,659	10,990,543
Flat 3 3to5	3	91	80.00	7,280.00	1,659	13,526,822
Affordable						
Flat	1	0	39.00	0.00	1,588	0
	2	0	61.00	0.00	1,588	0
Terrace	2	0	70.00	0.00	1,451	0
	3	0	84.00	0.00	1,451	0
Semi	2	0	79.00	0.00	1,457	0
	3	0	93.00	0.00	1,457	0
	4	0	97.00	0.00	1,645	0
Det	4	0	106.00	0.00	1,645	0
	5	0	110.00	0.00	1,645	0
Flat 1 3to5	1	24	39.00	936.00	1,659	1,739,163
Flat 2 3to5	2	49	61.00	2,989.00	1,659	5,553,801
Flat 3 3to5	3	49	74.00	3,626.00	1,659	6,737,398



Number	11	Units	Area ha	Density erage Units/ha	Unit Size m2	Developed m2	Density m2/ha	Total Cost	Rate £/m2
Medium Density	140	140	1.40	100.00	65	9,030	6,450	16,778,462	1,858.08

Locality 'een/Brown Alternative Use		
Higher	Brown	PDL
Area	Gross	1.400
	Net	1.400

	Beds	No	m2	Total	BCIS	COST
Market						0
Flat	1	0	40.00	0.00	1,588	0
	2	0	65.00	0.00	1,588	0
Terrace	2	0	73.00	0.00	1,451	0
	3	0	86.00	0.00	1,451	0
Semi	2	0	81.00	0.00	1,457	0
	3	0	98.00	0.00	1,457	0
	4	0	115.00	0.00	1,645	0
Det	4	0	120.00	0.00	1,645	0
	5	0	130.00	0.00	1,645	0
Flat 1 3to5	1	18	40.00	720.00	1,659	1,337,818
Flat 2 3to5	2	36	65.00	2,340.00	1,659	4,347,907
Flat 3 3to5	3	36	80.00	2,880.00	1,659	5,351,270
Affordable						
Flat	1	0	39.00	0.00	1,588	0
	2	0	61.00	0.00	1,588	0
Terrace	2	0	70.00	0.00	1,451	0
	3	0	84.00	0.00	1,451	0
Semi	2	0	79.00	0.00	1,457	0
	3	0	93.00	0.00	1,457	0
	4	0	97.00	0.00	1,645	0
Det	4	0	106.00	0.00	1,645	0
	5	0	110.00	0.00	1,645	0
Flat 1 3to5	1	10	39.00	390.00	1,659	724,651
Flat 2 3to5	2	20	61.00	1,220.00	1,659	2,266,858
Flat 3 3to5	3	20	74.00	1,480.00	1,659	2,749,958

Number	12	Units	Area ha	Density erage Units/ha	Unit Size m2	Developed m2	Density m2/ha	Total Cost	Rate £/m2
Medium Density	70a	70	0.93	75.00	68	4,767	5,108	7,692,404	1,613.68

Locality 'een/Brown Alternative Use		
Higher	Brown	PDL
Area	Gross	0.933
	Net	0.933

	Beds	No	m2	Total	BCIS	COST
Market						0
Flat	1	0	40.00	0.00	1,588	0
	2	0	65.00	0.00	1,588	0
Terrace	2	18	73.00	1,314.00	1,451	1,906,614
	3	18	86.00	1,548.00	1,451	2,246,148
Semi	2	0	81.00	0.00	1,457	0
	3	0	98.00	0.00	1,457	0
	4	0	115.00	0.00	1,645	0
Det	4	0	120.00	0.00	1,645	0
	5	0	130.00	0.00	1,645	0
Flat 1 3to5	1	9	40.00	360.00	1,659	668,909
Flat 2 3to5	2	0	65.00	0.00	1,659	0
Flat 3 3to5	3	0	80.00	0.00	1,659	0
Affordable						
Flat	1	0	39.00	0.00	1,588	0
	2	0	61.00	0.00	1,588	0
Terrace	2	0	70.00	0.00	1,451	0
	3	0	84.00	0.00	1,451	0
Semi	2	0	79.00	0.00	1,457	0
	3	0	93.00	0.00	1,457	0
	4	0	97.00	0.00	1,645	0
Det	4	0	106.00	0.00	1,645	0
	5	0	110.00	0.00	1,645	0
Flat 1 3to5	1	5	39.00	195.00	1,659	362,326
Flat 2 3to5	2	10	61.00	610.00	1,659	1,133,429
Flat 3 3to5	3	10	74.00	740.00	1,659	1,374,979



Number	13	Units	Area ha	Density erage Units/ha	Unit Size m2	Developed m2	Density m2/ha	Total Cost	Rate £/m2
Medium Density	70	70	0.70	100.00	65	4,515	6,450	8,389,231	1,858.08

Locality een/ Brown Alternative Use		
Higher	Brown	PDL
Area	Gross	0.700
	Net	0.700

	Beds	No	m2	Total	BCIS	COST
Market						0
Flat	1	0	40.00	0.00	10%	1,588
	2	0	65.00	0.00	10%	1,588
Terrace	2	0	73.00	0.00		1,451
	3	0.0	86.00	0.00		1,451
Semi	2	0	81.00	0.00		1,457
	3	0	98.00	0.00		1,457
	4	0	115.00	0.00		1,645
Det	4	0	120.00	0.00		1,645
	5	0	130.00	0.00		1,645
Flat 1 3to5	1	9	40.00	360.00	12%	1,659
Flat 2 3to5	2	18	65.00	1,170.00	12%	1,659
Flat 3 3to5	3	18	80.00	1,440.00	12%	1,659
Affordable						0
Flat	1	0	39.00	0.00	10%	1,588
	2	0	61.00	0.00	10%	1,588
Terrace	2	0.0	70.00	0.00		1,451
	3	0	84.00	0.00		1,451
Semi	2	0	79.00	0.00		1,457
	3	0	93.00	0.00		1,457
	4	0	97.00	0.00		1,645
Det	4	0	106.00	0.00		1,645
	5	0	110.00	0.00		1,645
Flat 1 3to5	1	5	39.00	195.00	12%	1,659
Flat 2 3to5	2	10	61.00	610.00	12%	1,659
Flat 3 3to5	3	10	74.00	740.00	12%	1,659

Locality een/ Brown Alternative Use		
Higher	Brown	PDL
Area	Gross	0.700
	Net	0.700

Number	14	Units	Area ha	Density erage Units/ha	Unit Size m2	Developed m2	Density m2/ha	Total Cost	Rate £/m2
Medium Density	35	35	0.58	60.00	68	2,384	4,087	3,847,131	1,613.73

Locality een/ Brown Alternative Use		
Higher	Brown	PDL
Area	Gross	0.583
	Net	0.583

	Beds	No	m2	Total	BCIS	COST
Market						0
Flat	1	0	40.00	0.00	10%	1,588
	2	0	65.00	0.00	10%	1,588
Terrace	2	9	73.00	657.00		1,451
	3	9	86.00	774.00		1,451
Semi	2	0.0	81.00	0.00		1,457
	3	0.0	98.00	0.00		1,457
	4	0	115.00	0.00		1,645
Det	4	0	120.00	0.00		1,645
	5	0	130.00	0.00		1,645
Flat 1 3to5	1	5	40.00	200.00	12%	1,659
Flat 2 3to5	2	0	65.00	0.00	12%	1,659
Flat 3 3to5	3	0	80.00	0.00	12%	1,659
Affordable						0
Flat	1	0	39.00	0.00	10%	1,588
	2	0	61.00	0.00	10%	1,588
Terrace	2	0	70.00	0.00		1,451
	3	0	84.00	0.00		1,451
Semi	2	0.0	79.00	0.00		1,457
	3	0	93.00	0.00		1,457
	4	0	97.00	0.00		1,645
Det	4	0	106.00	0.00		1,645
	5	0	110.00	0.00		1,645
Flat 1 3to5	1	2	39.00	78.00	12%	1,659
Flat 2 3to5	2	5	61.00	305.00	12%	1,659
Flat 3 3to5	3	5	74.00	370.00	12%	1,659

Locality een/ Brown Alternative Use		
Higher	Brown	PDL
Area	Gross	0.583
	Net	0.583



Number 15 Units Area ha Density erage Units/ha Unit Size m2 Developed m2 Density m2/ha Total Cost Rate £/m2

Medium Density 15 15 0.20 75.00 68 1,025 5,125 1,645,629 1,605.49

Locality een/Brown Alternative Use

Higher **Brown** PDL

Area	Gross	0.200
	Net	0.200

	Beds	No	m2	Total	BCIS	COST
Market						0
Flat	1	0	40.00	0.00	10%	1,588
	2	0	65.00	0.00	10%	1,588
Terrace	2	4	73.00	292.00		1,451
	3	4	86.00	344.00		1,451
Semi	2	0	81.00	0.00		1,457
	3	0	98.00	0.00		1,457
	4	0	115.00	0.00		1,645
Det	4	0	120.00	0.00		1,645
	5	0	130.00	0.00		1,645
Flat 1 3to5	1	2	40.00	80.00	12%	1,659
Flat 2 3to5	2	0	65.00	0.00	12%	1,659
Flat 3 3to5	3	0	80.00	0.00	12%	1,659
Affordable						0
Flat	1	0	39.00	0.00	10%	1,588
	2	0	61.00	0.00	10%	1,588
Terrace	2	0	70.00	0.00		1,451
	3	0	84.00	0.00		1,451
Semi	2	0	79.00	0.00		1,457
	3	0	93.00	0.00		1,457
	4	0	97.00	0.00		1,645
Det	4	0	106.00	0.00		1,645
	5	0	110.00	0.00		1,645
Flat 1 3to5	1	1	39.00	39.00	12%	1,659
Flat 2 3to5	2	2	61.00	122.00	12%	1,659
Flat 3 3to5	3	2	74.00	148.00	12%	1,659

Number 16 Units Area ha Density erage Units/ha Unit Size m2 Developed m2 Density m2/ha Total Cost Rate £/m2

Medium Density 9 9 0.15 60.00 69 618 4,120 983,833 1,591.96

Locality een/Brown Alternative Use

Higher **Brown** PDL

Area	Gross	0.150
	Net	0.150

	Beds	No	m2	Total	BCIS	COST
Market						0
Flat	1	0	40.00	0.00	10%	1,588
	2	0	65.00	0.00	10%	1,588
Terrace	2	2	73.00	146.00		1,451
	3	3	86.00	258.00		1,451
Semi	2	0	81.00	0.00		1,457
	3	0	98.00	0.00		1,457
	4	0	115.00	0.00		1,645
Det	4	0	120.00	0.00		1,645
	5	0	130.00	0.00		1,645
Flat 1 3to5	1	1	40.00	40.00	12%	1,659
Flat 2 3to5	2	0	65.00	0.00	12%	1,659
Flat 3 3to5	3	0	80.00	0.00	12%	1,659
Affordable						0
Flat	1	0	39.00	0.00	10%	1,588
	2	0	61.00	0.00	10%	1,588
Terrace	2	0	70.00	0.00		1,451
	3	0	84.00	0.00		1,451
Semi	2	0	79.00	0.00		1,457
	3	0	93.00	0.00		1,457
	4	0	97.00	0.00		1,645
Det	4	0	106.00	0.00		1,645
	5	0	110.00	0.00		1,645
Flat 1 3to5	1	1	39.00	39.00	12%	1,659
Flat 2 3to5	2	1	61.00	61.00	12%	1,659
Flat 3 3to5	3	1	74.00	74.00	12%	1,659



Number 17 Units NET Area Density erage Unit Size Developed Density Total Cost Rate
Units/ha m2 m2/ha £/m2

Medium Density 5 5 0.08 66.00 65 325 4,290 603,876 1,858.08

Locality een/Brown Alternative Use

Higher Brown PDL

Area	Gross	0.076
	Net	0.076

	Beds	No	m2	Total	BCIS	COST
Market						0
Flat	1	0	40.00	0.00	10%	1,588
	2	0	65.00	0.00	10%	1,588
Terrace	2	0	73.00	0.00		1,451
	3	0	86.00	0.00		1,451
Semi	2	0	81.00	0.00		1,457
	3	0	98.00	0.00		1,457
	4	0	115.00	0.00		1,645
Det	4	0	120.00	0.00		1,645
	5	0	130.00	0.00		1,645
Flat 1 3to5	1	0	40.00	0.00	12%	1,659
Flat 2 3to5	2	1	65.00	65.00	12%	1,659
Flat 3 3to5	3	2	80.00	160.00	12%	1,659
Affordable						0
Flat	1	0	39.00	0.00	10%	1,588
	2	0	61.00	0.00	10%	1,588
Terrace	2	0	70.00	0.00		1,451
	3	0	84.00	0.00		1,451
Semi	2	0	79.00	0.00		1,457
	3	0	93.00	0.00		1,457
	4	0	97.00	0.00		1,645
Det	4	0	106.00	0.00		1,645
	5	0	110.00	0.00		1,645
Flat 1 3to5	1	1	39.00	39.00	12%	1,659
Flat 2 3to5	2	1	61.00	61.00	12%	1,659
Flat 3 3to5	3	0	74.00	0.00	12%	1,659

Number 18 Units Area Density erage Unit Size Developed Density Total Cost Rate
Units/ha m2 m2/ha £/m2

Medium Density 3 3 0.09 35.00 85 256 2,987 371,456 1,451.00

Locality een/Brown Alternative Use

Higher Brown PDL

Area	Gross	0.086
	Net	0.086

	Beds	No	m2	Total	BCIS	COST
Market						0
Flat	1	0	40.00	0.00	10%	1,588
	2	0	65.00	0.00	10%	1,588
Terrace	2	0	73.00	0.00		1,451
	3	2	86.00	172.00		1,451
Semi	2	0	81.00	0.00		1,457
	3	0	98.00	0.00		1,457
	4	0	115.00	0.00		1,645
Det	4	0	120.00	0.00		1,645
	5	0	130.00	0.00		1,645
Flat 1 3to5	1	0	40.00	0.00	12%	1,659
Flat 2 3to5	2	0	65.00	0.00	12%	1,659
Flat 3 3to5	3	0	80.00	0.00	12%	1,659
Affordable						0
Flat	1	0	39.00	0.00	10%	1,588
	2	0	61.00	0.00	10%	1,588
Terrace	2	0	70.00	0.00		1,451
	3	1	84.00	84.00		1,451
Semi	2	0	79.00	0.00		1,457
	3	0	93.00	0.00		1,457
	4	0	97.00	0.00		1,645
Det	4	0	106.00	0.00		1,645
	5	0	110.00	0.00		1,645
Flat 1 3to5	1	0	39.00	0.00	12%	1,659
Flat 2 3to5	2	0	61.00	0.00	12%	1,659
Flat 3 3to5	3	0	74.00	0.00	12%	1,659



Number 19 Units Area ha Density erage Units/ha Unit Size m2 Developed m2 Density m2/ha Total Cost Rate £/m2

Low Density 70

70 1.75 40.00 86 6,018 3,439 9,339,553 1,551.94

Locality een/Brown Alternative Use

Higher Brown PDL

Area	Gross	1.750
	Net	1.750

	Beds	No	m2	Total	BCIS	COST
Market						0
Flat	1	2	40.00	80.00	10%	1,588
	2	5	65.00	325.00	10%	1,588
Terrace	2	5	73.00	365.00		1,451
	3	9	86.00	774.00		1,451
Semi	2	0	81.00	0.00		1,457
	3	10	98.00	980.00		1,457
	4	7	115.00	805.00		1,645
Det	4	5	120.00	600.00		1,645
	5	2	130.00	260.00		1,645
Flat 1 3to5	1	0	40.00	0.00	12%	1,659
Flat 2 3to5	2	0	65.00	0.00	12%	1,659
Flat 3 3to5	3	0	80.00	0.00	12%	1,659
Affordable						
Flat	1	4	39.00	156.00	10%	1,588
	2	4	61.00	244.00	10%	1,588
Terrace	2	5	70.00	350.00		1,451
	3	5	84.00	420.00		1,451
Semi	2	0	79.00	0.00		1,457
	3	5	93.00	465.00		1,457
	4	2	97.00	194.00		1,645
Det	4	0	106.00	0.00		1,645
	5	0	110.00	0.00		1,645
Flat 1 3to5	1	0	39.00	0.00	12%	1,659
Flat 2 3to5	2	0	61.00	0.00	12%	1,659
Flat 3 3to5	3	0	74.00	0.00	12%	1,659

Number 20 Units Area ha Density erage Units/ha Unit Size m2 Developed m2 Density m2/ha Total Cost Rate £/m2

Low Density 35

35 0.88 40.00 85 2,992 3,419 4,612,980 1,541.77

Locality een/Brown Alternative Use

Higher Brown PDL

Area	Gross	0.875
	Net	0.875

	Beds	No	m2	Total	BCIS	COST
Market						0
Flat	1	1	40.00	40.00	10%	1,588
	2	2	65.00	130.00	10%	1,588
Terrace	2	3	73.00	219.00		1,451
	3	5	86.00	430.00		1,451
Semi	2	0	81.00	0.00		1,457
	3	5	98.00	490.00		1,457
	4	3	115.00	345.00		1,645
Det	4	2	120.00	240.00		1,645
	5	1	130.00	130.00		1,645
Flat 1 3to5	1	0	40.00	0.00	12%	1,659
Flat 2 3to5	2	0	65.00	0.00	12%	1,659
Flat 3 3to5	3	0	80.00	0.00	12%	1,659
Affordable						
Flat	1	2	39.00	78.00	10%	1,588
	2	2	61.00	122.00	10%	1,588
Terrace	2	2	70.00	140.00		1,451
	3	3	84.00	252.00		1,451
Semi	2	0	79.00	0.00		1,457
	3	3	93.00	279.00		1,457
	4	1	97.00	97.00		1,645
Det	4	0	106.00	0.00		1,645
	5	0	110.00	0.00		1,645
Flat 1 3to5	1	0	39.00	0.00	12%	1,659
Flat 2 3to5	2	0	61.00	0.00	12%	1,659
Flat 3 3to5	3	0	74.00	0.00	12%	1,659



Number 21 Units Area ha Density erage Units/ha Unit Size m2 Developed m2 Density m2/ha Total Cost Rate £/m2

Low Density 15

15 0.38 40.00 81 1,214 3,237

1,869,477 1,539.93

Locality een/ Brown Alternative Use

Higher Brown PDL

Area	Gross	0.375
	Net	0.375

	Beds	No	m2	Total	BCIS	COST
Market						0
Flat	1	1	40.00	40.00	10%	1,588
	2	1	65.00	65.00	10%	1,588
Terrace	2	1	73.00	73.00		1,451
	3	3	86.00	258.00		1,451
Semi	2	0	81.00	0.00		1,457
	3	2	98.00	196.00		1,457
	4	1	115.00	115.00		1,645
Det	4	1	120.00	120.00		1,645
	5	0	130.00	0.00		1,645
Flat 1 3to5	1	0	40.00	0.00	12%	1,659
Flat 2 3to5	2	0	65.00	0.00	12%	1,659
Flat 3 3to5	3	0	80.00	0.00	12%	1,659
Affordable						
Flat	1	1	39.00	39.00	10%	1,588
	2	1	61.00	61.00	10%	1,588
Terrace	2	1	70.00	70.00		1,451
	3	1	84.00	84.00		1,451
Semi	2	0	79.00	0.00		1,457
	3	1	93.00	93.00		1,457
	4	0	97.00	0.00		1,645
Det	4	0	106.00	0.00		1,645
	5	0	110.00	0.00		1,645
Flat 1 3to5	1	0	39.00	0.00	12%	1,659
Flat 2 3to5	2	0	61.00	0.00	12%	1,659
Flat 3 3to5	3	0	74.00	0.00	12%	1,659

Number 22 Units Area ha Density erage Units/ha Unit Size m2 Developed m2 Density m2/ha Total Cost Rate £/m2

Low Density 10

10 0.25 40.00 97 968 3,872

1,493,808 1,543.19

Locality een/Brown Alternative Use

Higher Brown PDL

Area	Gross	0.250
	Net	0.250

	Beds	No	m2	Total	BCIS	COST
Market						0
Flat	1	0	40.00	0.00	10%	1,588
	2	0	65.00	0.00	10%	1,588
Terrace	2	0	73.00	0.00		1,451
	3	2	86.00	172.00		1,451
Semi	2	0	81.00	0.00		1,457
	3	0	98.00	0.00		1,457
	4	4	115.00	460.00		1,645
Det	4	0	120.00	0.00		1,645
	5	0	130.00	0.00		1,645
Flat 1 3to5	1	0	40.00	0.00	12%	1,659
Flat 2 3to5	2	0	65.00	0.00	12%	1,659
Flat 3 3to5	3	0	80.00	0.00	12%	1,659
Affordable						
Flat	1	0	39.00	0.00	10%	1,588
	2	0	61.00	0.00	10%	1,588
Terrace	2	0	70.00	0.00		1,451
	3	4	84.00	336.00		1,451
Semi	2	0	79.00	0.00		1,457
	3	0	93.00	0.00		1,457
	4	0	97.00	0.00		1,645
Det	4	0	106.00	0.00		1,645
	5	0	110.00	0.00		1,645
Flat 1 3to5	1	0	39.00	0.00	12%	1,659
Flat 2 3to5	2	0	61.00	0.00	12%	1,659
Flat 3 3to5	3	0	74.00	0.00	12%	1,659



Number 23 Units Area ha Density erage Units/ha Unit Size m2 Developed m2 Density m2/ha Total Cost Rate £/m2

Low Density 6

6 0.15 40.00 81 484 3,227 702,284 1,451.00

Locality een/Brown Alternative Use

Higher Brown PDL

Area	Gross	0.150
	Net	0.150

	Beds	No	m2	Total	BCIS	COST
Market						0
Flat	1	0	40.00	0.00	10%	1,588
	2	0	65.00	0.00	10%	1,588
Terrace	2	0	73.00	0.00		1,451
	3	4	86.00	344.00		1,451
Semi	2	0	81.00	0.00		1,457
	3	0	98.00	0.00		1,457
	4	0	115.00	0.00		1,645
Det	4	0	120.00	0.00		1,645
	5	0	130.00	0.00		1,645
Flat 1 3to5	1	0	40.00	0.00	12%	1,659
Flat 2 3to5	2	0	65.00	0.00	12%	1,659
Flat 3 3to5	3	0	80.00	0.00	12%	1,659
Affordable						
Flat	1	0	39.00	0.00	10%	1,588
	2	0	61.00	0.00	10%	1,588
Terrace	2	2	70.00	140.00		1,451
	3	0	84.00	0.00		1,451
Semi	2	0	79.00	0.00		1,457
	3	0	93.00	0.00		1,457
	4	0	97.00	0.00		1,645
Det	4	0	106.00	0.00		1,645
	5	0	110.00	0.00		1,645
Flat 1 3to5	1	0	39.00	0.00	12%	1,659
Flat 2 3to5	2	0	61.00	0.00	12%	1,659
Flat 3 3to5	3	0	74.00	0.00	12%	1,659

Number 24 Units Area ha Density erage Units/ha Unit Size m2 Developed m2 Density m2/ha Total Cost Rate £/m2

Low Density 3

3 0.08 40.00 81 242 3,227 351,142 1,451.00

Locality een/Brown Alternative Use

Higher Brown PDL

Area	Gross	0.075
	Net	0.075

	Beds	No	m2	Total	BCIS	COST
Market						0
Flat	1	0	40.00	0.00	10%	1,588
	2	0	65.00	0.00	10%	1,588
Terrace	2	0	73.00	0.00		1,451
	3	2	86.00	172.00		1,451
Semi	2	0	81.00	0.00		1,457
	3	0	98.00	0.00		1,457
	4	0	115.00	0.00		1,645
Det	4	0	120.00	0.00		1,645
	5	0	130.00	0.00		1,645
Flat 1 3to5	1	0	40.00	0.00	12%	1,659
Flat 2 3to5	2	0	65.00	0.00	12%	1,659
Flat 3 3to5	3	0	80.00	0.00	12%	1,659
Affordable						
Flat	1	0	39.00	0.00	10%	1,588
	2	0	61.00	0.00	10%	1,588
Terrace	2	1	70.00	70.00		1,451
	3	0	84.00	0.00		1,451
Semi	2	0	79.00	0.00		1,457
	3	0	93.00	0.00		1,457
	4	0	97.00	0.00		1,645
Det	4	0	106.00	0.00		1,645
	5	0	110.00	0.00		1,645
Flat 1 3to5	1	0	39.00	0.00	12%	1,659
Flat 2 3to5	2	0	61.00	0.00	12%	1,659
Flat 3 3to5	3	0	74.00	0.00	12%	1,659



Number	25	Units	Area ha	Density erage Units/ha	Unit Size m2	Developed m2	Density m2/ha	Total Cost	Rate £/m2
BTR HD 140		140	0.70	200.00	65	9,030	12,900	19,944,019	2,208.64

Locality 'een/Brown Alternative Use		
Higher	Brown	PDL
Area	Gross	0.700
	Net	0.700

	Beds	No	m2	Total	BCIS	COST
Market						0
Flat	1	0	40.00	0.00	10%	1,588
	2	0	65.00	0.00	10%	1,588
Terrace	2	0	73.00	0.00		1,451
	3	0	86.00	0.00		1,451
Semi	2	0	81.00	0.00		1,457
	3	0	98.00	0.00		1,457
	4	0	115.00	0.00		1,645
Det	4	0	120.00	0.00		1,645
	5	0	130.00	0.00		1,645
Flat 1 3to5	1	18	40.00	720.00	12%	1,972
Flat 2 3to5	2	36	65.00	2,340.00	12%	1,972
Flat 3 3to5	3	36	80.00	2,880.00	12%	1,972
Affordable						
Flat	1	0	39.00	0.00	10%	1,588
	2	0	61.00	0.00	10%	1,588
Terrace	2	0	70.00	0.00		1,451
	3	0	84.00	0.00		1,451
Semi	2	0	79.00	0.00		1,457
	3	0	93.00	0.00		1,457
	4	0	97.00	0.00		1,645
Det	4	0	106.00	0.00		1,645
	5	0	110.00	0.00		1,645
Flat 1 3to5	1	10	39.00	390.00	12%	1,972
Flat 2 3to5	2	20	61.00	1,220.00	12%	1,972
Flat 3 3to5	3	20	74.00	1,480.00	12%	1,972

Locality 'een/Brown Alternative Use		
Higher	Brown	PDL
Area	Gross	0.700
	Net	0.700

Number	26	Units	Area ha	Density erage Units/ha	Unit Size m2	Developed m2	Density m2/ha	Total Cost	Rate £/m2
BTR 140		140	1.40	100.00	65	9,030	6,450	16,778,462	1,858.08

Locality 'een/Brown Alternative Use		
Higher	Brown	PDL
Area	Gross	1.400
	Net	1.400

	Beds	No	m2	Total	BCIS	COST
Market						0
Flat	1	0	40.00	0.00	10%	1,588
	2	0	65.00	0.00	10%	1,588
Terrace	2	0	73.00	0.00		1,451
	3	0	86.00	0.00		1,451
Semi	2	0	81.00	0.00		1,457
	3	0	98.00	0.00		1,457
	4	0	115.00	0.00		1,645
Det	4	0	120.00	0.00		1,645
	5	0	130.00	0.00		1,645
Flat 1 3to5	1	18	40.00	720.00	12%	1,659
Flat 2 3to5	2	36	65.00	2,340.00	12%	1,659
Flat 3 3to5	3	36	80.00	2,880.00	12%	1,659
Affordable						
Flat	1	0	39.00	0.00	10%	1,588
	2	0	61.00	0.00	10%	1,588
Terrace	2	0	70.00	0.00		1,451
	3	0	84.00	0.00		1,451
Semi	2	0	79.00	0.00		1,457
	3	0	93.00	0.00		1,457
	4	0	97.00	0.00		1,645
Det	4	0	106.00	0.00		1,645
	5	0	110.00	0.00		1,645
Flat 1 3to5	1	10	39.00	390.00	12%	1,659
Flat 2 3to5	2	20	61.00	1,220.00	12%	1,659
Flat 3 3to5	3	20	74.00	1,480.00	12%	1,659

Locality 'een/Brown Alternative Use		
Higher	Brown	PDL
Area	Gross	1.400
	Net	1.400

Base - Appendix
For Apps



			Site 1	Site 2	Site 3	Site 4	Site 5	Site 6	Site 7	Site 8	Site 9	Site 10	Site 11	Site 12	Site 13	Site 14	Site 15	Site 16	Site 17	Site 18	Site 19	Site 20	Site 21	Site 22	Site 23	Site 24	Site 25	Site 26		
			V Large Green 5,000	V Large Green 1,200	Medium Green 50	Small Green 10	High Density 1,000	High Density 350	High Density 140	High Density 70	Medium Density 1,000	Medium Density 350	Medium Density 140	Medium Density 70a	Medium Density 70	Medium Density 35	Medium Density 15	Medium Density 9	Medium Density 5	Medium Density 3	Low Density 70	Low Density 35	Low Density 15	Low Density 10	Low Density 6	Low Density 3	BTR HD 140	BTR 140		
			Green Agricultural Higher	Green Agricultural Higher	Green Agricultural Higher	Green Paddock Higher	Brown PDL Higher	Brown PDL Higher	Brown PDL Higher	Brown PDL Higher	Brown PDL Higher	Brown PDL Higher	Brown PDL Higher	Brown PDL Higher	Brown PDL Higher	Brown PDL Higher	Brown PDL Higher	Brown PDL Higher	Brown PDL Higher	Brown PDL Higher	Brown PDL Higher	Brown PDL Higher	Brown PDL Higher	Brown PDL Higher	Brown PDL Higher	Brown PDL Higher	Brown PDL Higher	Brown PDL Higher		
Green/brown field Use Locality																														
Site Area	Gross	ha	208.33	42.86	1.90	0.29	3.85	1.00	0.70	0.35	7.14	2.69	1.40	0.93	0.70	0.58	0.20	0.15	0.08	0.09	1.75	0.88	0.38	0.25	0.15	0.08	0.70	1.40		
	Net	ha	125.00	30.00	1.43	0.29	3.85	1.00	0.70	0.35	7.14	2.69	1.40	0.93	0.70	0.58	0.20	0.15	0.08	0.09	1.75	0.88	0.38	0.25	0.15	0.08	0.70	1.40		
Units			5,000	1,200	50	10	1,000	350	140	70	1,000	350	140	70	35	15	9	5	3	3	70	35	15	10	6	3	140	140		
Average Unit Size		m2	89.49	89.45	87.12	86.50	64.53	64.53	64.50	64.50	64.53	64.53	64.50	68.10	64.50	68.11	68.33	68.67	65.00	85.33	85.97	85.49	80.93	96.80	80.67	80.67	64.50	64.50		
Mix	Intermediate to Buy		10.50%	10.50%	10.50%	10.50%	10.50%	10.50%	10.50%	10.50%	10.50%	10.50%	10.50%	10.50%	10.50%	10.50%	10.50%	10.50%	10.50%	10.50%	10.50%	10.50%	10.50%	10.50%	10.50%	10.50%	10.50%	10.50%	10.50%	
	Affordable Rent		24.50%	24.50%	24.50%	24.50%	24.50%	24.50%	24.50%	24.50%	24.50%	24.50%	24.50%	24.50%	24.50%	24.50%	24.50%	24.50%	24.50%	24.50%	24.50%	24.50%	24.50%	24.50%	24.50%	24.50%	24.50%	24.50%	24.50%	
	Social Rent		0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	
Price	Market	£/m2	6,000	6,000	6,000	7,000	6,700	6,700	6,700	6,700	6,350	6,350	6,350	6,350	6,350	6,350	6,350	7,000	7,000	7,000	6,350	6,350	6,350	6,350	7,000	7,000	7,000	5,500	5,500	
	Intermediate to Buy	£/m2	4,200	4,200	4,200	4,900	4,690	4,690	4,690	4,690	4,445	4,445	4,445	4,445	4,445	4,445	4,445	4,900	4,900	4,900	4,445	4,445	4,445	4,445	4,445	4,900	4,900	4,900	3,850	3,850
	Affordable Rent	£/m2	2,500	2,500	2,500	2,500	2,500	2,500	2,500	2,500	2,500	2,500	2,500	2,500	2,500	2,500	2,500	2,500	2,500	2,500	2,500	2,500	2,500	2,500	2,500	2,500	2,500	2,500	2,500	2,500
	Social Rent	£/m2	1,800	1,800	1,800	1,800	1,800	1,800	1,800	1,800	1,800	1,800	1,800	1,800	1,800	1,800	1,800	1,800	1,800	1,800	1,800	1,800	1,800	1,800	1,800	1,800	1,800	1,800	1,800	1,800
Grant and Subsidy	Intermediate to Buy	£/unit																												
	Affordable Rent	£/unit																												
	Social Rent	£/unit																												
Sales per Quarter																														
Unit Build Time			3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	
Alternative Use Value		£/ha	25,000	25,000	25,000	100,000	3,000,000	3,000,000	3,000,000	3,000,000	3,000,000	3,000,000	3,000,000	3,000,000	3,000,000	3,000,000	3,000,000	3,000,000	3,000,000	3,000,000	3,000,000	3,000,000	3,000,000	3,000,000	3,000,000	3,000,000	3,000,000	3,000,000	3,000,000	
Up Lift %		%					20%	20%	20%	20%	20%	20%	20%	20%	20%	20%	20%	20%	20%	20%	20%	20%	20%	20%	20%	20%	20%	20%	20%	
Additional Uplift		£/ha	500,000	500,000	500,000	500,000																								
Easements etc		£	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
Legals / Acquisition		% land	1.5%	1.5%	1.5%	1.5%	1.5%	1.5%	1.5%	1.5%	1.5%	1.5%	1.5%	1.5%	1.5%	1.5%	1.5%	1.5%	1.5%	1.5%	1.5%	1.5%	1.5%	1.5%	1.5%	1.5%	1.5%	1.5%	1.5%	
Planning Fee	<50	£/unit	462	462	462	462	462	462	462	462	462	462	462	462	462	462	462	462	462	462	462	462	462	462	462	462	462	462	462	
	>50	£/unit	138	138	138	138	138	138	138	138	138	138	138	138	138	138	138	138	138	138	138	138	138	138	138	138	138	138	138	138
Architects		%	4.00%	4.00%	4.00%	4.00%	4.00%	4.00%	4.00%	4.00%	4.00%	4.00%	4.00%	4.00%	4.00%	4.00%	4.00%	4.00%	4.00%	4.00%	4.00%	4.00%	4.00%	4.00%	4.00%	4.00%	4.00%	4.00%	4.00%	
QS / PM		%	0.50%	0.50%	0.50%	0.50%	0.50%	0.50%	0.50%	0.50%	0.50%	0.50%	0.50%	0.50%	0.50%	0.50%	0.50%	0.50%	0.50%	0.50%	0.50%	0.50%	0.50%	0.50%	0.50%	0.50%	0.50%	0.50%	0.50%	
Planning Consultants		%	1.00%	1.00%	1.00%	1.00%	1.00%	1.00%	1.00%	1.00%	1.00%	1.00%	1.00%	1.00%	1.00%	1.00%	1.00%	1.00%	1.00%	1.00%	1.00%	1.00%	1.00%	1.00%	1.00%	1.00%	1.00%	1.00%	1.00%	
Other Professional		%	2.50%	2.50%	2.50%	2.50%	2.50%	2.50%	2.50%	2.50%	2.50%	2.50%	2.50%	2.50%	2.50%	2.50%	2.50%	2.50%	2.50%	2.50%	2.50%	2.50%	2.50%	2.50%	2.50%	2.50%	2.50%	2.50%	2.50%	
BCIS		£/m2	1,541	1,541	1,544	1,548	2,209	2,209	2,209	2,209	1,858	1,858	1,858	1,614	1,858	1,614	1,605	1,592	1,858	1,451	1,552	1,542	1,540	1,543	1,451	1,451	2,209	1,858		
FHS		%	4.10%	4.10%	4.10%	4.10%	4.10%	4.10%	4.10%	4.10%	4.10%	4.10%	4.10%	4.10%	4.10%	4.10%	4.10%	4.10%	4.10%	4.10%	4.10%	4.10%	4.10%	4.10%	4.10%	4.10%	4.10%	4.10%	4.10%	
Energy		£/m2	19.90	19.90	19.90	19.90	19.90	19.90	19.90	19.90	19.90	19.90	19.90	19.90	19.90	19.90	19.90	19.90	19.90	19.90	19.90	19.90	19.90	19.90	19.90	19.90	19.90	19.90	19.90	
Design		£/m2	10	10	10	10	0	0	0	0	6	6	6	6	6	6	6	6	6	6	10	10	10	10	10	10	10	6	6	
Acc & Adpt		£/m2	20.0	20.0	20.0	20.0	20.0	20.0	20.0	20.0	20.0	20.0	20.0	20.0	20.0	20.0	20.0	20.0	20.0	20.0	20.0	20.0	20.0	20.0	20.0	20.0	20.0	20.0	20.0	
Water		£/m2	0.1	0.1	0.1	0.1	0.1	0.1	0.1	0.1	0.1	0.1	0.1	0.1	0.1	0.1	0.1	0.1	0.1	0.1	0.1	0.1	0.1	0.1	0.1	0.1	0.1	0.1	0.1	
Small Sites		%																												
Site Costs		%	15.66%	15.66%	15.66%	10.66%	10.66%	10.66%	10.66%	10.66%	10.66%	10.66%	10.66%	10.66%	10.66%	10.66%	10.66%	5.66%	5.66%	5.66%	10.66%	10.66%	10.66%	10.66%	5.66%	5.66%	10.66%	10.66%		
Pre CIL s106		£/Unit	9,000	9,000	5,000	2,500	9,000	9,000	7,500	9,000	9,000	7,500	9,000	7,500	9,000	5,000	5,000	2,500	2,500	2,500	5,000	5,000	5,000	5,000	2,500	2,500	7,500	7,500		
Post CIL s106		£/Unit	9,000	9,000	5,000	2,500	9,000	9,000	7,500	9,000	9,000	7,500	9,000	7,500	9,000	5,000	5,000	2,500	2,500	2,500	5,000	5,000	5,000	5,000	2,500	2,500	7,500	7,500		
		£/m2	208.55	208.55	208.55	208.55	208.55	208.55	208.55	208.55	208.55	208.55	208.55	208.55	208.55	208.55	208.55	208.55	208.55	208.55	208.55	208.55	208.55	208.55	208.55	208.55	208.55	208.55	208.55	
Inf Tariff		%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%		
Contingency		%	2.50%	2.50%	2.50%	2.50%																								

		Site 1	Site 2	Site 3	Site 4	Site 5	Site 6	Site 7	Site 8	Site 9	Site 10	Site 11	Site 12	Site 13	Site 14	Site 15	Site 16	Site 17	Site 18	Site 19	Site 20	Site 21	Site 22	Site 23	Site 24	Site 25	Site 26	
		V Large Green 5,000	V Large Green 1,200	Medium Green 50	Small Green 10	High Density 1,000	High Density 350	High Density 140	High Density 70	Medium Density 1,000	Medium Density 350	Medium Density 140	Medium Density 70a	Medium Density 70	Medium Density 35	Medium Density 15	Medium Density 9	Medium Density 5	Medium Density 3	Low Density 70	Low Density 35	Low Density 15	Low Density 10	Low Density 6	Low Density 3	BTR HD 140	BTR 140	
Green/brown field Use		Green Agricultural	Green Agricultural	Green Agricultural	Green Paddock	Brown PDL	Brown PDL	Brown PDL	Brown PDL	Brown PDL	Brown PDL	Brown PDL	Brown PDL	Brown PDL	Brown PDL	Brown PDL	Brown PDL	Brown PDL	Brown PDL	Brown PDL	Brown PDL	Brown PDL	Brown PDL	Brown PDL	Brown PDL	Brown PDL	Brown PDL	Brown PDL
Site Area Gross	ha	208.33	42.86	1.90	0.29	3.85	1.00	0.70	0.35	7.14	2.69	1.40	0.93	0.70	0.58	0.20	0.15	0.08	0.09	1.75	0.88	0.38	0.25	0.15	0.08	0.70	1.40	
Site Area Net	ha	125.00	30.00	1.43	0.29	3.85	1.00	0.70	0.35	7.14	2.69	1.40	0.93	0.70	0.58	0.20	0.15	0.08	0.09	1.75	0.88	0.38	0.25	0.15	0.08	0.70	1.40	
Units		5000	1200	50	10	1000	350	140	70	1000	350	140	70	70	35	15	9	5	3	70	35	15	10	6	3	140	140	
Mix	Market	65.00%	65.00%	65.00%	65.00%	65.00%	65.00%	65.00%	65.00%	65.00%	65.00%	65.00%	65.00%	65.00%	65.00%	65.00%	65.00%	65.00%	65.00%	65.00%	65.00%	65.00%	65.00%	65.00%	65.00%	65.00%	65.00%	65.00%
	Intermediate to Buy	10.50%	10.50%	10.50%	10.50%	10.50%	10.50%	10.50%	10.50%	10.50%	10.50%	10.50%	10.50%	10.50%	10.50%	10.50%	10.50%	10.50%	10.50%	10.50%	10.50%	10.50%	10.50%	10.50%	10.50%	10.50%	10.50%	10.50%
	Affordable Rent	24.50%	24.50%	24.50%	24.50%	24.50%	24.50%	24.50%	24.50%	24.50%	24.50%	24.50%	24.50%	24.50%	24.50%	24.50%	24.50%	24.50%	24.50%	24.50%	24.50%	24.50%	24.50%	24.50%	24.50%	24.50%	24.50%	24.50%
	Social Rent	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%
Existing Use Value	£/ha	25,000	25,000	25,000	100,000	3,000,000	3,000,000	3,000,000	3,000,000	3,000,000	3,000,000	3,000,000	3,000,000	3,000,000	3,000,000	3,000,000	3,000,000	3,000,000	3,000,000	3,000,000	3,000,000	3,000,000	3,000,000	3,000,000	3,000,000	3,000,000	3,000,000	3,000,000
	£ site	5,208,333	1,071,429	47,619	28,571	11,538,462	3,000,000	2,100,000	1,050,000	21,428,571	8,076,923	4,200,000	2,800,000	2,100,000	1,750,000	600,000	450,000	227,273	257,143	5,250,000	2,625,000	1,125,000	750,000	450,000	225,000	2,100,000	4,200,000	
Uplift	£/ha	500,000	500,000	500,000	500,000	600,000	600,000	600,000	600,000	600,000	600,000	600,000	600,000	600,000	600,000	600,000	600,000	600,000	600,000	600,000	600,000	600,000	600,000	600,000	600,000	600,000	600,000	600,000
	£ site	104,166,667	21,428,571	952,381	142,857	2,307,692	600,000	420,000	210,000	4,285,714	1,615,385	840,000	560,000	420,000	350,000	120,000	90,000	45,455	51,429	1,050,000	525,000	225,000	150,000	90,000	45,000	420,000	840,000	
Benchmark Land Value	£/ha	525,000	525,000	525,000	600,000	3,600,000	3,600,000	3,600,000	3,600,000	3,600,000	3,600,000	3,600,000	3,600,000	3,600,000	3,600,000	3,600,000	3,600,000	3,600,000	3,600,000	3,600,000	3,600,000	3,600,000	3,600,000	3,600,000	3,600,000	3,600,000	3,600,000	3,600,000
	£ site	109,375,000	22,500,000	1,000,000	171,429	13,846,154	3,600,000	2,520,000	1,260,000	25,714,286	9,692,308	5,040,000	3,360,000	2,520,000	2,100,000	720,000	540,000	272,727	308,571	6,300,000	3,150,000	1,350,000	900,000	540,000	270,000	2,520,000	2,520,000	
Residues Gross	£/ha	1,673,896	3,022,604	3,375,902	6,432,482	12,812,144	16,667,289	10,201,497	10,815,649	8,292,607	8,892,278	6,949,963	7,560,946	7,442,197	5,961,566	7,690,115	8,399,175	7,918,709	6,386,044	5,506,315	5,455,029	6,542,576	6,448,810	7,072,915	7,138,642	4,716,318	5,229,708	
Net	£/ha	2,789,827	4,318,005	4,501,203	6,432,482	12,812,144	16,667,289	10,201,497	10,815,649	8,292,607	8,892,278	6,949,963	7,560,946	7,442,197	5,961,566	7,690,115	8,399,175	7,918,709	6,386,044	5,506,315	5,455,029	6,542,576	6,448,810	7,072,915	7,138,642	4,716,318	5,229,708	
	£ site	348,728,400	129,540,152	6,430,290	1,837,852	49,277,476	16,667,289	7,141,048	3,785,477	59,232,907	23,940,747	9,729,949	7,056,883	5,209,538	3,477,580	1,538,023	1,259,876	599,902	547,375	9,636,052	4,773,150	2,453,466	1,612,203	1,060,937	535,398	3,301,423	7,321,591	
Additional Profit	£ site	335,279,166	132,703,382	6,643,854	1,958,622	46,653,426	18,414,124	6,413,656	3,428,442	44,927,364	18,124,005	6,424,563	4,772,365	3,559,671	1,859,115	1,041,945	885,307	415,787	289,937	4,657,226	2,264,450	1,333,212	929,177	641,874	323,715	1,911,734	3,582,275	
	£/m2	1,053	1,738	2,173	3,246	1,087	1,227	1,068	1,142	1,047	1,208	1,070	1,465	1,185	1,152	1,493	2,045	1,706	1,729	1,100	1,082	1,577	1,357	1,914	1,930	318	596	

Base - Appendix
Site 2



SITE NAME						
Site 2 V Large Green 1,200						
INCOME	Av Size m2	%	Number	Price £/m2	GDV £	GIA m2
Market Housing	97.9	65%	780	6,000	458,190,000	76,365
Shared Ownership	73.8	11%	126	4,200	39,028,500	9,293
Affordable Rent	73.8	25%	294	2,500	54,206,250	21,683
Social Rent	73.8	0%	0	1,800	0	0
Grant and Subsidy	Shared Ownership			0	0	
	Affordable Rent			0	0	
	Social Rent			0	0	
SITE AREA - Net	30.00 ha		40	/ha	551,424,750	107,340
SITE AREA - Gross	42.86 ha		28	/ha		

Sales per Quarter	0
Unit Build Time	3 Quarters

	Whole Site	Per ha NET	Per ha GROSS
Residual Land Value	129,540,152	4,318,005	3,022,604
Alternative Use Value	1,071,429		25,000
Uplift	0%	0	0
Plus /ha	500,000	21,428,571	500,000
Viability Threshold	22,500,000		525,000

	£/m2
Additional Profit	132,703,382 1,738

RUN Residual MACRO ctrl+r
Closing balance = 0

RUN CIL MACRO ctrl+l
Closing balance = 0

Check on phasing dwgs nos
correct

DEVELOPMENT COSTS			
	/unit or m2	Total	
LAND			
Land	107,950	129,540,152	
Stamp Duty		6,466,508	
Easements etc.		0	
Legals Acquisition	1.50%	1,943,102	8,409,610
PLANNING			
Planning Fee		181,800	
Architects	4.00%	9,498,475	
QS / PM	0.50%	1,187,309	
Planning Consultants	1.00%	2,374,619	
Other Professional	2.50%	5,936,547	19,178,750
CONSTRUCTION			
Build Cost - BCIS Based	1,896	203,518,400	
s106 / CIL / IT		26,725,921	
Contingency	2.50%	5,087,960	
Abnormals		2,129,592	237,461,873
FINANCE			
Fees		0	
Interest	6.50%		
Legal and Valuation		0	0
SALES			
Agents	3.0%	16,542,743	
Legals	0.5%	2,757,124	
Misc.		0	19,299,866 413,890,250
Developers Profit			
Market Housing	15.00%		68,728,500
Affordable Housing	5.00%		4,661,738

Planning fee calc			
Planning app fe	dwgs	rate	
No dwgs	1200		
No dwgs under 5	50	462	23,100
No dwgs over 5	1150	138	158,700
Total			181,800

Stamp duty calc - Residual	
Land payment	129,540,152
Total	6,466,508

Stamp duty calc - Add Profit		
Land payment		22,500,000
125,000	0%	1%
250,000	1%	3%
500,000	3%	4%
1,000,000	4%	5%
above	5%	5%
Total		1,125,000

Pre CIL s106	9,000	£/ Unit (all)	
Total	10,800,000		

Post CIL s106	9,000	£/ Unit (all)	10,800,000
CIL	209	£/m2	15,925,921
Total			26,725,921

Build Cost /m2		
BCIS	1,541	
FHS	63	4.10%
Energy	20	
Design	10	
Acc & Adpt	20	
Water	0	
Small Sites	0	0%
Site Costs	241	16%
Total	1,896	

LIT	% GDV	0
	0.00%	

RESIDUAL CASH FLOW FOR INTEREST

	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10	Year 11	Year 12	Year 13	Year 14	Year 15	Year 16	Year 17	Year 18	Year 19	Year 20	Year 21	Year 22	Year 23	Year 24
INCOME																								
UNITS Started	25	50	100	100	200	200	200	200	125															
Market Housing		9,545,625	19,091,250	38,182,500	38,182,500	76,365,000	76,365,000	76,365,000	76,365,000	47,728,125	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Shared Ownership		813,094	1,626,188	3,252,375	3,252,375	6,504,750	6,504,750	6,504,750	6,504,750	4,065,469	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Affordable Rent		1,129,297	2,258,594	4,517,188	4,517,188	9,034,375	9,034,375	9,034,375	9,034,375	5,646,484	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Social Rent		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Grant and Subsidy		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
INCOME	0	11,488,016	22,976,031	45,952,063	45,952,063	91,904,125	91,904,125	91,904,125	91,904,125	57,440,078	0	0	0	0	0	0	0	0	0	0	0	0	0	0
EXPENDITURE																								
Stamp Duty	6,466,508																							
Easements etc.	0																							
Legals Acquisition	1,943,102																							
Planning Fee	181,800																							
Architects	9,498,475		0																					
QS	1,187,309		0																					
Planning Consultants	2,374,619		0																					
Other Professional	5,936,547		0																					
Build Cost - BCIS Base		4,239,967	8,479,933	16,959,867	16,959,867	33,919,733	33,919,733	33,919,733	33,919,733	21,199,833	0	0	0	0	0	0	0	0	0	0	0	0	0	0
s106/CIL		16,150,921	450,000	900,000	900,000	1,800,000	1,800,000	1,800,000	1,800,000	1,125,000	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Contingency		105,999	211,998	423,997	423,997	847,993	847,993	847,993	847,993	529,996	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Abnormals		44,367	88,733	177,466	177,466	354,932	354,932	354,932	354,932	221,833	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Finance Fees	0																							
Legal and Valuation	0																							
Agents	0	344,640	689,281	1,378,562	1,378,562	2,757,124	2,757,124	2,757,124	2,757,124	1,723,202	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Legals	0	57,440	114,880	229,760	229,760	459,521	459,521	459,521	459,521	287,200	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Misc.	0		0																					
COSTS BEFORE LAND INT AND PROF	27,588,360	20,943,334	10,034,826	20,069,652	20,069,652	40,139,303	40,139,303	40,139,303	40,139,303	25,087,064	0	0	0	0	0	0	0	0	0	0	0	0	0	0
For Residual Valuation																								
Land	129,540,152																							
Interest		10,213,353	11,491,817	11,397,607	10,456,094	9,453,384	6,703,140	3,774,131	654,736	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Profit on Costs																								
Profit on GDV																								68,728,500
																								4,661,738
Cash Flow	-157,128,511	-19,668,671	1,449,389	14,484,804	15,426,317	42,311,438	45,061,682	47,990,691	51,110,086	32,353,014	0	0	0	0	0	0	0	0	0	0	0	0	0	-73,390,238
Opening Balance	0																							
Closing Balance	-157,128,511	-176,797,183	-175,347,794	-160,862,990	-145,436,673	-103,125,235	-58,063,553	-10,072,862	41,037,224	73,390,238	73,390,238	73,390,238	73,390,238	73,390,238	73,390,238	73,390,238	73,390,238	73,390,238	73,390,238	73,390,238	73,390,238	73,390,238	73,390,238	0

Base - Appendix
Site 3



SITE NAME						
Site 3 Medium Green 50						
INCOME	Av Size m2	%	Number	Price £/m2	GDV £	GIA m2
Market Housing	94.1	65%	33	6,000	18,342,188	3,057
Shared Ownership	74.8	11%	5	4,200	1,648,850	393
Affordable Rent	74.8	25%	12	2,500	2,290,069	916
Social Rent	74.8	0%	0	1,800	0	0
Grant and Subsidy	Shared Ownership			0	0	
	Affordable Rent			0	0	
	Social Rent			0	0	
SITE AREA - Net	1.43 ha		35 /ha		22,281,107	4,366
SITE AREA - Gross	1.90 ha		26 /ha			

Sales per Quarter	0
Unit Build Time	3 Quarters

	Whole Site	Per ha NET	Per ha GROSS
Residual Land Value	6,430,290	4,501,203	3,375,902
Alternative Use Value	47,619		25,000
Uplift	0%	0	0
Plus /ha	500,000	952,381	500,000
Viability Threshold	1,000,000		525,000

	£/m2	
Additional Profit	6,643,854	2,173

RUN Residual MACRO ctrl+r
Closing balance = 0

RUN CIL MACRO ctrl+l
Closing balance = 0

Check on phasing dwgs nos
correct

DEVELOPMENT COSTS				
	/unit or m2	Total		
LAND				
Land	128,606	6,430,290		
Stamp Duty		311,015		
Easements etc.		0		
Legals Acquisition	1.50%	96,454	407,469	
PLANNING				
Planning Fee		23,100		
Architects	4.00%	379,212		
QS / PM	0.50%	47,402		
Planning Consultants	1.00%	94,803		
Other Professional	2.50%	237,008	781,525	
CONSTRUCTION				
Build Cost - BCIS Based	1,899	8,289,092		
s106 / CIL / IT		887,544		
Contingency	2.50%	207,227		
Abnormals		96,445	9,480,309	
FINANCE				
Fees		0		
Interest	6.50%			
Legal and Valuation		0	0	
SALES				
Agents	3.0%	668,433		
Legals	0.5%	111,406		
Misc.		0	779,839	
Developers Profit				
Market Housing	15.00%		2,751,328	
Affordable Housing	5.00%		196,946	

Planning fee calc			
Planning app fe	dwgs	rate	
No dwgs	50		23,100
No dwgs under 5	50	462	23,100
No dwgs over 5	0	138	0
Total			23,100

Stamp duty calc - Residual	
Land payment	6,430,290
Total 311,015	

Stamp duty calc - Add Profit		
Land payment		1,000,000
125,000	0%	1%
250,000	1%	3%
500,000	3%	4%
1,000,000	4%	5%
above	5%	5%
Total 50,000		

Pre CIL s106	5,000	£/ Unit (all)	
Total			250,000

Post CIL s106	5,000	£/ Unit (all)	250,000
CIL	209	£/m2	637,544
Total			887,544

Build Cost /m2		
BCIS	1,544	
FHS	63	4.10%
Energy	20	
Design	10	
Acc & Adpt	20	
Water	0	
Small Sites	0	0%
Site Costs	242	16%
Total		1,899

LIT	% GDV	0
	0.00%	

RESIDUAL CASH FLOW FOR INTEREST	Year 1				Year 2				Year 3				Year 4				Year 5				Year 6			
	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4
INCOME																								
UNITS Started			10	10	10	10	10																	
Market Housing			0	0	0	0	3,668,438	3,668,438	3,668,438	3,668,438	3,668,438	0	0	0	0	0	0	0	0	0	0	0	0	0
Shared Ownership			0	0	0	0	329,770	329,770	329,770	329,770	329,770	0	0	0	0	0	0	0	0	0	0	0	0	0
Affordable Rent			0	0	0	0	458,014	458,014	458,014	458,014	458,014	0	0	0	0	0	0	0	0	0	0	0	0	0
Social Rent			0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Grant and Subsidy			0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
INCOME	0	0	0	0	0	0	4,456,221	4,456,221	4,456,221	4,456,221	4,456,221	0	0	0	0	0	0	0	0	0	0	0	0	0
EXPENDITURE																								
Stamp Duty	311,015																							
Easements etc.	0																							
Legals Acquisition	96,454																							
Planning Fee	23,100																							
Architects	189,606		189,606																					
QS	23,701		23,701																					
Planning Consultants	47,402		47,402																					
Other Professional	118,504		118,504																					
Build Cost - BCIS Base		0	552,606	1,105,212	1,657,818	1,657,818	1,657,818	1,105,212	552,606	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
s106/CIL		637,544	16,667	33,333	50,000	50,000	50,000	33,333	16,667	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Contingency		0	13,815	27,630	41,445	41,445	41,445	27,630	13,815	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Abnormals		0	6,430	12,859	19,289	19,289	19,289	12,859	6,430	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Finance Fees	0																							
Legal and Valuation	0																							
Agents	0	0	0	0	0	0	133,687	133,687	133,687	133,687	133,687	0	0	0	0	0	0	0	0	0	0	0	0	0
Legals	0	0	0	0	0	0	22,281	22,281	22,281	22,281	22,281	0	0	0	0	0	0	0	0	0	0	0	0	0
Misc.																								
COSTS BEFORE LAND INT AND PROF	809,781	637,544	968,730	1,179,035	1,768,553	1,768,553	1,924,521	1,335,003	745,485	155,968	155,968	0	0	0	0	0	0	0	0	0	0	0	0	0
For Residual Valuation																								
Land	6,430,290																							
Interest		117,651	129,923	147,776	169,337	200,828	232,830	195,473	147,930	90,034	21,618	0	0	0	0	0	0	0	0	0	0	0	0	0
Market Housing																								
Affordable Housing																								
Cash Flow	-7,240,072	-755,195	-1,098,653	-1,326,812	-1,937,890	-1,969,381	2,298,871	2,925,745	3,562,806	4,210,219	4,278,635	0	0	0	0	0	0	0	0	0	0	0	0	-2,948,274
Opening Balance	0																							
Closing Balance	-7,240,072	-7,995,267	-9,093,920	-10,420,731	-12,358,621	-14,328,002	-12,029,131	-9,103,386	-5,540,580	-1,330,361	2,948,274	2,948,274	2,948,274	2,948,274	2,948,274	2,948,274	2,948,274	2,948,274	2,948,274	2,948,274	2,948,274	2,948,274	2,948,274	0

Base - Appendix
Site 4



SITE NAME	Site 4	Small Green 10
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INCOME	Av Size m2	%	Number	Price £/m2	GDV £	GIA m2
Market Housing	92.8	65%	7	7,000	4,223,917	603
Shared Ownership	77.0	11%	1	4,900	396,165	81
Affordable Rent	77.0	25%	2	2,500	471,625	189
Social Rent	77.0	0%	0	1,800	0	0
Grant and Subsidy	Shared Ownership			0	0	
	Affordable Rent			0	0	
	Social Rent			0	0	
SITE AREA - Net	0.29 ha		35	/ha	5,091,707	873
SITE AREA - Gross	0.29 ha		35	/ha		

Sales per Quarter	0
Unit Build Time	3 Quarters

	Whole Site	Per ha NET	Per ha GROSS
Residual Land Value	1,837,852	6,432,482	6,432,482
Alternative Use Value	28,571		100,000
Uplift	0%	0	0
Plus /ha	500,000	142,857	500,000
Viability Threshold	171,429	600,000	

RUN Residual MACRO ctrl+r
Closing balance = 0

RUN CIL MACRO ctrl+h
Closing balance = 0

Check on phasing dwgs nos
correct

	£/m2
Additional Profit	1,958,622 3,246

DEVELOPMENT COSTS			
	/unit or m2	Total	
LAND			
Land	183,785	1,837,852	
Stamp Duty		81,393	
Easements etc.		0	
Legals Acquisition	1.50%	27,568	108,960
PLANNING			
Planning Fee		4,620	
Architects	4.00%	72,807	
QS / PM	0.50%	9,101	
Planning Consultants	1.00%	18,202	
Other Professional	2.50%	45,504	150,233
CONSTRUCTION			
Build Cost - BCIS Based	1,827	1,594,487	
s106 / CIL / IT		150,843	
Contingency	2.50%	39,862	
Abnormals		34,972	1,820,164
FINANCE			
Fees		0	
Interest	6.50%		
Legal and Valuation		0	0
SALES			
Agents	3.0%	152,751	
Legals	0.5%	25,459	
Misc.		0	178,210 4,095,419
Developers Profit			
Market Housing	15.00%		633,588
Affordable Housing	5.00%		43,390

Planning fee calc			
Planning app fe	dwgs	rate	
No dwgs	10		4,620
No dwgs under 5	0	462	0
No dwgs over 5	0	138	0
Total			4,620

Stamp duty calc - Residual	
Land payment	1,837,852
Total 81,393	

Stamp duty calc - Add Profit		
Land payment		171,429
125,000	0%	1%
250,000	1%	3%
500,000	3%	4%
1,000,000	4%	5%
above	5%	5%
Total 8,571		

Pre CIL s106	2,500 £/ Unit (all)	
Total		25,000

Post CIL s106	2,500 £/ Unit (all)	25,000
CIL	209 £/m2	125,843
Total		150,843

Build Cost /m2		
BCIS	1,548	
FHS	63	4.10%
Energy	20	
Design	10	
Acc & Adpt	20	
Water	0	
Small Sites	0	0%
Site Costs	165	11%
Total	1,827	

LIT	% GDV	0
	0.00%	

RESIDUAL CASH FLOW FOR INTEREST	Year 1				Year 2				Year 3				Year 4				Year 5				Year 6			
	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4
INCOME																								
UNITS Started			5	5																				
Market Housing				0	0	0	2,111,958	2,111,958	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Shared Ownership				0	0	0	198,083	198,083	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Affordable Rent				0	0	0	235,813	235,813	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Social Rent				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Grant and Subsidy				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
INCOME	0	0	0	0	0	0	2,545,853	2,545,853	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
EXPENDITURE																								
Stamp Duty	81,393																							
Easements etc.	0																							
Legals Acquisition	27,568																							
Planning Fee	4,620																							
Architects	36,403		36,403																					
QS	4,550		4,550																					
Planning Consultants	9,101		9,101																					
Other Professional	22,752		22,752																					
Build Cost - BCIS Base		0	265,748	531,496	531,496	265,748	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
s106/CIL		125,843	4,167	8,333	8,333	4,167	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Contingency		0	6,644	13,287	13,287	6,644	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Abnormals		0	5,829	11,657	11,657	5,829	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Finance Fees	0																							
Legal and Valuation	0																							
Agents	0	0	0	0	0	0	76,376	76,376	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Legals	0	0	0	0	0	0	12,729	12,729	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Misc.				0																				
COSTS BEFORE LAND INT AND PROF	186,387	125,843	355,193	564,774	564,774	282,387	89,105	89,105	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
For Residual Valuation																								
Land	1,837,852																							
Interest		32,894	35,473	41,822	51,679	61,696	67,288	28,459	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Market Housing																								
Affordable Housing																								
Cash Flow	-2,024,239	-158,736	-390,667	-606,596	-616,453	-344,083	2,389,461	2,428,290	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	-676,977
Opening Balance	0																							
Closing Balance	-2,024,239	-2,182,975	-2,573,642	-3,180,238	-3,796,690	-4,140,774	-1,751,313	676,977	676,977	676,977	676,977	676,977	676,977	676,977	676,977	676,977	676,977	676,977	676,977	676,977	676,977	676,977	676,977	0

Base - Appendix
Site 5



SITE NAME Site 5 High Density 1,000						
INCOME	Av Size m2	%	Number	Price £/m2	GDV £	GIA m2
Market Housing	66.0	65%	650	6,700	287,430,000	42,900
Shared Ownership	61.8	11%	105	4,890	30,433,410	6,489
Affordable Rent	61.8	25%	245	2,500	37,852,500	15,141
Social Rent	61.8	0%	0	1,800	0	0
Grant and Subsidy	Shared Ownership			0	0	
	Affordable Rent			0	0	
	Social Rent			0	0	
SITE AREA - Net	3.85 ha		260	/ha	355,715,910	64,530
SITE AREA - Gross	3.85 ha		260	/ha		

Sales per Quarter	0
Unit Build Time	3 Quarters

	Whole Site	Per ha NET	Per ha GROSS
Residual Land Value	49,277,476	12,812,144	12,812,144
Alternative Use Value	11,538,462		3,000,000
Uplift	2,307,692		600,000
Plus /ha	0	0	0
Viability Threshold	13,846,154		3,600,000

	£/m2
Additional Profit	46,653,426
	1,087

RUN Residual MACRO ctrl+r
Closing balance = 0

RUN CIL MACRO ctrl+l
Closing balance = 0

Check on phasing dwgs nos
correct

DEVELOPMENT COSTS			
	/unit or m2	Total	
LAND			
Land	49,277	49,277,476	
Stamp Duty		2,453,374	
Easements etc.		0	
Legals Acquisition	1.50%	739,162	3,192,536
PLANNING			
Planning Fee		154,200	
Architects	4.00%	8,062,113	
QS / PM	0.50%	1,007,764	
Planning Consultants	1.00%	2,015,528	
Other Professional	2.50%	5,038,821	16,278,427
CONSTRUCTION			
Build Cost - BCIS Based	2,575	166,141,214	
s106 / CIL / IT		17,946,795	
Contingency	5.00%	8,307,061	
Abnormals		9,157,767	201,552,836
FINANCE			
Fees		0	
Interest	6.50%		
Legal and Valuation		0	0
SALES			
Agents	3.0%	10,671,477	
Legals	0.5%	1,778,580	
Misc.		0	12,450,057
			282,751,332
Developers Profit			
Market Housing	17.50%		50,300,250
Affordable Housing	5.00%		3,414,296

Planning fee calc			
Planning app fe	dwgs	rate	
No dwgs	1000		
No dwgs under 5	50	462	23,100
No dwgs over 5	950	138	131,100
		Total	154,200

Stamp duty calc - Residual	
Land payment	49,277,476
Total	2,453,374

Stamp duty calc - Add Profit		
Land payment		13,846,154
125,000	0%	1%
250,000	1%	3%
500,000	3%	4%
1,000,000	4%	5%
above	5%	5%
		Total
		692,308

Pre CIL s106	9,000	£/ Unit (all)	
		Total	9,000,000

Post CIL s106	9,000	£/ Unit (all)	9,000,000
CIL	209	£/m2	8,946,795
		Total	17,946,795

Build Cost		/m2
BCIS	2,209	
FHS	91	4.10%
Energy	20	
Design	0	
Acc & Adpt	20	
Water	0	
Small Sites	0	0%
Site Costs	235	11%
	2,575	

LIT	% GDV	0
	0.00%	

RESIDUAL CASH FLOW FOR INTEREST

	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10	Year 11	Year 12	Year 13	Year 14	Year 15	Year 16	Year 17	Year 18	Year 19	Year 20	Year 21	Year 22	Year 23	Year 24
INCOME																								
UNITS Started	100	100	100	100	100	100	100	100	100	100	100	0	0	0	0	0	0	0	0	0	0	0	0	0
Market Housing		28,743,000	28,743,000	28,743,000	28,743,000	28,743,000	28,743,000	28,743,000	28,743,000	28,743,000	28,743,000	0	0	0	0	0	0	0	0	0	0	0	0	0
Shared Ownership		3,043,341	3,043,341	3,043,341	3,043,341	3,043,341	3,043,341	3,043,341	3,043,341	3,043,341	3,043,341	0	0	0	0	0	0	0	0	0	0	0	0	0
Affordable Rent		3,785,250	3,785,250	3,785,250	3,785,250	3,785,250	3,785,250	3,785,250	3,785,250	3,785,250	3,785,250	0	0	0	0	0	0	0	0	0	0	0	0	0
Social Rent		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Grant and Subsidy		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
INCOME	0	35,571,591	35,571,591	35,571,591	35,571,591	35,571,591	35,571,591	35,571,591	35,571,591	35,571,591	35,571,591	0	0	0	0	0	0	0	0	0	0	0	0	0
EXPENDITURE																								
Stamp Duty	2,453,374																							
Easements etc.	0																							
Legals Acquisition	739,162																							
Planning Fee	154,200																							
Architects	8,062,113		0																					
QS	1,007,764		0																					
Planning Consultants	2,015,528		0																					
Other Professional	5,038,821		0																					
Build Cost - BCIS Base		16,614,121	16,614,121	16,614,121	16,614,121	16,614,121	16,614,121	16,614,121	16,614,121	16,614,121	16,614,121	0	0	0	0	0	0	0	0	0	0	0	0	0
s106/CIL		9,846,795	900,000	900,000	900,000	900,000	900,000	900,000	900,000	900,000	900,000	0	0	0	0	0	0	0	0	0	0	0	0	0
Contingency		830,706	830,706	830,706	830,706	830,706	830,706	830,706	830,706	830,706	830,706	0	0	0	0	0	0	0	0	0	0	0	0	0
Abnormals		915,777	915,777	915,777	915,777	915,777	915,777	915,777	915,777	915,777	915,777	0	0	0	0	0	0	0	0	0	0	0	0	0
Finance Fees	0																							
Legal and Valuation	0																							
Agents	0	1,067,148	1,067,148	1,067,148	1,067,148	1,067,148	1,067,148	1,067,148	1,067,148	1,067,148	1,067,148	0	0	0	0	0	0	0	0	0	0	0	0	0
Legals	0	177,858	177,858	177,858	177,858	177,858	177,858	177,858	177,858	177,858	177,858	0	0	0	0	0	0	0	0	0	0	0	0	0
Misc.	0		0																					
COSTS BEFORE LAND INT AND PROF	19,470,963	29,452,405	20,505,610	20,505,610	20,505,610	20,505,610	20,505,610	20,505,610	20,505,610	20,505,610	20,505,610	0	0	0	0	0	0	0	0	0	0	0	0	0
For Residual Valuation																								
Land	49,277,476																							
Interest		4,468,649	4,361,364	3,665,563	2,924,536	2,135,342	1,294,851	399,727	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Profit on Costs																								50,300,250
Profit on GDV																								3,414,296
Cash Flow	-68,748,439	1,650,538	10,704,618	11,400,418	12,141,445	12,930,639	13,771,130	14,666,254	15,065,981	15,065,981	15,065,981	0	0	0	0	0	0	0	0	0	0	0	0	-53,714,546
Opening Balance	0																							
Closing Balance	-68,748,439	-67,097,901	-56,393,284	-44,992,866	-32,851,421	-19,920,782	-6,149,652	8,516,602	23,582,583	38,648,564	53,714,546	53,714,546	53,714,546	53,714,546	53,714,546	53,714,546	53,714,546	53,714,546	53,714,546	53,714,546	53,714,546	53,714,546	53,714,546	0

Base - Appendix
Site 7



SITE NAME Site 7 High Density 140						
INCOME	Av Size m2	%	Number	Price £/m2	GDV £	GIA m2
Market Housing	66.0	65%	91	6,700	40,240,200	6,006
Shared Ownership	61.8	11%	15	4,890	4,260,677	908
Affordable Rent	61.8	25%	34	2,500	5,299,350	2,120
Social Rent	61.8	0%	0	1,800	0	0
Grant and Subsidy	Shared Ownership			0	0	
	Affordable Rent			0	0	
	Social Rent			0	0	
SITE AREA - Net	0.70 ha		200	/ha	49,800,227	9,034
SITE AREA - Gross	0.70 ha		200	/ha		

Sales per Quarter	0
Unit Build Time	3 Quarters

	Whole Site	Per ha NET	Per ha GROSS
Residual Land Value	7,141,048	10,201,497	10,201,497
Alternative Use Value	2,100,000		3,000,000
Uplift	20%	420,000	600,000
Plus /ha	0	0	0
Viability Threshold	2,520,000	3,600,000	

	£/m2
Additional Profit	6,413,656 1,068

RUN Residual MACRO ctrl+r
Closing balance = 0

RUN CIL MACRO ctrl+h
Closing balance = 0

Check on phasing dwgs nos
correct

DEVELOPMENT COSTS			
	/unit or m2	Total	
LAND			
Land	51,007	7,141,048	
Stamp Duty		346,552	
Easements etc.		0	
Legals Acquisition	1.50%	107,116	453,668
PLANNING			
Planning Fee		35,520	
Architects	4.00%	1,120,984	
QS / PM	0.50%	140,123	
Planning Consultants	1.00%	280,246	
Other Professional	2.50%	700,615	2,277,488
CONSTRUCTION			
Build Cost - BCIS Based	2,575	23,259,770	
s106 / CIL / IT		2,302,551	
Contingency	5.00%	1,162,988	
Abnormals		1,299,287	28,024,597
FINANCE			
Fees		0	
Interest	6.50%		
Legal and Valuation		0	0
SALES			
Agents	3.0%	1,494,007	
Legals	0.5%	249,001	
Misc.		0	1,743,008 39,639,809
Developers Profit			
Market Housing	17.50%		7,042,035
Affordable Housing	5.00%		478,001

Planning fee calc			
Planning app fe	dwgs	rate	
No dwgs	140		
No dwgs under 5	50	462	23,100
No dwgs over 5	90	138	12,420
		Total	35,520

Stamp duty calc - Residual	
Land payment	7,141,048
Total	346,552

Stamp duty calc - Add Profit		
Land payment		2,520,000
125,000	0%	1%
250,000	1%	3%
500,000	3%	4%
1,000,000	4%	5%
above	5%	5%
		Total
		126,000

Pre CIL s106	7,500 £/ Unit (all)	
Total	1,050,000	

Post CIL s106	7,500 £/ Unit (all)	1,050,000
CIL	209 £/m2	1,252,551
Total	2,302,551	

Build Cost /m2	
BCIS	2,209
FHS	91
Energy	20
Design	0
Acc & Adpt	20
Water	0
Small Sites	0
Site Costs	235
Total	2,575

LIT	% GDV	0
	0.00%	

RESIDUAL CASH FLOW FOR INTEREST	Year 1				Year 2				Year 3				Year 4				Year 5				Year 6			
	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4
INCOME																								
UNITS Started			20	20	25	25	25	25																
Market Housing			0	0	0	0	5,748,600	5,748,600	7,185,750	7,185,750	7,185,750	7,185,750	0	0	0	0	0	0	0	0	0	0	0	0
Shared Ownership			0	0	0	0	608,668	608,668	760,835	760,835	760,835	760,835	0	0	0	0	0	0	0	0	0	0	0	0
Affordable Rent			0	0	0	0	757,050	757,050	946,313	946,313	946,313	946,313	0	0	0	0	0	0	0	0	0	0	0	0
Social Rent			0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Grant and Subsidy			0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
INCOME	0	0	0	0	0	0	7,114,318	7,114,318	8,892,898	8,892,898	8,892,898	8,892,898	0	0	0	0	0	0	0	0	0	0	0	0
EXPENDITURE																								
Stamp Duty	346,552																							
Easements etc.	0																							
Legals Acquisition	107,116																							
Planning Fee	35,520																							
Architects	560,492		560,492																					
QS	70,061		70,061																					
Planning Consultants	140,123		140,123																					
Other Professional	350,307		350,307																					
Build Cost - BCIS Base		0	1,107,608	2,215,216	3,599,726	3,876,628	4,153,530	4,153,530	2,769,020	1,384,510	0	0	0	0	0	0	0	0	0	0	0	0	0	0
s106/CIL		1,252,551	50,000	100,000	162,500	175,000	187,500	187,500	125,000	62,500	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Contingency		0	55,380	110,761	179,986	193,831	207,677	207,677	138,451	69,226	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Abnormals		0	61,871	123,742	201,080	216,548	232,016	232,016	154,677	77,339	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Finance Fees	0																							
Legal and Valuation	0																							
Agents	0	0	0	0	0	0	213,430	213,430	266,787	266,787	266,787	266,787	0	0	0	0	0	0	0	0	0	0	0	0
Legals	0	0	0	0	0	0	35,572	35,572	44,464	44,464	44,464	44,464	0	0	0	0	0	0	0	0	0	0	0	0
Misc.			0																					
COSTS BEFORE LAND INT AND PROF	1,610,172	1,252,551	2,395,843	2,549,719	4,143,293	4,462,008	5,029,724	5,029,724	3,498,400	1,904,826	311,251	311,251	0	0	0	0	0	0	0	0	0	0	0	0
For Residual Valuation																								
Land	7,141,048																							
Interest		142,207	164,872	206,484	251,272	322,684	400,435	373,067	345,255	263,205	153,926	16,975	0	0	0	0	0	0	0	0	0	0	0	0
Market Housing																								
Affordable Housing																								
Cash Flow	-8,751,220	-1,394,759	-2,560,715	-2,756,202	-4,394,565	-4,784,691	1,684,160	1,711,527	5,049,243	6,724,867	8,427,721	8,564,671	0	0	0	0	0	0	0	0	0	0	0	-7,520,036
Opening Balance	0																							
Closing Balance	-8,751,220	-10,145,978	-12,706,694	-15,462,896	-19,857,461	-24,642,152	-22,957,993	-21,246,465	-16,197,223	-9,472,355	-1,044,635	7,520,036	7,520,036	7,520,036	7,520,036	7,520,036	7,520,036	7,520,036	7,520,036	7,520,036	7,520,036	7,520,036	7,520,036	0

Base - Appendix
Site 8



SITE NAME Site 8 High Density 70						
INCOME	Av Size m2	%	Number	Price £/m2	GDV £	GIA m2
Market Housing	66.0	65%	46	6,700	20,120,100	3,003
Shared Ownership	61.8	11%	7	4,890	2,130,339	454
Affordable Rent	61.8	25%	17	2,500	2,649,675	1,060
Social Rent	61.8	0%	0	1,800	0	0
Grant and Subsidy	Shared Ownership			0	0	
	Affordable Rent			0	0	
	Social Rent			0	0	
SITE AREA - Net	0.35 ha		200	/ha	24,900,114	4,517
SITE AREA - Gross	0.35 ha		200	/ha		

Sales per Quarter	0
Unit Build Time	3 Quarters

	Whole Site	Per ha NET	Per ha GROSS
Residual Land Value	3,785,477	10,815,649	10,815,649
Alternative Use Value	1,050,000		3,000,000
Uplift	20%	210,000	600,000
Plus /ha	0	0	0
Viability Threshold	1,260,000		3,600,000

RUN Residual MACRO ctrl+r
Closing balance = 0

RUN CIL MACRO ctrl+l
Closing balance = 0

Check on phasing dwgs nos
correct

	£/m2	
Additional Profit	3,428,442	1,142

DEVELOPMENT COSTS			
	/unit or m2	Total	
LAND			
Land	54,078	3,785,477	
Stamp Duty		178,774	
Easements etc.		0	
Legals Acquisition	1.50%	56,782	235,556
PLANNING			
Planning Fee		25,860	
Architects	4.00%	553,892	
QS / PM	0.50%	69,236	
Planning Consultants	1.00%	138,473	
Other Professional	2.50%	346,182	1,133,644
CONSTRUCTION			
Build Cost - BCIS Based	2,575	11,629,885	
s106 / CIL / IT		976,276	
Contingency	5.00%	581,494	
Abnormals		659,644	13,847,299
FINANCE			
Fees		0	
Interest	6.50%		
Legal and Valuation		0	0
SALES			
Agents	3.0%	747,003	
Legals	0.5%	124,501	
Misc.		0	871,504
			19,873,479
Developers Profit			
Market Housing	17.50%		3,521,018
Affordable Housing	5.00%		239,001

Planning fee calc			
Planning app fe	dwgs	rate	
No dwgs	70		
No dwgs under 5	50	462	23,100
No dwgs over 5	20	138	2,760
		Total	25,860

Stamp duty calc - Residual	
Land payment	3,785,477
Total	178,774

Stamp duty calc - Add Profit		
Land payment		1,260,000
125,000	0%	1%
250,000	1%	3%
500,000	3%	4%
1,000,000	4%	5%
above	5%	5%
		Total
		63,000

Pre CIL s106	5,000	£/ Unit (all)	
		Total	350,000

Post CIL s106	5,000	£/ Unit (all)	350,000
CIL	209	£/m2	626,276
		Total	976,276

Build Cost		/m2	
BCIS	2,209		
FHS	91		4.10%
Energy	20		
Design	0		
Acc & Adpt	20		
Water	0		
Small Sites	0		0%
Site Costs	235		11%
	2,575		

LIT	% GDV	
	0.00%	0

RESIDUAL CASH FLOW FOR INTEREST	Year 1				Year 2				Year 3				Year 4				Year 5				Year 6			
	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4
INCOME																								
UNITS Started			20	25	25																			
Market Housing			0	0	0	0	5,748,600	7,185,750	7,185,750	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Shared Ownership			0	0	0	0	608,668	760,835	760,835	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Affordable Rent			0	0	0	0	757,050	946,313	946,313	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Social Rent			0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Grant and Subsidy			0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
INCOME	0	0	0	0	0	0	7,114,318	8,892,898	8,892,898	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
EXPENDITURE																								
Stamp Duty	178,774																							
Easements etc.	0																							
Legals Acquisition	56,782																							
Planning Fee	25,860																							
Architects	276,946		276,946																					
QS	34,618		34,618																					
Planning Consultants	69,236		69,236																					
Other Professional	173,091		173,091																					
Build Cost - BCIS Base		0	1,107,608	2,492,118	3,876,628	2,769,020	1,384,510	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
s106/CIL		626,276	33,333	75,000	116,667	83,333	41,667	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Contingency		0	55,380	124,606	193,831	138,451	69,226	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Abnormals		0	62,823	141,352	219,881	157,058	78,529	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Finance Fees	0																							
Legal and Valuation	0																							
Agents	0	0	0	0	0	0	213,430	266,787	266,787	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Legals	0	0	0	0	0	0	35,572	44,464	44,464	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Misc.			0																					
COSTS BEFORE LAND INT AND PROF	815,308	626,276	1,813,037	2,833,076	4,407,008	3,147,863	1,822,932	311,251	311,251	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
For Residual Valuation																								
Land	3,785,477																							
Interest		74,763	86,155	117,016	164,956	239,250	294,290	213,088	77,099	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Market Housing																								
Affordable Housing																								
Cash Flow	-4,600,785	-701,038	-1,899,192	-2,950,093	-4,571,963	-3,387,112	4,997,095	8,368,559	8,504,548	0	0	0	0	0	0	0	0	0	0	0	0	0	0	-3,760,018
Opening Balance	0																							
Closing Balance	-4,600,785	-5,301,823	-7,201,015	-10,151,108	-14,723,071	-18,110,183	-13,113,088	-4,744,530	3,760,018	3,760,018	3,760,018	3,760,018	3,760,018	3,760,018	3,760,018	3,760,018	3,760,018	3,760,018	3,760,018	3,760,018	3,760,018	3,760,018	3,760,018	0

Base - Appendix
Site 9



SITE NAME						
Site 9 Medium Density 1,000						
INCOME	Av Size m2	%	Number	Price £/m2	GDV £	GIA m2
Market Housing	66.0	65%	650	6,350	272,415,000	42,900
Shared Ownership	61.8	11%	105	4,445	28,843,605	6,489
Affordable Rent	61.8	25%	245	2,500	37,852,500	15,141
Social Rent	61.8	0%	0	1,800	0	0
Grant and Subsidy	Shared Ownership			0	0	
	Affordable Rent			0	0	
	Social Rent			0	0	
SITE AREA - Net	7.14 ha		140	/ha	339,111,105	64,530
SITE AREA - Gross	7.14 ha		140	/ha		

Sales per Quarter	0
Unit Build Time	3 Quarters

	Whole Site	Per ha NET	Per ha GROSS
Residual Land Value	59,232,907	8,292,607	8,292,607
Alternative Use Value	21,428,571		3,000,000
Uplift	4,285,714		600,000
Plus /ha	0	0	0
Viability Threshold	25,714,286		3,600,000

RUN Residual MACRO ctrl+r
Closing balance = 0

RUN CIL MACRO ctrl+h
Closing balance = 0

Check on phasing dwgs nos
correct

	£/m2
Additional Profit	44,927,364 1,047

DEVELOPMENT COSTS			
	/unit or m2	Total	
LAND			
Land	59,233	59,232,907	
Stamp Duty		2,951,145	
Easements etc.		0	
Legals Acquisition	1.50%	888,494	3,839,639
PLANNING			
Planning Fee		154,200	
Architects	4.00%	6,931,769	
QS / PM	0.50%	866,471	
Planning Consultants	1.00%	1,732,942	
Other Professional	2.50%	4,332,355	14,017,737
CONSTRUCTION			
Build Cost - BCIS Based	2,178	140,567,803	
s106 / CIL / IT		17,946,795	
Contingency	5.00%	7,028,390	
Abnormals		7,751,229	173,294,218
FINANCE			
Fees		0	
Interest	6.50%		
Legal and Valuation		0	0
SALES			
Agents	3.0%	10,173,333	
Legals	0.5%	1,695,556	
Misc.		0	11,868,889 262,253,390
Developers Profit			
Market Housing	15.00%		40,862,250
Affordable Housing	5.00%		3,334,805

Planning fee calc			
Planning app fe	dwgs	rate	
No dwgs	1000		
No dwgs under 5	50	462	23,100
No dwgs over 5	950	138	131,100
Total			154,200

Stamp duty calc - Residual	
Land payment	59,232,907
Total	2,951,145

Stamp duty calc - Add Profit		
Land payment		25,714,286
125,000	0%	1%
250,000	1%	3%
500,000	3%	4%
1,000,000	4%	5%
above	5%	5%
Total		1,285,714

Pre CIL s106	9,000	£/ Unit (all)	
Total	9,000,000		

Post CIL s106	9,000	£/ Unit (all)	9,000,000
CIL	209	£/m2	8,946,795
Total			17,946,795

Build Cost /m2	
BCIS	1,858
FHS	76
Energy	20
Design	6
Acc & Adpt	20
Water	0
Small Sites	0
Site Costs	198
Total	2,178

LIT	% GDV	0
	0.00%	

RESIDUAL CASH FLOW FOR INTEREST

	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10	Year 11	Year 12	Year 13	Year 14	Year 15	Year 16	Year 17	Year 18	Year 19	Year 20	Year 21	Year 22	Year 23	Year 24
INCOME																								
UNITS Started	25	50	100	100	100	100	100	100	100	100	100	25												
Market Housing		6,810,375	13,620,750	27,241,500	27,241,500	27,241,500	27,241,500	27,241,500	27,241,500	27,241,500	27,241,500	27,241,500	6,810,375	0	0	0	0	0	0	0	0	0	0	0
Shared Ownership		721,090	1,442,180	2,884,361	2,884,361	2,884,361	2,884,361	2,884,361	2,884,361	2,884,361	2,884,361	2,884,361	721,090	0	0	0	0	0	0	0	0	0	0	0
Affordable Rent		946,313	1,892,625	3,785,250	3,785,250	3,785,250	3,785,250	3,785,250	3,785,250	3,785,250	3,785,250	3,785,250	946,313	0	0	0	0	0	0	0	0	0	0	0
Social Rent		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Grant and Subsidy		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
INCOME	0	8,477,778	16,955,555	33,911,111	33,911,111	33,911,111	33,911,111	33,911,111	33,911,111	33,911,111	33,911,111	33,911,111	8,477,778	0	0	0	0	0	0	0	0	0	0	0
EXPENDITURE																								
Stamp Duty	2,951,145																							
Easements etc.	0																							
Legals Acquisition	888,494																							
Planning Fee	154,200																							
Architects	6,931,769		0																					
QS	866,471		0																					
Planning Consultants	1,732,942		0																					
Other Professional	4,332,355		0																					
Build Cost - BCIS Base		3,514,195	7,028,390	14,056,780	14,056,780	14,056,780	14,056,780	14,056,780	14,056,780	14,056,780	14,056,780	14,056,780	3,514,195	0	0	0	0	0	0	0	0	0	0	0
s106/CIL		9,171,795	450,000	900,000	900,000	900,000	900,000	900,000	900,000	900,000	900,000	900,000	225,000	0	0	0	0	0	0	0	0	0	0	0
Contingency		175,710	351,420	702,839	702,839	702,839	702,839	702,839	702,839	702,839	702,839	702,839	175,710	0	0	0	0	0	0	0	0	0	0	0
Abnormals		193,781	387,561	775,123	775,123	775,123	775,123	775,123	775,123	775,123	775,123	775,123	193,781	0	0	0	0	0	0	0	0	0	0	0
Finance Fees	0																							
Legal and Valuation	0																							
Agents	0	254,333	508,667	1,017,333	1,017,333	1,017,333	1,017,333	1,017,333	1,017,333	1,017,333	1,017,333	1,017,333	254,333	0	0	0	0	0	0	0	0	0	0	0
Legals	0	42,389	84,778	169,556	169,556	169,556	169,556	169,556	169,556	169,556	169,556	169,556	42,389	0	0	0	0	0	0	0	0	0	0	0
Misc.	0		0																					
COSTS BEFORE LAND INT AND PROF	17,857,376	13,352,203	8,810,816	17,621,631	17,621,631	17,621,631	17,621,631	17,621,631	17,621,631	17,621,631	17,621,631	17,621,631	4,405,408	0	0	0	0	0	0	0	0	0	0	0
For Residual Valuation																								
Land	59,232,907																							
Interest		5,010,868	5,653,413	5,491,476	4,789,606	4,042,114	3,246,036	2,398,212	1,495,279	533,656	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Profit on Costs																								
Profit on GDV																								40,862,250
																								3,334,805
Cash Flow	-77,090,283	-9,885,294	2,491,327	10,798,003	11,499,873	12,247,365	13,043,444	13,891,268	14,794,200	15,755,823	16,289,479	16,289,479	4,072,370	0	0	0	0	0	0	0	0	0	0	-44,197,055
Opening Balance	0																							
Closing Balance	-77,090,283	-86,975,577	-84,484,250	-73,686,247	-62,186,373	-49,939,008	-36,895,564	-23,004,297	-8,210,096	7,545,727	23,835,206	40,124,685	44,197,055	44,197,055	44,197,055	44,197,055	44,197,055	44,197,055	44,197,055	44,197,055	44,197,055	44,197,055	44,197,055	0

Base - Appendix
Site 10



SITE NAME						
Site 10 Medium Density 350						
INCOME	Av Size m2	%	Number	Price £/m2	GDV £	GIA m2
Market Housing	65.9	65%	228	6,350	95,262,881	15,002
Shared Ownership	61.9	11%	37	4,445	10,110,526	2,275
Affordable Rent	61.9	25%	86	2,500	13,268,407	5,307
Social Rent	61.9	0%	0	1,800	0	0
Grant and Subsidy	Shared Ownership			0	0	
	Affordable Rent			0	0	
	Social Rent			0	0	
SITE AREA - Net	2.69 ha		130	/ha	118,641,814	22,584
SITE AREA - Gross	2.69 ha		130	/ha		

Sales per Quarter	0
Unit Build Time	3 Quarters

	Whole Site	Per ha NET	Per ha GROSS
Residual Land Value	23,940,747	8,892,278	8,892,278
Alternative Use Value	8,076,923		3,000,000
Uplift	1,615,385		600,000
Plus /ha	0	0	0
Viability Threshold	9,692,308		3,600,000

	£/m2
Additional Profit	18,124,005
	1,208

RUN Residual MACRO ctrl+r
Closing balance = 0

RUN CIL MACRO ctrl+l
Closing balance = 0

Check on phasing dwgs nos
correct

DEVELOPMENT COSTS			
	/unit or m2	Total	
LAND			
Land	68,402	23,940,747	
Stamp Duty		1,186,537	
Easements etc.		0	
Legals Acquisition	1.50%	359,111	1,545,649
PLANNING			
Planning Fee		64,500	
Architects	4.00%	2,426,384	
QS / PM	0.50%	303,298	
Planning Consultants	1.00%	606,596	
Other Professional	2.50%	1,516,490	4,917,268
CONSTRUCTION			
Build Cost - BCIS Based	2,178	49,195,410	
s106 / CIL / IT		6,278,673	
Contingency	5.00%	2,459,770	
Abnormals		2,725,748	60,659,601
FINANCE			
Fees		0	
Interest	6.50%		
Legal and Valuation		0	0
SALES			
Agents	3.0%	3,559,254	
Legals	0.5%	593,209	
Misc.		0	4,152,463
			95,215,728
Developers Profit			
Market Housing	15.00%		14,289,432
Affordable Housing	5.00%		1,168,947

Planning fee calc			
Planning app fe	dwgs	rate	
No dwgs	350		
No dwgs under 5	50	462	23,100
No dwgs over 5	300	138	41,400
		Total	64,500

Stamp duty calc - Residual	
Land payment	23,940,747
Total	1,186,537

Stamp duty calc - Add Profit		
Land payment		9,692,308
125,000	0%	1%
250,000	1%	3%
500,000	3%	4%
1,000,000	4%	5%
above	5%	5%
		Total
		484,615

Pre CIL s106		
9,000 £/ Unit (all)		
Total		3,150,000

Post CIL s106			
9,000 £/ Unit (all)		3,150,000	
CIL	209 £/m2		3,128,673
			Total
			6,278,673

Build Cost /m2		
BCIS	1,858	
FHS	76	4.10%
Energy	20	
Design	6	
Acc & Adpt	20	
Water	0	
Small Sites	0	0%
Site Costs	198	11%
	2,178	

LIT % GDV	
0.00%	0

RESIDUAL CASH FLOW FOR INTEREST

	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10	Year 11	Year 12	Year 13	Year 14	Year 15	Year 16	Year 17	Year 18	Year 19	Year 20	Year 21	Year 22	Year 23	Year 24
INCOME																								
UNITS Started	25	50	50	50	50	50	50	25																
Market Housing		6,804,492	13,608,983	13,608,983	13,608,983	13,608,983	13,608,983	13,608,983	6,804,492	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Shared Ownership		722,180	1,444,361	1,444,361	1,444,361	1,444,361	1,444,361	1,444,361	722,180	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Affordable Rent		947,743	1,895,487	1,895,487	1,895,487	1,895,487	1,895,487	1,895,487	947,743	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Social Rent		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Grant and Subsidy		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
INCOME	0	8,474,415	16,948,831	16,948,831	16,948,831	16,948,831	16,948,831	16,948,831	8,474,415	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
EXPENDITURE																								
Stamp Duty	1,186,537																							
Easements etc.	0																							
Legals Acquisition	359,111																							
Planning Fee	64,500																							
Architects	2,426,384		0																					
QS	303,298		0																					
Planning Consultants	606,596		0																					
Other Professional	1,516,490		0																					
Build Cost - BCIS Base		3,513,958	7,027,916	7,027,916	7,027,916	7,027,916	7,027,916	7,027,916	3,513,958	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
s106/CIL		3,353,673	450,000	450,000	450,000	450,000	450,000	450,000	225,000	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Contingency		175,698	351,396	351,396	351,396	351,396	351,396	351,396	175,698	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Abnormals		194,696	389,393	389,393	389,393	389,393	389,393	389,393	194,696	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Finance Fees	0																							
Legal and Valuation	0																							
Agents	0	254,232	508,465	508,465	508,465	508,465	508,465	508,465	254,232	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Legals	0	42,372	84,744	84,744	84,744	84,744	84,744	84,744	42,372	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Misc.	0		0																					
COSTS BEFORE LAND INT AND PROF	6,462,917	7,534,630	8,811,913	8,811,913	8,811,913	8,811,913	8,811,913	8,811,913	4,405,957	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
For Residual Valuation																								
Land	23,940,747																							
Interest		1,976,238	2,043,608	1,647,542	1,225,733	776,506	298,079	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Profit on Costs																								
Profit on GDV																								14,289,432
																								1,168,947
Cash Flow	-30,403,664	-1,036,452	6,093,310	6,489,375	6,911,184	7,360,411	7,838,838	8,136,918	4,068,459	0	0	0	0	0	0	0	0	0	0	0	0	0	0	-15,458,379
Opening Balance	0																							
Closing Balance	-30,403,664	-31,440,117	-25,346,807	-18,857,432	-11,946,247	-4,585,836	3,253,003	11,389,920	15,458,379	15,458,379	15,458,379	15,458,379	15,458,379	15,458,379	15,458,379	15,458,379	15,458,379	15,458,379	15,458,379	15,458,379	15,458,379	15,458,379	15,458,379	0

Base - Appendix
Site 11



SITE NAME Site 11 Medium Density 140						
INCOME	Av Size m2	%	Number	Price £/m2	GDV £	GIA m2
Market Housing	66.0	65%	91	6,350	38,138,100	6,006
Shared Ownership	61.8	11%	15	4,445	4,038,105	908
Affordable Rent	61.8	25%	34	2,500	5,299,350	2,120
Social Rent	61.8	0%	0	1,800	0	0
Grant and Subsidy	Shared Ownership			0	0	
	Affordable Rent			0	0	
	Social Rent			0	0	
SITE AREA - Net	1.40 ha		100	/ha	47,475,555	9,034
SITE AREA - Gross	1.40 ha		100	/ha		

Sales per Quarter	0
Unit Build Time	3 Quarters

	Whole Site	Per ha NET	Per ha GROSS
Residual Land Value	9,729,949	6,949,963	6,949,963
Alternative Use Value	4,200,000		3,000,000
Uplift	20%	840,000	600,000
Plus /ha	0	0	0
Viability Threshold	5,040,000	3,600,000	

	£/m2
Additional Profit	6,424,563 1,070

RUN Residual MACRO ctrl+r
Closing balance = 0

RUN CIL MACRO ctrl+h
Closing balance = 0

Check on phasing dwgs nos
correct

DEVELOPMENT COSTS			
	/unit or m2	Total	
LAND			
Land	69,500	9,729,949	
Stamp Duty		475,997	
Easements etc.		0	
Legals Acquisition	1.50%	145,949	621,947
PLANNING			
Planning Fee		35,520	
Architects	4.00%	962,736	
QS / PM	0.50%	120,342	
Planning Consultants	1.00%	240,684	
Other Professional	2.50%	601,710	1,960,991
CONSTRUCTION			
Build Cost - BCIS Based	2,178	19,679,492	
s106 / CIL / IT		2,302,551	
Contingency	5.00%	983,975	
Abnormals		1,102,372	24,068,390
FINANCE			
Fees		0	
Interest	6.50%		
Legal and Valuation		0	0
SALES			
Agents	3.0%	1,424,267	
Legals	0.5%	237,378	
Misc.		0	1,661,644 38,042,921
Developers Profit			
Market Housing	15.00%		5,720,715
Affordable Housing	5.00%		466,873

Planning fee calc			
Planning app fe	dwgs	rate	
No dwgs	140		
No dwgs under 5	50	462	23,100
No dwgs over 5	90	138	12,420
		Total	35,520

Stamp duty calc - Residual	
Land payment	9,729,949
Total	475,997

Stamp duty calc - Add Profit		
Land payment		5,040,000
125,000	0%	1%
250,000	1%	3%
500,000	3%	4%
1,000,000	4%	5%
above	5%	5%
	Total	252,000

Pre CIL s106	7,500 £/ Unit (all)	
Total	1,050,000	

Post CIL s106	7,500 £/ Unit (all)	1,050,000
CIL	209 £/m2	1,252,551
Total	2,302,551	

Build Cost /m2	
BCIS	1,858
FHS	76
Energy	20
Design	6
Acc & Adpt	20
Water	0
Small Sites	0
Site Costs	198
Total	2,178

LIT	% GDV	0
	0.00%	

RESIDUAL CASH FLOW FOR INTEREST	Year 1				Year 2				Year 3				Year 4				Year 5				Year 6			
	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4
INCOME																								
UNITS Started			12	13	12	13	12	13	12	13	12	13	12	3										
Market Housing			0	0	0	0	3,268,980	3,541,395	3,268,980	3,541,395	3,268,980	3,541,395	3,268,980	3,541,395	3,268,980	3,541,395	3,268,980	817,245	0	0	0	0	0	0
Shared Ownership			0	0	0	0	346,123	374,967	346,123	374,967	346,123	374,967	346,123	374,967	346,123	374,967	346,123	86,531	0	0	0	0	0	0
Affordable Rent			0	0	0	0	454,230	492,083	454,230	492,083	454,230	492,083	454,230	492,083	454,230	492,083	454,230	113,558	0	0	0	0	0	0
Social Rent			0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Grant and Subsidy			0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
INCOME	0	0	0	0	0	0	4,069,333	4,408,444	4,069,333	4,408,444	4,069,333	4,408,444	4,069,333	4,408,444	4,069,333	4,408,444	4,069,333	1,017,333	0	0	0	0	0	0
EXPENDITURE																								
Stamp Duty	475,997																							
Easements etc.	0																							
Legals Acquisition	145,949																							
Planning Fee	35,520																							
Architects	481,368		481,368																					
QS	60,171		60,171																					
Planning Consultants	120,342		120,342																					
Other Professional	300,855		300,855																					
Build Cost - BCIS Base		0	562,271	1,171,398	1,733,670	1,780,526	1,733,670	1,780,526	1,733,670	1,780,526	1,733,670	1,780,526	1,733,670	1,311,966	702,839	140,568	0	0	0	0	0	0	0	0
s106/CIL		1,252,551	30,000	62,500	92,500	95,000	92,500	95,000	92,500	95,000	92,500	95,000	92,500	70,000	37,500	7,500	0	0	0	0	0	0	0	0
Contingency		0	28,114	58,570	86,683	89,026	86,683	89,026	86,683	89,026	86,683	89,026	86,683	65,598	35,142	7,028	0	0	0	0	0	0	0	0
Abnormals		0	31,496	65,617	97,114	99,738	97,114	99,738	97,114	99,738	97,114	99,738	97,114	73,491	39,370	7,874	0	0	0	0	0	0	0	0
Finance Fees	0																							
Legal and Valuation	0																							
Agents	0	0	0	0	0	0	122,080	132,253	122,080	132,253	122,080	132,253	122,080	132,253	122,080	132,253	122,080	30,520	0	0	0	0	0	0
Legals	0	0	0	0	0	0	20,347	22,042	20,347	22,042	20,347	22,042	20,347	22,042	20,347	22,042	20,347	5,087	0	0	0	0	0	0
Misc.			0																					
COSTS BEFORE LAND INT AND PROF	1,620,202	1,252,551	1,614,617	1,358,086	2,009,967	2,064,290	2,152,393	2,218,586	2,152,393	2,218,586	2,152,393	2,218,586	2,152,393	1,675,351	957,278	317,266	142,427	35,607	0	0	0	0	0	0
For Residual Valuation																								
Land	9,729,949																							
Interest		184,440	207,791	237,405	263,332	300,273	338,697	313,051	282,553	255,994	224,569	197,067	164,685	136,210	94,011	44,968	0	0	0	0	0	0	0	0
Market Housing																								
Affordable Housing																								
Cash Flow	-11,350,151	-1,436,991	-1,822,408	-1,595,491	-2,273,299	-2,364,563	1,578,243	1,876,808	1,634,387	1,933,865	1,692,371	1,992,791	1,752,255	2,596,882	3,018,044	4,046,211	3,926,907	981,727	0	0	0	0	0	-6,187,588
Opening Balance	0																							
Closing Balance	-11,350,151	-12,787,142	-14,609,550	-16,205,041	-18,478,340	-20,842,903	-19,264,660	-17,387,852	-15,753,465	-13,819,600	-12,127,229	-10,134,438	-8,382,183	-5,785,300	-2,767,256	1,278,954	5,205,861	6,187,588	6,187,588	6,187,588	6,187,588	6,187,588	6,187,588	0

Base - Appendix
Site 12



SITE NAME						
Site 12 Medium Density 70a						
INCOME	Av Size m2	%	Number	Price £/m2	GDV £	GIA m2
Market Housing	71.6	65%	46	6,350	20,687,030	3,258
Shared Ownership	61.8	11%	7	4,445	2,019,052	454
Affordable Rent	61.8	25%	17	2,500	2,649,675	1,060
Social Rent	61.8	0%	0	1,800	0	0
Grant and Subsidy	Shared Ownership			0	0	
	Affordable Rent			0	0	
	Social Rent			0	0	
SITE AREA - Net	0.93 ha		75	/ha	25,355,757	4,772
SITE AREA - Gross	0.93 ha		75	/ha		

Sales per Quarter	0
Unit Build Time	3 Quarters

	Whole Site	Per ha NET	Per ha GROSS
Residual Land Value	7,056,883	7,560,946	7,560,946
Alternative Use Value	2,800,000		3,000,000
Uplift	20%	560,000	600,000
Plus /ha	0	0	0
Viability Threshold	3,360,000	3,600,000	

	£/m2	
Additional Profit	4,772,365	1,465

RUN Residual MACRO ctrl+r
Closing balance = 0

RUN CIL MACRO ctrl+h
Closing balance = 0

Check on phasing dwgs nos
correct

DEVELOPMENT COSTS				
	/unit or m2	Total		
LAND				
Land	100,813	7,056,883		
Stamp Duty		342,344		
Easements etc.		0		
Legals Acquisition	1.50%	105,853	448,197	
PLANNING				
Planning Fee		25,860		
Architects	4.00%	442,269		
QS / PM	0.50%	55,284		
Planning Consultants	1.00%	110,567		
Other Professional	2.50%	276,418	910,398	
CONSTRUCTION				
Build Cost - BCIS Based	1,898	9,056,385		
s106 / CIL / IT		1,029,414		
Contingency	5.00%	452,819		
Abnormals		518,101	11,056,719	
FINANCE				
Fees		0		
Interest	6.50%			
Legal and Valuation		0	0	
SALES				
Agents	3.0%	760,673		
Legals	0.5%	126,779		
Misc.		0	887,452	20,359,649
Developers Profit				
Market Housing	15.00%		3,103,055	
Affordable Housing	5.00%		233,436	

Planning fee calc			
Planning app fe	dwgs	rate	
No dwgs	70		
No dwgs under 5	50	462	23,100
No dwgs over 5	20	138	2,760
Total			25,860

Stamp duty calc - Residual	
Land payment	7,056,883
Total 342,344	

Stamp duty calc - Add Profit		
Land payment		3,360,000
125,000	0%	1%
250,000	1%	3%
500,000	3%	4%
1,000,000	4%	5%
above	5%	5%
Total 168,000		

Pre CIL s106	5,000 £/ Unit (all)	
Total		350,000

Post CIL s106	5,000 £/ Unit (all)	350,000
CIL	209 £/m2	679,414
Total		1,029,414

Build Cost /m2		
BCIS	1,614	
FHS	66	4.10%
Energy	20	
Design	6	
Acc & Adpt	20	
Water	0	
Small Sites	0	0%
Site Costs	172	11%
Total	1,898	

LIT	% GDV	0
	0.00%	

RESIDUAL CASH FLOW FOR INTEREST	Year 1				Year 2				Year 3				Year 4				Year 5				Year 6			
	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4
INCOME																								
UNITS Started			12	13	12	13	12	8																
Market Housing			0	0	0	0	3,546,348	3,841,877	3,546,348	3,841,877	3,546,348	2,364,232	0	0	0	0	0	0	0	0	0	0	0	0
Shared Ownership			0	0	0	0	346,123	374,967	346,123	374,967	346,123	230,749	0	0	0	0	0	0	0	0	0	0	0	0
Affordable Rent			0	0	0	0	454,230	492,083	454,230	492,083	454,230	302,820	0	0	0	0	0	0	0	0	0	0	0	0
Social Rent			0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Grant and Subsidy			0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
INCOME	0	0	0	0	0	0	4,346,701	4,708,926	4,346,701	4,708,926	4,346,701	2,897,801	0	0	0	0	0	0	0	0	0	0	0	0
EXPENDITURE																								
Stamp Duty	342,344																							
Easements etc.	0																							
Legals Acquisition	105,853																							
Planning Fee	25,860																							
Architects	221,134		221,134																					
QS	27,642		27,642																					
Planning Consultants	55,284		55,284																					
Other Professional	138,209		138,209																					
Build Cost - BCIS Base		0	517,508	1,078,141	1,595,649	1,638,774	1,595,649	1,423,146	862,513	345,005	0	0	0	0	0	0	0	0	0	0	0	0	0	0
s106/CIL		679,414	20,000	41,667	61,667	63,333	61,667	55,000	33,333	13,333	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Contingency		0	25,875	53,907	79,782	81,939	79,782	71,157	43,126	17,250	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Abnormals		0	29,606	61,679	91,284	93,752	91,284	81,416	49,343	19,737	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Finance Fees	0																							
Legal and Valuation	0																							
Agents	0	0	0	0	0	0	130,401	141,268	130,401	141,268	130,401	86,934	0	0	0	0	0	0	0	0	0	0	0	0
Legals	0	0	0	0	0	0	21,734	23,545	21,734	23,545	21,734	14,489	0	0	0	0	0	0	0	0	0	0	0	0
Misc.			0																					
COSTS BEFORE LAND INT AND PROF	916,326	679,414	1,035,258	1,235,393	1,828,382	1,877,798	1,980,517	1,795,532	1,140,449	560,138	152,135	101,423	0	0	0	0	0	0	0	0	0	0	0	0
For Residual Valuation																								
Land	7,056,883																							
Interest		129,565	142,711	161,853	184,558	217,268	251,313	216,946	173,129	123,841	58,435	0	0	0	0	0	0	0	0	0	0	0	0	0
Market Housing																								
Affordable Housing																								
Cash Flow	-7,973,209	-808,979	-1,177,968	-1,397,246	-2,012,940	-2,095,066	2,114,871	2,696,448	3,033,123	4,024,947	4,136,131	2,796,378	0	0	0	0	0	0	0	0	0	0	0	-3,336,491
Opening Balance	0																							
Closing Balance	-7,973,209	-8,782,188	-9,960,156	-11,357,402	-13,370,342	-15,465,409	-13,350,537	-10,654,089	-7,620,966	-3,596,018	540,113	3,336,491	3,336,491	3,336,491	3,336,491	3,336,491	3,336,491	3,336,491	3,336,491	3,336,491	3,336,491	3,336,491	3,336,491	0

Base - Appendix
Site 13



SITE NAME						
Site 13 Medium Density 70						
INCOME	Av Size m2	%	Number	Price £/m2	GDV £	GIA m2
Market Housing	66.0	65%	46	6,350	19,069,050	3,003
Shared Ownership	61.8	11%	7	4,445	2,019,052	454
Affordable Rent	61.8	25%	17	2,500	2,649,675	1,060
Social Rent	61.8	0%	0	1,800	0	0
Grant and Subsidy	Shared Ownership			0	0	
	Affordable Rent			0	0	
	Social Rent			0	0	
SITE AREA - Net	0.70 ha		100	/ha	23,737,777	4,517
SITE AREA - Gross	0.70 ha		100	/ha		

Sales per Quarter	0
Unit Build Time	3 Quarters

	Whole Site	Per ha NET	Per ha GROSS
Residual Land Value	5,209,538	7,442,197	7,442,197
Alternative Use Value	2,100,000		3,000,000
Uplift	20%	420,000	600,000
Plus /ha	0	0	0
Viability Threshold	2,520,000	3,600,000	

RUN Residual MACRO ctrl+r
Closing balance = 0

RUN CIL MACRO ctrl+h
Closing balance = 0

Check on phasing dwgs nos
correct

	£/m2	
Additional Profit	3,559,671	1,185

DEVELOPMENT COSTS				
	/unit or m2	Total		
LAND				
Land	74,422	5,209,538		
Stamp Duty		249,977		
Easements etc.		0		
Legals Acquisition	1.50%	78,143	328,120	
PLANNING				
Planning Fee		25,860		
Architects	4.00%	474,768		
QS / PM	0.50%	59,346		
Planning Consultants	1.00%	118,692		
Other Professional	2.50%	296,730	975,396	
CONSTRUCTION				
Build Cost - BCIS Based	2,178	9,839,746		
s106 / CIL / IT		976,276		
Contingency	5.00%	491,987		
Abnormals		561,186	11,869,195	
FINANCE				
Fees		0		
Interest	6.50%			
Legal and Valuation		0	0	
SALES				
Agents	3.0%	712,133		
Legals	0.5%	118,689		
Misc.		0	830,822	19,213,071
Developers Profit				
Market Housing	15.00%		2,860,358	
Affordable Housing	5.00%		233,436	

Planning fee calc			
Planning app fe	dwgs	rate	
No dwgs	70		
No dwgs under 5	50	462	23,100
No dwgs over 5	20	138	2,760
Total			25,860

Stamp duty calc - Residual	
Land payment	5,209,538
Total 249,977	

Stamp duty calc - Add Profit		
Land payment		2,520,000
125,000	0%	1%
250,000	1%	3%
500,000	3%	4%
1,000,000	4%	5%
above	5%	5%
Total 126,000		

Pre CIL s106	5,000	£/ Unit (all)	
Total			350,000

Post CIL s106	5,000	£/ Unit (all)	350,000
CIL	209	£/m2	626,276
Total			976,276

Build Cost		/m2	
BCIS	1,858		
FHS	76		4.10%
Energy	20		
Design	6		
Acc & Adpt	20		
Water	0		
Small Sites	0		0%
Site Costs	198		11%
Total		2,178	

LIT	% GDV	0
	0.00%	

RESIDUAL CASH FLOW FOR INTEREST	Year 1				Year 2				Year 3				Year 4				Year 5				Year 6			
	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4
INCOME																								
UNITS Started			12	13	12	13	12	8																
Market Housing			0	0	0	0	3,268,980	3,541,395	3,268,980	3,541,395	3,268,980	2,179,320	0	0	0	0	0	0	0	0	0	0	0	0
Shared Ownership			0	0	0	0	346,123	374,967	346,123	374,967	346,123	230,749	0	0	0	0	0	0	0	0	0	0	0	0
Affordable Rent			0	0	0	0	454,230	492,083	454,230	492,083	454,230	302,820	0	0	0	0	0	0	0	0	0	0	0	0
Social Rent			0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Grant and Subsidy			0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
INCOME	0	0	0	0	0	0	4,069,333	4,408,444	4,069,333	4,408,444	4,069,333	2,712,889	0	0	0	0	0	0	0	0	0	0	0	0
EXPENDITURE																								
Stamp Duty	249,977																							
Easements etc.	0																							
Legals Acquisition	78,143																							
Planning Fee	25,860																							
Architects	237,384		237,384																					
QS	29,673		29,673																					
Planning Consultants	59,346		59,346																					
Other Professional	148,365		148,365																					
Build Cost - BCIS Base		0	562,271	1,171,398	1,733,670	1,780,526	1,733,670	1,546,246	937,119	374,847	0	0	0	0	0	0	0	0	0	0	0	0	0	0
s106/CIL		626,276	20,000	41,667	61,667	63,333	61,667	55,000	33,333	13,333	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Contingency		0	28,114	58,570	86,683	89,026	86,683	77,312	46,856	18,742	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Abnormals		0	32,068	66,808	98,876	101,548	98,876	88,186	53,446	21,379	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Finance Fees	0																							
Legal and Valuation	0																							
Agents	0	0	0	0	0	0	122,080	132,253	122,080	132,253	122,080	81,387	0	0	0	0	0	0	0	0	0	0	0	0
Legals	0	0	0	0	0	0	20,347	22,042	20,347	22,042	20,347	13,564	0	0	0	0	0	0	0	0	0	0	0	0
Misc.			0																					
COSTS BEFORE LAND INT AND PROF	828,748	626,276	1,117,220	1,338,443	1,980,895	2,034,433	2,123,322	1,921,040	1,213,181	582,597	142,427	94,951	0	0	0	0	0	0	0	0	0	0	0	0
For Residual Valuation																								
Land	5,209,538																							
Interest		98,122	109,894	129,834	153,694	188,381	224,502	196,527	159,300	115,476	55,183	0	0	0	0	0	0	0	0	0	0	0	0	0
Market Housing																								
Affordable Housing																								
Cash Flow	-6,038,286	-724,398	-1,227,114	-1,468,277	-2,134,589	-2,222,814	1,721,510	2,290,877	2,696,852	3,710,371	3,871,724	2,617,938	0	0	0	0	0	0	0	0	0	0	0	-3,093,794
Opening Balance	0																							
Closing Balance	-6,038,286	-6,762,684	-7,989,798	-9,458,075	-11,592,664	-13,815,478	-12,093,968	-9,803,090	-7,106,238	-3,395,868	475,856	3,093,794	3,093,794	3,093,794	3,093,794	3,093,794	3,093,794	3,093,794	3,093,794	3,093,794	3,093,794	3,093,794	3,093,794	0

Base - Appendix
Site 14



SITE NAME						
Site 14 Medium Density 35						
INCOME	Av Size m2	%	Number	Price £/m2	GDV £	GIA m2
Market Housing	70.9	65%	23	6,350	10,244,276	1,613
Shared Ownership	62.8	11%	4	4,445	1,025,045	231
Affordable Rent	62.8	25%	9	2,500	1,345,203	538
Social Rent	62.8	0%	0	1,800	0	0
Grant and Subsidy	Shared Ownership			0	0	
	Affordable Rent			0	0	
	Social Rent			0	0	
SITE AREA - Net	0.58 ha		60	/ha	12,614,523	2,382
SITE AREA - Gross	0.58 ha		60	/ha		

Sales per Quarter	0
Unit Build Time	3 Quarters

	Whole Site	Per ha NET	Per ha GROSS
Residual Land Value	3,477,580	5,961,566	5,961,566
Alternative Use Value	1,750,000		3,000,000
Uplift	20%	350,000	600,000
Plus /ha	0	0	0
Viability Threshold	2,100,000		3,600,000

	£/m2	
Additional Profit	1,859,115	1,152

RUN Residual MACRO ctrl+r
Closing balance = 0

RUN CIL MACRO ctrl+h
Closing balance = 0

Check on phasing dwgs nos
correct

DEVELOPMENT COSTS				
	/unit or m2	Total		
LAND				
Land	99,359	3,477,580		
Stamp Duty		163,379		
Easements etc.		0		
Legals Acquisition	1.50%	52,164	215,543	
PLANNING				
Planning Fee		16,170		
Architects	4.00%	220,275		
QS / PM	0.50%	27,534		
Planning Consultants	1.00%	55,069		
Other Professional	2.50%	137,672	456,721	
CONSTRUCTION				
Build Cost - BCIS Based	1,898	4,520,759		
s106 / CIL / IT		511,448		
Contingency	5.00%	226,038		
Abnormals		248,642	5,506,886	
FINANCE				
Fees		0		
Interest	6.50%			
Legal and Valuation		0	0	
SALES				
Agents	3.0%	378,436		
Legals	0.5%	63,073		
Misc.		0	441,508	
Developers Profit				
Market Housing	15.00%		1,536,641	
Affordable Housing	5.00%		118,512	

Planning fee calc			
Planning app fe	dwgs	rate	
No dwgs	35		16,170
No dwgs under 5	35	462	16,170
No dwgs over 5	0	138	0
Total			16,170

Stamp duty calc - Residual	
Land payment	3,477,580
Total 163,379	

Stamp duty calc - Add Profit		
Land payment		2,100,000
125,000	0%	1%
250,000	1%	3%
500,000	3%	4%
1,000,000	4%	5%
above	5%	5%
Total 105,000		

Pre CIL s106	5,000	£/ Unit (all)	
Total			175,000

Post CIL s106	5,000	£/ Unit (all)	175,000
CIL	209	£/m2	336,448
Total			511,448

Build Cost		/m2	
BCIS	1,614		
FHS	66		4.10%
Energy	20		
Design	6		
Acc & Adpt	20		
Water	0		
Small Sites	0		0%
Site Costs	172		11%
Total		1,898	

LIT	% GDV	0
	0.00%	

RESIDUAL CASH FLOW FOR INTEREST	Year 1				Year 2				Year 3				Year 4				Year 5				Year 6			
	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4
INCOME																								
UNITS Started			5	5	5	5	5	5	5															
Market Housing			0	0	0	0	1,463,468	1,463,468	1,463,468	1,463,468	1,463,468	1,463,468	1,463,468	0	0	0	0	0	0	0	0	0	0	0
Shared Ownership			0	0	0	0	146,435	146,435	146,435	146,435	146,435	146,435	146,435	0	0	0	0	0	0	0	0	0	0	0
Affordable Rent			0	0	0	0	192,172	192,172	192,172	192,172	192,172	192,172	192,172	0	0	0	0	0	0	0	0	0	0	0
Social Rent			0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Grant and Subsidy			0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
INCOME	0	0	0	0	0	0	1,802,075	1,802,075	1,802,075	1,802,075	1,802,075	1,802,075	1,802,075	0	0	0	0	0	0	0	0	0	0	0
EXPENDITURE																								
Stamp Duty	163,379																							
Easements etc.	0																							
Legals Acquisition	52,164																							
Planning Fee	16,170																							
Architects	110,138		110,138																					
QS	13,767		13,767																					
Planning Consultants	27,534		27,534																					
Other Professional	68,836		68,836																					
Build Cost - BCIS Base		0	215,274	430,548	645,823	645,823	645,823	645,823	645,823	430,548	215,274	0	0	0	0	0	0	0	0	0	0	0	0	0
s106/CIL		336,448	8,333	16,667	25,000	25,000	25,000	25,000	25,000	16,667	8,333	0	0	0	0	0	0	0	0	0	0	0	0	0
Contingency		0	10,764	21,527	32,291	32,291	32,291	32,291	32,291	21,527	10,764	0	0	0	0	0	0	0	0	0	0	0	0	0
Abnormals		0	11,840	23,680	35,520	35,520	35,520	35,520	35,520	23,680	11,840	0	0	0	0	0	0	0	0	0	0	0	0	0
Finance Fees	0																							
Legal and Valuation	0																							
Agents	0	0	0	0	0	0	54,062	54,062	54,062	54,062	54,062	54,062	54,062	0	0	0	0	0	0	0	0	0	0	0
Legals	0	0	0	0	0	0	9,010	9,010	9,010	9,010	9,010	9,010	9,010	0	0	0	0	0	0	0	0	0	0	0
Misc.			0																					
COSTS BEFORE LAND INT AND PROF	451,988	336,448	466,487	492,423	738,634	738,634	801,707	801,707	801,707	555,495	309,284	63,073	63,073	0	0	0	0	0	0	0	0	0	0	0
For Residual Valuation																								
Land	3,477,580																							
Interest		63,855	70,360	79,084	88,371	101,810	115,467	101,088	86,474	71,623	52,530	29,126	1,341	0	0	0	0	0	0	0	0	0	0	0
Market Housing																								
Affordable Housing																								
Cash Flow	-3,929,569	-400,303	-536,847	-571,507	-827,005	-840,444	884,901	899,281	913,894	1,174,956	1,440,260	1,709,876	1,737,661	0	0	0	0	0	0	0	0	0	0	-1,655,154
Opening Balance	0																							
Closing Balance	-3,929,569	-4,329,872	-4,866,719	-5,438,226	-6,265,231	-7,105,675	-6,220,774	-5,321,494	-4,407,600	-3,232,644	-1,792,384	-82,508	1,655,154	1,655,154	1,655,154	1,655,154	1,655,154	1,655,154	1,655,154	1,655,154	1,655,154	1,655,154	1,655,154	0

Base - Appendix
Site 16



SITE NAME	Site 16	Medium Density 9
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INCOME	Av Size m2	%	Number	Price £/m2	GDV £	GIA m2
Market Housing	74.0	65%	6	7,000	3,030,300	433
Shared Ownership	58.0	11%	1	4,900	268,569	55
Affordable Rent	58.0	25%	2	2,500	319,725	128
Social Rent	58.0	0%	0	1,800	0	0
Grant and Subsidy	Shared Ownership			0	0	
	Affordable Rent			0	0	
	Social Rent			0	0	
SITE AREA - Net	0.15 ha		60	/ha	3,618,594	616
SITE AREA - Gross	0.15 ha		60	/ha		

Sales per Quarter	0
Unit Build Time	3 Quarters

	Whole Site	Per ha NET	Per ha GROSS
Residual Land Value	1,259,876	8,399,175	8,399,175
Alternative Use Value	450,000		3,000,000
Uplift	20%	90,000	600,000
Plus /ha	0	0	0
Viability Threshold	540,000		3,600,000

RUN Residual MACRO ctrl+r
Closing balance = 0

RUN CIL MACRO ctrl+h
Closing balance = 0

Check on phasing dwgs nos
correct

	£/m2
Additional Profit	885,307 2,045

DEVELOPMENT COSTS			
	/unit or m2	Total	
LAND			
Land	139,986	52,494	1,259,876
Stamp Duty		0	
Easements etc.		0	
Legals Acquisition	1.50%	18,898	71,392
PLANNING			
Planning Fee		4,158	
Architects	4.00%	53,307	
QS / PM	0.50%	6,663	
Planning Consultants	1.00%	13,327	
Other Professional	2.50%	33,317	110,772
CONSTRUCTION			
Build Cost - BCIS Based	1,793	1,103,979	
s106 / CIL / IT		112,781	
Contingency	5.00%	55,199	
Abnormals		60,719	1,332,678
FINANCE			
Fees		0	
Interest	6.50%		
Legal and Valuation		0	0
SALES			
Agents	3.0%	108,558	
Legals	0.5%	18,093	
Misc.		0	126,651 2,901,370
Developers Profit			
Market Housing	15.00%		454,545
Affordable Housing	5.00%		29,415

Planning fee calc			
Planning app fe	dwgs	rate	
No dwgs	9		
No dwgs under 5	9	462	4,158
No dwgs over 5	0	138	0
Total			4,158

Stamp duty calc - Residual	
Land payment	1,259,876
Total	52,494

Stamp duty calc - Add Profit		
Land payment		540,000
125,000	0%	1%
250,000	1%	3%
500,000	3%	4%
1,000,000	4%	5%
above	5%	5%
Total		27,000

Pre CIL s106	2,500 £/ Unit (all)	
Total		22,500

Post CIL s106	2,500 £/ Unit (all)	22,500
CIL	209 £/m2	90,281
Total		112,781

Build Cost /m2		
BCIS	1,592	
FHS	65	4.10%
Energy	20	
Design	6	
Acc & Adpt	20	
Water	0	
Small Sites	0	0%
Site Costs	90	6%
Total	1,793	

LIT	% GDV	0
	0.00%	

RESIDUAL CASH FLOW FOR INTEREST	Year 1				Year 2				Year 3				Year 4				Year 5				Year 6			
	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4
INCOME																								
UNITS Started			3	3	3																			
Market Housing			0	0	0	0	1,010,100	1,010,100	1,010,100	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Shared Ownership			0	0	0	0	89,523	89,523	89,523	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Affordable Rent			0	0	0	0	106,575	106,575	106,575	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Social Rent			0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Grant and Subsidy			0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
INCOME	0	0	0	0	0	0	1,206,198	1,206,198	1,206,198	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
EXPENDITURE																								
Stamp Duty	52,494																							
Easements etc.	0																							
Legals Acquisition	18,898																							
Planning Fee	4,158																							
Architects	26,654		26,654																					
QS	3,332		3,332																					
Planning Consultants	6,663		6,663																					
Other Professional	16,658		16,658																					
Build Cost - BCIS Base		0	122,664	245,329	367,993	245,329	122,664	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
s106/CIL		90,281	2,500	5,000	7,500	5,000	2,500	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Contingency		0	6,133	12,266	18,400	12,266	6,133	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Abnormals		0	6,747	13,493	20,240	13,493	6,747	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Finance Fees	0																							
Legal and Valuation	0																							
Agents	0	0	0	0	0	0	36,186	36,186	36,186	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Legals	0	0	0	0	0	0	6,031	6,031	6,031	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Misc.																								
COSTS BEFORE LAND INT AND PROF	128,857	90,281	191,351	276,088	414,132	276,088	180,261	42,217	42,217	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
For Residual Valuation																								
Land	1,259,876																							
Interest		22,567	24,401	27,907	32,847	40,110	45,248	29,312	10,874	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Market Housing																								
Affordable Housing																								
Cash Flow	-1,388,733	-112,848	-215,752	-303,995	-446,979	-316,198	980,689	1,134,669	1,153,107	0	0	0	0	0	0	0	0	0	0	0	0	0	0	-483,960
Opening Balance	0																							
Closing Balance	-1,388,733	-1,501,582	-1,717,333	-2,021,328	-2,468,307	-2,784,506	-1,803,817	-669,148	483,960	483,960	483,960	483,960	483,960	483,960	483,960	483,960	483,960	483,960	483,960	483,960	483,960	483,960	483,960	0

Base - Appendix
Site 17



SITE NAME						
Site 17 Medium Density 5						
INCOME	Av Size m2	%	Number	Price £/m2	GDV £	GIA m2
Market Housing	75.0	65%	3	7,000	1,706,250	244
Shared Ownership	50.0	11%	1	4,900	128,625	26
Affordable Rent	50.0	25%	1	2,500	153,125	61
Social Rent	50.0	0%	0	1,800	0	0
Grant and Subsidy	Shared Ownership			0	0	
	Affordable Rent			0	0	
	Social Rent			0	0	
SITE AREA - Net	0.08 ha		66	/ha	1,988,000	331
SITE AREA - Gross	0.08 ha		66	/ha		

Sales per Quarter	0
Unit Build Time	3 Quarters

	Whole Site	Per ha NET	Per ha GROSS
Residual Land Value	599,902	7,918,709	7,918,709
Alternative Use Value	227,273		3,000,000
Uplift	20%	45,455	600,000
Plus /ha	0	0	0
Viability Threshold	272,727	3,600,000	

RUN Residual MACRO ctrl+r
Closing balance = 0

RUN CIL MACRO ctrl+h
Closing balance = 0

Check on phasing dwgs nos
correct

	£/m2
Additional Profit	415,787 1,706

DEVELOPMENT COSTS				
	/unit or m2	Total		
LAND				
Land	119,980	599,902		
Stamp Duty		19,495		
Easements etc.		0		
Legals Acquisition	1.50%	8,999	28,494	
PLANNING				
Planning Fee		2,310		
Architects	4.00%	33,067		
QS / PM	0.50%	4,133		
Planning Consultants	1.00%	8,267		
Other Professional	2.50%	20,667	68,443	
CONSTRUCTION				
Build Cost - BCIS Based	2,085	690,798		
s106 / CIL / IT		63,334		
Contingency	5.00%	34,540		
Abnormals		37,994	826,666	
FINANCE				
Fees		0		
Interest	6.50%			
Legal and Valuation		0	0	
SALES				
Agents	3.0%	59,640		
Legals	0.5%	9,940		
Misc.		0	69,580	1,593,085
Developers Profit				
Market Housing	15.00%		255,938	
Affordable Housing	5.00%		14,088	

Planning fee calc			
Planning app fe	dwgs	rate	
No dwgs	5		2,310
No dwgs under 5	5	462	2,310
No dwgs over 5	0	138	0
Total			2,310

Stamp duty calc - Residual	
Land payment	599,902
Total	19,495

Stamp duty calc - Add Profit		
Land payment		272,727
125,000	0%	1%
250,000	1%	3%
500,000	3%	4%
1,000,000	4%	0%
above	5%	4%
Total		10,909

Pre CIL s106	2,500 £/ Unit (all)	
Total		12,500

Post CIL s106	2,500 £/ Unit (all)	12,500
CIL	209 £/m2	50,834
Total		63,334

Build Cost /m2		
BCIS	1,858	
FHS	76	4.10%
Energy	20	
Design	6	
Acc & Adpt	20	
Water	0	
Small Sites	0	0%
Site Costs	105	6%
Total	2,085	

LIT	% GDV	0
	0.00%	

RESIDUAL CASH FLOW FOR INTEREST	Year 1				Year 2				Year 3				Year 4				Year 5				Year 6			
	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4
INCOME																								
UNITS Started			1	2	2																			
Market Housing				0	0		341,250	682,500	682,500	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Shared Ownership				0	0		25,725	51,450	51,450	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Affordable Rent				0	0		30,625	61,250	61,250	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Social Rent				0	0		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Grant and Subsidy				0	0		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
INCOME	0	0	0	0	0	0	397,600	795,200	795,200	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
EXPENDITURE																								
Stamp Duty	19,495																							
Easements etc.	0																							
Legals Acquisition	8,999																							
Planning Fee	2,310																							
Architects	16,533		16,533																					
QS	2,067		2,067																					
Planning Consultants	4,133		4,133																					
Other Professional	10,333		10,333																					
Build Cost - BCIS Base		0	46,053	138,160	230,266	184,213	92,106	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
s106/CIL		50,834	833	2,500	4,167	3,333	1,667	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Contingency		0	2,303	6,908	11,513	9,211	4,605	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Abnormals		0	2,533	7,599	12,665	10,132	5,066	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Finance Fees	0																							
Legal and Valuation	0																							
Agents	0	0	0	0	0	0	11,928	23,856	23,856	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Legals	0	0	0	0	0	0	1,988	3,976	3,976	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Misc.				0																				
COSTS BEFORE LAND INT AND PROF	63,870	50,834	84,789	155,166	258,611	206,889	117,360	27,832	27,832	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
For Residual Valuation																								
Land	599,902																							
Interest		10,786	11,788	13,357	16,096	20,559	24,256	20,096	7,953	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Market Housing																								
Affordable Housing																								
Cash Flow	-663,772	-61,620	-96,576	-168,523	-274,706	-227,448	255,984	747,272	759,415	0	0	0	0	0	0	0	0	0	0	0	0	0	0	-270,025
Opening Balance	0																							
Closing Balance	-663,772	-725,393	-821,969	-990,493	-1,265,199	-1,492,647	-1,236,663	-489,390	270,025	270,025	270,025	270,025	270,025	270,025	270,025	270,025	270,025	270,025	270,025	270,025	270,025	270,025	270,025	0

Base - Appendix
Site 18



SITE NAME						
Site 18 Medium Density 3						
INCOME	Av Size m2	%	Number	Price £/m2	GDV £	GIA m2
Market Housing	86.0	65%	2	7,000	1,173,900	168
Shared Ownership	84.0	11%	0	4,900	129,654	26
Affordable Rent	84.0	25%	1	2,500	154,350	62
Social Rent	84.0	0%	0	1,800	0	0
Grant and Subsidy	Shared Ownership			0	0	
	Affordable Rent			0	0	
	Social Rent			0	0	
SITE AREA - Net	0.09 ha		35	/ha	1,457,904	256
SITE AREA - Gross	0.09 ha		35	/ha		

Sales per Quarter	0
Unit Build Time	3 Quarters

	Whole Site	Per ha NET	Per ha GROSS
Residual Land Value	547,375	6,386,044	6,386,044
Alternative Use Value	257,143		3,000,000
Uplift	51,429		600,000
Plus /ha	0		0
Viability Threshold	308,571		3,600,000

	£/m2	
Additional Profit	289,937	1,729

RUN Residual MACRO ctrl+r
Closing balance = 0

RUN CIL MACRO ctrl+h
Closing balance = 0

Check on phasing dwgs nos
correct

DEVELOPMENT COSTS				
	/unit or m2	Total		
LAND				
Land	182,458	547,375		
Stamp Duty		16,869		
Easements etc.		0		
Legals Acquisition	1.50%	8,211	25,079	
PLANNING				
Planning Fee		1,386		
Architects	4.00%	20,233		
QS / PM	0.50%	2,529		
Planning Consultants	1.00%	5,058		
Other Professional	2.50%	12,646	41,852	
CONSTRUCTION				
Build Cost - BCIS Based	1,639	419,322		
s106 / CIL / IT		42,474		
Contingency	5.00%	20,966		
Abnormals		23,063	505,825	
FINANCE				
Fees		0		
Interest	6.50%			
Legal and Valuation		0	0	
SALES				
Agents	3.0%	43,737		
Legals	0.5%	7,290		
Misc.		0	51,027	1,171,158
Developers Profit				
Market Housing	15.00%			176,085
Affordable Housing	5.00%			14,200

Planning fee calc			
Planning app fe	dwgs	rate	
No dwgs	3		1,386
No dwgs under 5	3	462	1,386
No dwgs over 5	0	138	0
Total			1,386

Stamp duty calc - Residual	
Land payment	547,375
Total 16,869	

Stamp duty calc - Add Profit		
Land payment		308,571
125,000	0%	1%
250,000	1%	3%
500,000	3%	4%
1,000,000	4%	0%
above	5%	4%
Total 12,343		

Pre CIL s106	2,500	£/ Unit (all)	
Total			7,500

Post CIL s106	2,500	£/ Unit (all)	7,500
CIL	209	£/m2	34,974
Total			42,474

Build Cost /m2		
BCIS	1,451	
FHS	59	4.10%
Energy	20	
Design	6	
Acc & Adpt	20	
Water	0	
Small Sites	0	0%
Site Costs	82	6%
Total		1,639

LIT	% GDV	0
	0.00%	

RESIDUAL CASH FLOW FOR INTEREST	Year 1				Year 2				Year 3				Year 4				Year 5				Year 6			
	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4
INCOME																								
UNITS Started			1	1	1																			
Market Housing							391,300	391,300	391,300															
Shared Ownership							43,218	43,218	43,218															
Affordable Rent							51,450	51,450	51,450															
Social Rent							0	0	0															
Grant and Subsidy							0	0	0															
INCOME	0	0	0	0	0	0	485,968	485,968	485,968	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
EXPENDITURE																								
Stamp Duty	16,869																							
Easements etc.	0																							
Legals Acquisition	8,211																							
Planning Fee	1,386																							
Architects	10,116		10,116																					
QS	1,265		1,265																					
Planning Consultants	2,529		2,529																					
Other Professional	6,323		6,323																					
Build Cost - BCIS Base		0	46,591	93,183	139,774	93,183	46,591	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
s106/CIL		34,974	833	1,667	2,500	1,667	833	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Contingency		0	2,330	4,659	6,989	4,659	2,330	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Abnormals		0	2,563	5,125	7,688	5,125	2,563	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Finance Fees	0																							
Legal and Valuation	0																							
Agents	0	0	0	0	0	0	14,579	14,579	14,579	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Legals	0	0	0	0	0	0	2,430	2,430	2,430	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Misc.																								
COSTS BEFORE LAND INT AND PROF	46,698	34,974	72,550	104,634	156,950	104,634	69,326	17,009	17,009	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
For Residual Valuation																								
Land	547,375																							
Interest		9,654	10,379	11,726	13,617	16,389	18,356	11,884	4,456	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Market Housing																								
Affordable Housing																								
Cash Flow	-594,074	-44,628	-82,929	-116,360	-170,568	-121,023	398,287	457,076	464,503	0	0	0	0	0	0	0	0	0	0	0	0	0	0	-190,285
Opening Balance	0																							
Closing Balance	-594,074	-638,701	-721,630	-837,990	-1,008,558	-1,129,580	-731,293	-274,218	190,285	190,285	190,285	190,285	190,285	190,285	190,285	190,285	190,285	190,285	190,285	190,285	190,285	190,285	190,285	0

Base - Appendix
Site 20



SITE NAME Site 20 Low Density 35						
INCOME	Av Size m2	%	Number	Price £/m2	GDV £	GIA m2
Market Housing	92.0	65%	23	6,350	13,290,550	2,093
Shared Ownership	74.5	11%	4	4,445	1,216,357	274
Affordable Rent	74.5	25%	9	2,500	1,596,269	639
Social Rent	74.5	0%	0	1,800	0	0
Grant and Subsidy	Shared Ownership Affordable Rent Social Rent			0 0 0	0 0 0	
SITE AREA - Net	0.88 ha		40	/ha	16,103,176	3,005
SITE AREA - Gross	0.88 ha		40	/ha		

Sales per Quarter	0
Unit Build Time	3 Quarters

	Whole Site	Per ha NET	Per ha GROSS
Residual Land Value	4,773,150	5,455,029	5,455,029
Alternative Use Value	2,625,000		3,000,000
Uplift	20%	525,000	600,000
Plus /ha	0	0	0
Viability Threshold	3,150,000		3,600,000

	£/m2	
Additional Profit	2,264,450	1,082

RUN Residual MACRO ctrl+r
Closing balance = 0

RUN CIL MACRO ctrl+h
Closing balance = 0

Check on phasing dwgs nos
correct

DEVELOPMENT COSTS				
	/unit or m2	Total		
LAND				
Land	136,376	4,773,150		
Stamp Duty		228,158		
Easements etc.		0		
Legals Acquisition	1.50%	71,597	299,755	
PLANNING				
Planning Fee		16,170		
Architects	4.00%	266,118		
QS / PM	0.50%	33,265		
Planning Consultants	1.00%	66,530		
Other Professional	2.50%	166,324	548,407	
CONSTRUCTION				
Build Cost - BCIS Based	1,819	5,467,387		
s106 / CIL / IT		611,495		
Contingency	5.00%	273,369		
Abnormals		300,706	6,652,958	
FINANCE				
Fees		0		
Interest	6.50%			
Legal and Valuation		0	0	
SALES				
Agents	3.0%	483,095		
Legals	0.5%	80,516		
Misc.		0	563,611	
Developers Profit				
Market Housing	15.00%		1,993,583	
Affordable Housing	5.00%		140,631	

Planning fee calc			
Planning app fe	dwgs	rate	
No dwgs	35		16,170
No dwgs under 5	35	462	16,170
No dwgs over 5	0	138	0
Total			16,170

Stamp duty calc - Residual	
Land payment	4,773,150
Total 228,158	

Stamp duty calc - Add Profit		
Land payment		3,150,000
125,000	0%	1%
250,000	1%	3%
500,000	3%	4%
1,000,000	4%	5%
above	5%	5%
Total 157,500		

Pre CIL s106	5,000 £/ Unit (all)	
Total		175,000

Post CIL s106	5,000 £/ Unit (all)	175,000
CIL	209 £/m2	436,495
Total		611,495

Build Cost /m2		
BCIS	1,542	
FHS	63	4.10%
Energy	20	
Design	10	
Acc & Adpt	20	
Water	0	
Small Sites	0	0%
Site Costs	164	11%
Total	1,819	

LIT	% GDV	0
	0.00%	

RESIDUAL CASH FLOW FOR INTEREST	Year 1				Year 2				Year 3				Year 4				Year 5				Year 6			
	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4
INCOME																								
UNITS Started			5	5	5	5	5	5	5															
Market Housing			0	0	0	0	1,898,650	1,898,650	1,898,650	1,898,650	1,898,650	1,898,650	1,898,650	0	0	0	0	0	0	0	0	0	0	0
Shared Ownership			0	0	0	0	173,765	173,765	173,765	173,765	173,765	173,765	173,765	0	0	0	0	0	0	0	0	0	0	0
Affordable Rent			0	0	0	0	228,038	228,038	228,038	228,038	228,038	228,038	228,038	0	0	0	0	0	0	0	0	0	0	0
Social Rent			0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Grant and Subsidy			0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
INCOME	0	0	0	0	0	0	2,300,454	2,300,454	2,300,454	2,300,454	2,300,454	2,300,454	2,300,454	0	0	0	0	0	0	0	0	0	0	0
EXPENDITURE																								
Stamp Duty	228,158																							
Easements etc.	0																							
Legals Acquisition	71,597																							
Planning Fee	16,170																							
Architects	133,059		133,059																					
QS	16,632		16,632																					
Planning Consultants	33,265		33,265																					
Other Professional	83,162		83,162																					
Build Cost - BCIS Base		0	260,352	520,704	781,055	781,055	781,055	781,055	781,055	520,704	260,352	0	0	0	0	0	0	0	0	0	0	0	0	0
s106/CIL		436,495	8,333	16,667	25,000	25,000	25,000	25,000	25,000	16,667	8,333	0	0	0	0	0	0	0	0	0	0	0	0	0
Contingency		0	13,018	26,035	39,053	39,053	39,053	39,053	39,053	26,035	13,018	0	0	0	0	0	0	0	0	0	0	0	0	0
Abnormals		0	14,319	28,639	42,958	42,958	42,958	42,958	42,958	28,639	14,319	0	0	0	0	0	0	0	0	0	0	0	0	0
Finance Fees	0																							
Legal and Valuation	0																							
Agents	0	0	0	0	0	0	69,014	69,014	69,014	69,014	69,014	69,014	69,014	0	0	0	0	0	0	0	0	0	0	0
Legals	0	0	0	0	0	0	11,502	11,502	11,502	11,502	11,502	11,502	11,502	0	0	0	0	0	0	0	0	0	0	0
Misc.			0																					
COSTS BEFORE LAND INT AND PROF	582,043	436,495	562,140	592,044	888,066	888,066	968,582	968,582	968,582	672,560	376,538	80,516	80,516	0	0	0	0	0	0	0	0	0	0	0
For Residual Valuation																								
Land	4,773,150																							
Interest		87,022	95,529	106,216	117,563	133,904	150,511	131,314	111,805	91,979	67,021	36,846	1,371	0	0	0	0	0	0	0	0	0	0	0
Market Housing																								
Affordable Housing																								
Cash Flow	-5,355,193	-523,517	-657,669	-698,260	-1,005,629	-1,021,970	1,181,360	1,200,557	1,220,067	1,535,915	1,856,895	2,183,092	2,218,567	0	0	0	0	0	0	0	0	0	0	-2,134,214
Opening Balance	0																							
Closing Balance	-5,355,193	-5,878,710	-6,536,380	-7,234,640	-8,240,269	-9,262,240	-8,080,879	-6,880,322	-5,660,255	-4,124,341	-2,267,445	-84,353	2,134,214	2,134,214	2,134,214	2,134,214	2,134,214	2,134,214	2,134,214	2,134,214	2,134,214	2,134,214	2,134,214	0

Base - Appendix
Site 21



SITE NAME	Site 21	Low Density 15
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INCOME	Av Size m2	%	Number	Price £/m2	GDV £	GIA m2
Market Housing	86.7	65%	10	6,350	5,367,814	845
Shared Ownership	69.4	11%	2	4,445	485,861	109
Affordable Rent	69.4	25%	4	5,080	1,295,629	255
Social Rent	69.4	0%	0	1,800	0	0
Grant and Subsidy	Shared Ownership			0	0	
	Affordable Rent			0	0	
	Social Rent			0	0	
SITE AREA - Net	0.38 ha		40	/ha	7,149,303	1,210
SITE AREA - Gross	0.38 ha		40	/ha		

Sales per Quarter	0
Unit Build Time	3 Quarters

	Whole Site	Per ha NET	Per ha GROSS
Residual Land Value	2,453,466	6,542,576	6,542,576
Alternative Use Value	1,125,000		3,000,000
Uplift	20%	225,000	600,000
Plus /ha	0	0	0
Viability Threshold	1,350,000		3,600,000

	£/m2	
Additional Profit	1,333,212	1,577

RUN Residual MACRO ctrl+r
Closing balance = 0

RUN CIL MACRO ctrl+l
Closing balance = 0

Check on phasing dwgs nos
correct

DEVELOPMENT COSTS				
	/unit or m2	Total		
LAND				
Land	163,564	112,173	2,453,466	
Stamp Duty		112,173		
Easements etc.		0		
Legals Acquisition	1.50%	36,802	148,975	
PLANNING				
Planning Fee		6,930		
Architects	4.00%	107,214		
QS / PM	0.50%	13,402		
Planning Consultants	1.00%	26,804		
Other Professional	2.50%	67,009	221,359	
CONSTRUCTION				
Build Cost - BCIS Based	1,817	2,198,252		
s106 / CIL / IT		251,293		
Contingency	5.00%	109,913		
Abnormals		120,904	2,680,361	
FINANCE				
Fees		0		
Interest	6.50%			
Legal and Valuation		0	0	
SALES				
Agents	3.0%	214,479		
Legals	0.5%	35,747		
Misc.		0	250,226	5,754,387
Developers Profit				
Market Housing	15.00%		805,172	
Affordable Housing	5.00%		89,074	

Planning fee calc			
Planning app fe	dwgs	rate	
No dwgs	15		6,930
No dwgs under 5	15	462	6,930
No dwgs over 5	0	138	0
Total			6,930

Stamp duty calc - Residual	
Land payment	2,453,466
Total 112,173	

Stamp duty calc - Add Profit		
Land payment		1,350,000
125,000	0%	1%
250,000	1%	3%
500,000	3%	4%
1,000,000	4%	5%
above	5%	5%
Total 67,500		

Pre CIL s106	5,000	£/ Unit (all)	
Total			75,000

Post CIL s106	5,000	£/ Unit (all)	75,000
CIL	209	£/m2	176,293
Total			251,293

Build Cost		/m2	
BCIS	1,540		
FHS	63		4.10%
Energy	20		
Design	10		
Acc & Adpt	20		
Water	0		
Small Sites	0		0%
Site Costs	164		11%
Total		1,817	

LIT	% GDV	0.00%	0
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RESIDUAL CASH FLOW FOR INTEREST	Year 1				Year 2				Year 3				Year 4				Year 5				Year 6			
	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4
INCOME																								
UNITS Started			3	3	3	3	3																	
Market Housing			0	0	0	0	1,073,563	1,073,563	1,073,563	1,073,563	1,073,563	0	0	0	0	0	0	0	0	0	0	0	0	0
Shared Ownership			0	0	0	0	97,172	97,172	97,172	97,172	97,172	0	0	0	0	0	0	0	0	0	0	0	0	0
Affordable Rent			0	0	0	0	259,126	259,126	259,126	259,126	259,126	0	0	0	0	0	0	0	0	0	0	0	0	0
Social Rent			0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Grant and Subsidy			0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
INCOME	0	0	0	0	0	0	1,429,861	1,429,861	1,429,861	1,429,861	1,429,861	0	0	0	0	0	0	0	0	0	0	0	0	0
EXPENDITURE																								
Stamp Duty	112,173																							
Easements etc.	0																							
Legals Acquisition	36,802																							
Planning Fee	6,930																							
Architects	53,607		53,607																					
QS	6,701		6,701																					
Planning Consultants	13,402		13,402																					
Other Professional	33,505		33,505																					
Build Cost - BCIS Base		0	146,550	293,100	439,650	439,650	439,650	293,100	146,550	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
s106/CIL		176,293	5,000	10,000	15,000	15,000	15,000	10,000	5,000	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Contingency		0	7,328	14,655	21,983	21,983	21,983	14,655	7,328	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Abnormals		0	8,060	16,121	24,181	24,181	24,181	16,121	8,060	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Finance Fees	0																							
Legal and Valuation	0																							
Agents	0	0	0	0	0	0	42,896	42,896	42,896	42,896	42,896	0	0	0	0	0	0	0	0	0	0	0	0	0
Legals	0	0	0	0	0	0	7,149	7,149	7,149	7,149	7,149	0	0	0	0	0	0	0	0	0	0	0	0	0
Misc.			0																					
COSTS BEFORE LAND INT AND PROF	263,120	176,293	274,152	333,876	500,814	500,814	550,859	383,921	216,983	50,045	50,045	0	0	0	0	0	0	0	0	0	0	0	0	0
For Residual Valuation																								
Land	2,453,466																							
Interest		44,145	47,727	52,957	59,243	68,344	77,593	64,570	48,623	29,704	7,764	0	0	0	0	0	0	0	0	0	0	0	0	0
Market Housing																								
Affordable Housing																								
Cash Flow	-2,716,586	-220,437	-321,879	-386,833	-560,057	-569,158	801,409	981,370	1,164,255	1,350,112	1,372,051	0	0	0	0	0	0	0	0	0	0	0	0	-894,247
Opening Balance	0																							
Closing Balance	-2,716,586	-2,937,023	-3,258,902	-3,645,735	-4,205,792	-4,774,950	-3,973,541	-2,992,171	-1,827,916	-477,805	894,247	894,247	894,247	894,247	894,247	894,247	894,247	894,247	894,247	894,247	894,247	894,247	894,247	0

Base - Appendix
Site 22



SITE NAME						
Site 22 Low Density 10						
INCOME	Av Size m2	%	Number	Price £/m2	GDV £	GIA m2
Market Housing	105.3	65%	7	6,350	4,347,633	685
Shared Ownership	84.0	11%	1	4,445	392,049	88
Affordable Rent	84.0	25%	2	2,500	514,500	206
Social Rent	84.0	0%	0	1,800	0	0
Grant and Subsidy	Shared Ownership			0	0	
	Affordable Rent			0	0	
	Social Rent			0	0	
SITE AREA - Net	0.25 ha		40	/ha	5,254,182	979
SITE AREA - Gross	0.25 ha		40	/ha		

Sales per Quarter	0
Unit Build Time	3 Quarters

	Whole Site	Per ha NET	Per ha GROSS
Residual Land Value	1,612,203	6,448,810	6,448,810
Alternative Use Value	750,000		3,000,000
Uplift	20%	150,000	600,000
Plus /ha	0	0	0
Viability Threshold	900,000	3,600,000	

	£/m2	
Additional Profit	929,177	1,357

RUN Residual MACRO ctrl+r
Closing balance = 0

RUN CIL MACRO ctrl+l
Closing balance = 0

Check on phasing dwgs nos
correct

DEVELOPMENT COSTS				
	/unit or m2	Total		
LAND				
Land	161,220	1,612,203		
Stamp Duty		70,110		
Easements etc.		0		
Legals Acquisition	1.50%	24,183	94,293	
PLANNING				
Planning Fee		4,620		
Architects	4.00%	86,481		
QS / PM	0.50%	10,810		
Planning Consultants	1.00%	21,620		
Other Professional	2.50%	54,051	177,582	
CONSTRUCTION				
Build Cost - BCIS Based	1,821	1,782,118		
s106 / CIL / IT		192,787		
Contingency	5.00%	89,106		
Abnormals		98,016	2,162,027	
FINANCE				
Fees		0		
Interest	6.50%			
Legal and Valuation		0	0	
SALES				
Agents	3.0%	157,625		
Legals	0.5%	26,271		
Misc.		0	183,896	4,230,002
Developers Profit				
Market Housing	15.00%		652,145	
Affordable Housing	5.00%		45,327	

Planning fee calc			
Planning app fe	dwgs	rate	
No dwgs	10		4,620
No dwgs under 5	10	462	4,620
No dwgs over 5	0	138	0
Total			4,620

Stamp duty calc - Residual	
Land payment	1,612,203
Total 70,110	

Stamp duty calc - Add Profit		
Land payment		900,000
125,000	0%	1%
250,000	1%	3%
500,000	3%	4%
1,000,000	4%	5%
above	5%	5%
Total 45,000		

Pre CIL s106	5,000 £/ Unit (all)	
Total		50,000

Post CIL s106	5,000 £/ Unit (all)	50,000
CIL	209 £/m2	142,787
Total		192,787

Build Cost /m2		
BCIS	1,543	
FHS	63	4.10%
Energy	20	
Design	10	
Acc & Adpt	20	
Water	0	
Small Sites	0	0%
Site Costs	165	11%
Total	1,821	

LIT	% GDV	0
	0.00%	

RESIDUAL CASH FLOW FOR INTEREST	Year 1				Year 2				Year 3				Year 4				Year 5				Year 6			
	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4
INCOME																								
UNITS Started			3	3	3	1																		
Market Housing			0	0	0	0	1,304,290	1,304,290	1,304,290	434,763	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Shared Ownership			0	0	0	0	117,615	117,615	117,615	39,205	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Affordable Rent			0	0	0	0	154,350	154,350	154,350	51,450	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Social Rent			0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Grant and Subsidy			0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
INCOME	0	0	0	0	0	0	1,576,255	1,576,255	1,576,255	525,418	0	0	0	0	0	0	0	0	0	0	0	0	0	0
EXPENDITURE																								
Stamp Duty	70,110																							
Easements etc.	0																							
Legals Acquisition	24,183																							
Planning Fee	4,620																							
Architects	43,241		43,241																					
QS	5,405		5,405																					
Planning Consultants	10,810		10,810																					
Other Professional	27,025		27,025																					
Build Cost - BCIS Base		0	178,212	356,424	534,635	415,827	237,616	59,404	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
s106/CIL		142,787	5,000	10,000	15,000	11,667	6,667	1,667	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Contingency		0	8,911	17,821	26,732	20,791	11,881	2,970	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Abnormals		0	9,802	19,603	29,405	22,871	13,069	3,267	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Finance Fees	0																							
Legal and Valuation	0																							
Agents	0	0	0	0	0	0	47,288	47,288	47,288	15,763	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Legals	0	0	0	0	0	0	7,881	7,881	7,881	2,627	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Misc.			0																					
COSTS BEFORE LAND INT AND PROF	185,394	142,787	288,405	403,848	605,772	471,156	324,401	122,477	55,169	18,390	0	0	0	0	0	0	0	0	0	0	0	0	0	0
For Residual Valuation																								
Land	1,612,203																							
Interest		29,211	32,006	37,213	44,380	54,945	63,494	44,183	21,277	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Market Housing																								
Affordable Housing																								
Cash Flow	-1,797,597	-171,998	-320,411	-441,061	-650,152	-526,101	1,188,360	1,409,595	1,499,809	507,029	0	0	0	0	0	0	0	0	0	0	0	0	0	-697,472
Opening Balance	0																							
Closing Balance	-1,797,597	-1,969,595	-2,290,006	-2,731,067	-3,381,218	-3,907,319	-2,718,959	-1,309,365	190,444	697,472	697,472	697,472	697,472	697,472	697,472	697,472	697,472	697,472	697,472	697,472	697,472	697,472	697,472	0

Base - Appendix
Site 24



SITE NAME						
Site 24 Low Density 3						
INCOME	Av Size m2	%	Number	Price £/m2	GDV £	GIA m2
Market Housing	86.0	65%	2	7,000	1,173,900	168
Shared Ownership	70.0	11%	0	4,900	108,045	22
Affordable Rent	70.0	25%	1	2,500	128,625	51
Social Rent	70.0	0%	0	1,800	0	0
Grant and Subsidy	Shared Ownership			0	0	
	Affordable Rent			0	0	
	Social Rent			0	0	
SITE AREA - Net	0.08 ha		40	/ha	1,410,570	241
SITE AREA - Gross	0.08 ha		40	/ha		

Sales per Quarter	0
Unit Build Time	3 Quarters

	Whole Site	Per ha NET	Per ha GROSS
Residual Land Value	535,398	7,138,642	7,138,642
Alternative Use Value	225,000		3,000,000
Uplift	20%	45,000	600,000
Plus /ha	0	0	0
Viability Threshold	270,000		3,600,000

	£/m2	
Additional Profit	323,715	1,930

RUN Residual MACRO ctrl+r
Closing balance = 0

RUN CIL MACRO ctrl+l
Closing balance = 0

Check on phasing dwgs nos
correct

DEVELOPMENT COSTS				
	/unit or m2	Total		
LAND				
Land	178,466	535,398		
Stamp Duty		16,270		
Easements etc.		0		
Legals Acquisition	1.50%	8,031	24,301	
PLANNING				
Planning Fee		1,386		
Architects	4.00%	19,211		
QS / PM	0.50%	2,401		
Planning Consultants	1.00%	4,803		
Other Professional	2.50%	12,007	39,808	
CONSTRUCTION				
Build Cost - BCIS Based	1,643	396,199		
s106 / CIL / IT		42,474		
Contingency	5.00%	19,810		
Abnormals		21,791	480,274	
FINANCE				
Fees		0		
Interest	6.50%			
Legal and Valuation		0	0	
SALES				
Agents	3.0%	42,317		
Legals	0.5%	7,053		
Misc.		0	49,370	1,129,151
Developers Profit				
Market Housing	15.00%		176,085	
Affordable Housing	5.00%		11,834	

Planning fee calc			
Planning app fe	dwgs	rate	
No dwgs	3		1,386
No dwgs under 5	3	462	1,386
No dwgs over 5	0	138	0
Total			1,386

Stamp duty calc - Residual	
Land payment	535,398
Total	16,270

Stamp duty calc - Add Profit		
Land payment		270,000
125,000	0%	1%
250,000	1%	3%
500,000	3%	4%
1,000,000	4%	0%
above	5%	4%
Total		10,800

Pre CIL s106	2,500	£/ Unit (all)	
Total			7,500

Post CIL s106	2,500	£/ Unit (all)	7,500
CIL	209	£/m2	34,974
Total			42,474

Build Cost /m2		
BCIS	1,451	
FHS	59	4.10%
Energy	20	
Design	10	
Acc & Adpt	20	
Water	0	
Small Sites	0	0%
Site Costs	82	6%
Total	1,643	

LIT	% GDV	0
	0.00%	

RESIDUAL CASH FLOW FOR INTEREST	Year 1				Year 2				Year 3				Year 4				Year 5				Year 6			
	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4
INCOME																								
UNITS Started			1	1	1																			
Market Housing							391,300	391,300	391,300															
Shared Ownership							36,015	36,015	36,015															
Affordable Rent							42,875	42,875	42,875															
Social Rent							0	0	0															
Grant and Subsidy							0	0	0															
INCOME	0	0	0	0	0	0	470,190	470,190	470,190	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
EXPENDITURE																								
Stamp Duty	16,270																							
Easements etc.	0																							
Legals Acquisition	8,031																							
Planning Fee	1,386																							
Architects	9,605		9,605																					
QS	1,201		1,201																					
Planning Consultants	2,401		2,401																					
Other Professional	6,003		6,003																					
Build Cost - BCIS Base		0	44,022	88,044	132,066	88,044	44,022	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
s106/CIL		34,974	833	1,667	2,500	1,667	833	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Contingency		0	2,201	4,402	6,603	4,402	2,201	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Abnormals		0	2,421	4,842	7,264	4,842	2,421	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Finance Fees	0																							
Legal and Valuation	0																							
Agents	0	0	0	0	0	0	14,106	14,106	14,106	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Legals	0	0	0	0	0	0	2,351	2,351	2,351	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Misc.																								
COSTS BEFORE LAND INT AND PROF	44,898	34,974	68,689	98,956	148,433	98,956	65,934	16,457	16,457	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
For Residual Valuation																								
Land	535,398																							
Interest		9,430	10,151	11,433	13,226	15,853	17,719	11,438	4,250	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Market Housing																								
Affordable Housing																								
Cash Flow	-580,296	-44,404	-78,840	-110,388	-161,660	-114,809	386,537	442,296	449,483	0	0	0	0	0	0	0	0	0	0	0	0	0	0	-187,919
Opening Balance	0																							
Closing Balance	-580,296	-624,700	-703,540	-813,928	-975,588	-1,090,397	-703,860	-261,564	187,919	187,919	187,919	187,919	187,919	187,919	187,919	187,919	187,919	187,919	187,919	187,919	187,919	187,919	187,919	0

Base - Appendix
Site 25



SITE NAME Site 25 BTR HD 140						
INCOME	Av Size m2	%	Number	Price £/m2	GDV £	GIA m2
			140			
Market Housing	66.0	65%	91	5,500	33,033,000	6,006
Shared Ownership	61.8	11%	15	3,850	3,497,571	908
Affordable Rent	61.8	25%	34	2,500	5,299,350	2,120
Social Rent	61.8	0%	0	1,800	0	0
Grant and Subsidy	Shared Ownership			0	0	
	Affordable Rent			0	0	
	Social Rent			0	0	
SITE AREA - Net	0.70 ha		200	/ha	41,829,921	9,034
SITE AREA - Gross	0.70 ha		200	/ha		

Sales per Quarter	0
Unit Build Time	3 Quarters

	Whole Site	Per ha NET	Per ha GROSS
Residual Land Value	3,301,423	4,716,318	4,716,318
Alternative Use Value	2,100,000		3,000,000
Uplift	20%	420,000	600,000
Plus /ha	0	0	0
Viability Threshold	2,520,000		3,600,000

RUN Residual MACRO ctrl+r
Closing balance = 0

RUN CIL MACRO ctrl+h
Closing balance = 0

Check on phasing dwgs nos
correct

	£/m2
Additional Profit	1,911,734 318

DEVELOPMENT COSTS			
	/unit or m2	Total	
LAND			
Land	23,582	154,571	3,301,423
Stamp Duty		154,571	
Easements etc.		0	
Legals Acquisition	1.50%	49,521	204,092
PLANNING			
Planning Fee		35,520	
Architects	4.00%	1,123,380	
QS / PM	0.50%	140,422	
Planning Consultants	1.00%	280,845	
Other Professional	2.50%	702,112	2,282,280
CONSTRUCTION			
Build Cost - BCIS Based	2,581	23,313,975	
s106 / CIL / IT		2,302,551	
Contingency	5.00%	1,165,699	
Abnormals		1,302,269	28,084,494
FINANCE			
Fees		0	
Interest	6.50%		
Legal and Valuation		0	0
SALES			
Agents	3.0%	1,254,898	
Legals	0.5%	209,150	
Misc.		0	1,464,047 35,336,336
Developers Profit			
Market Housing	12.00%		3,963,960
Affordable Housing	5.00%		439,846

Planning fee calc			
Planning app fe	dwgs	rate	
No dwgs	140		
No dwgs under 5	50	462	23,100
No dwgs over 5	90	138	12,420
		Total	35,520

Stamp duty calc - Residual	
Land payment	3,301,423
Total	154,571

Stamp duty calc - Add Profit		
Land payment		2,520,000
125,000	0%	1%
250,000	1%	3%
500,000	3%	4%
1,000,000	4%	5%
above	5%	5%
		Total
		126,000

Pre CIL s106	7,500 £/ Unit (all)	
Total		1,050,000

Post CIL s106	7,500 £/ Unit (all)	1,050,000
CIL	209 £/m2	1,252,551
Total		2,302,551

Build Cost /m2	
BCIS	2,209
FHS	91
Energy	20
Design	6
Acc & Adpt	20
Water	0
Small Sites	0
Site Costs	235
	2,581

LIT	% GDV	0
	0.00%	

RESIDUAL CASH FLOW FOR INTEREST	Year 1				Year 2				Year 3				Year 4				Year 5				Year 6			
	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4
INCOME																								
UNITS Started			25	25	25	25	25	15																
Market Housing			0	0	0	0	5,898,750	5,898,750	5,898,750	5,898,750	5,898,750	3,539,250	0	0	0	0	0	0	0	0	0	0	0	0
Shared Ownership			0	0	0	0	624,566	624,566	624,566	624,566	624,566	374,740	0	0	0	0	0	0	0	0	0	0	0	0
Affordable Rent			0	0	0	0	946,313	946,313	946,313	946,313	946,313	567,788	0	0	0	0	0	0	0	0	0	0	0	0
Social Rent			0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Grant and Subsidy			0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
INCOME	0	0	0	0	0	0	7,469,629	7,469,629	7,469,629	7,469,629	7,469,629	4,481,777	0	0	0	0	0	0	0	0	0	0	0	0
EXPENDITURE																								
Stamp Duty	154,571																							
Easements etc.	0																							
Legals Acquisition	49,521																							
Planning Fee	35,520																							
Architects	561,690		561,690																					
QS	70,211		70,211																					
Planning Consultants	140,422		140,422																					
Other Professional	351,056		351,056																					
Build Cost - BCIS Base		0	1,387,737	2,775,473	4,163,210	4,163,210	4,163,210	3,608,115	2,220,379	832,642	0	0	0	0	0	0	0	0	0	0	0	0	0	0
s106/CIL		1,252,551	62,500	125,000	187,500	187,500	187,500	162,500	100,000	37,500	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Contingency		0	69,387	138,774	208,160	208,160	208,160	180,406	111,019	41,632	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Abnormals		0	77,516	155,032	232,548	232,548	232,548	201,542	124,026	46,510	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Finance Fees	0																							
Legal and Valuation	0																							
Agents	0	0	0	0	0	0	224,089	224,089	224,089	224,089	224,089	134,453	0	0	0	0	0	0	0	0	0	0	0	0
Legals	0	0	0	0	0	0	37,348	37,348	37,348	37,348	37,348	22,409	0	0	0	0	0	0	0	0	0	0	0	0
Misc.			0																					
COSTS BEFORE LAND INT AND PROF	1,362,992	1,252,551	2,720,519	3,194,279	4,791,418	4,791,418	5,052,855	4,414,000	2,816,860	1,219,721	261,437	156,862	0	0	0	0	0	0	0	0	0	0	0	0
For Residual Valuation																								
Land	3,301,423																							
Interest		75,797	97,382	143,173	197,407	278,475	360,861	327,452	283,120	212,113	113,999	0	0	0	0	0	0	0	0	0	0	0	0	0
Market Housing																								
Affordable Housing																								
Cash Flow	-4,664,415	-1,328,348	-2,817,902	-3,337,452	-4,988,825	-5,069,894	2,055,912	2,728,177	4,369,649	6,037,795	7,094,193	4,324,915	0	0	0	0	0	0	0	0	0	0	0	-4,403,806
Opening Balance	0																							
Closing Balance	-4,664,415	-5,992,763	-8,810,664	-12,148,117	-17,136,942	-22,206,835	-20,150,923	-17,422,746	-13,053,097	-7,015,302	78,891	4,403,806	4,403,806	4,403,806	4,403,806	4,403,806	4,403,806	4,403,806	4,403,806	4,403,806	4,403,806	4,403,806	4,403,806	0

Base - Appendix
Site 26



SITE NAME Site 26 BTR 140						
INCOME	Av Size m2	%	Number	Price £/m2	GDV £	GIA m2
Market Housing	66.0	65%	91	5,500	33,033,000	6,006
Shared Ownership	61.8	11%	15	3,850	3,497,571	908
Affordable Rent	61.8	25%	34	2,500	5,299,350	2,120
Social Rent	61.8	0%	0	1,800	0	0
Grant and Subsidy	Shared Ownership			0	0	
	Affordable Rent			0	0	
	Social Rent			0	0	
SITE AREA - Net	1.40 ha		100	/ha	41,829,921	9,034
SITE AREA - Gross	1.40 ha		100	/ha		

Sales per Quarter	0
Unit Build Time	3 Quarters

	Whole Site	Per ha NET	Per ha GROSS
Residual Land Value	7,321,591	5,229,708	5,229,708
Alternative Use Value	4,200,000		3,000,000
Uplift	20%	840,000	600,000
Plus /ha	0	0	0
Viability Threshold	5,040,000		3,600,000

	£/m2
Additional Profit	3,582,275 596

RUN Residual MACRO ctrl+r
Closing balance = 0

RUN CIL MACRO ctrl+h
Closing balance = 0

Check on phasing dwgs nos
correct

DEVELOPMENT COSTS			
	/unit or m2	Total	
LAND			
Land	52,297	7,321,591	
Stamp Duty		355,580	
Easements etc.		0	
Legals Acquisition	1.50%	109,824	465,403
PLANNING			
Planning Fee		35,520	
Architects	4.00%	962,736	
QS / PM	0.50%	120,342	
Planning Consultants	1.00%	240,684	
Other Professional	2.50%	601,710	1,960,991
CONSTRUCTION			
Build Cost - BCIS Based	2,178	19,679,492	
s106 / CIL / IT		2,302,551	
Contingency	5.00%	983,975	
Abnormals		1,102,372	24,068,390
FINANCE			
Fees		0	
Interest	6.50%		
Legal and Valuation		0	0
SALES			
Agents	3.0%	1,254,898	
Legals	0.5%	209,150	
Misc.		0	1,464,047 35,280,424
Developers Profit			
Market Housing	11.00%		3,633,630
Affordable Housing	5.00%		439,846

Planning fee calc			
Planning app fe	dwgs	rate	
No dwgs	140		
No dwgs under 5	50	462	23,100
No dwgs over 5	90	138	12,420
		Total	35,520

Stamp duty calc - Residual	
Land payment	7,321,591
Total	355,580

Stamp duty calc - Add Profit		
Land payment		5,040,000
125,000	0%	1%
250,000	1%	3%
500,000	3%	4%
1,000,000	4%	5%
above	5%	5%
	Total	252,000

Pre CIL s106	7,500 £/ Unit (all)	
Total	1,050,000	

Post CIL s106	7,500 £/ Unit (all)	1,050,000
CIL	209 £/m2	1,252,551
Total	2,302,551	

Build Cost /m2	
BCIS	1,858
FHS	76
Energy	20
Design	6
Acc & Adpt	20
Water	0
Small Sites	0
Site Costs	198
Total	2,178

LIT	% GDV	0
	0.00%	

RESIDUAL CASH FLOW FOR INTEREST	Year 1				Year 2				Year 3				Year 4				Year 5				Year 6			
	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4
INCOME																								
UNITS Started			25	25	25	25	25	15																
Market Housing			0	0	0	0	5,898,750	5,898,750	5,898,750	5,898,750	5,898,750	3,539,250	0	0	0	0	0	0	0	0	0	0	0	0
Shared Ownership			0	0	0	0	624,566	624,566	624,566	624,566	624,566	374,740	0	0	0	0	0	0	0	0	0	0	0	0
Affordable Rent			0	0	0	0	946,313	946,313	946,313	946,313	946,313	567,788	0	0	0	0	0	0	0	0	0	0	0	0
Social Rent			0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Grant and Subsidy			0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
INCOME	0	0	0	0	0	0	7,469,629	7,469,629	7,469,629	7,469,629	7,469,629	4,481,777	0	0	0	0	0	0	0	0	0	0	0	0
EXPENDITURE																								
Stamp Duty	355,580																							
Easements etc.	0																							
Legals Acquisition	109,824																							
Planning Fee	35,520																							
Architects	481,368		481,368																					
QS	60,171		60,171																					
Planning Consultants	120,342		120,342																					
Other Professional	300,855		300,855																					
Build Cost - BCIS Base		0	1,171,398	2,342,797	3,514,195	3,514,195	3,514,195	3,045,636	1,874,237	702,839	0	0	0	0	0	0	0	0	0	0	0	0	0	0
s106/CIL		1,252,551	62,500	125,000	187,500	187,500	187,500	162,500	100,000	37,500	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Contingency		0	58,570	117,140	175,710	175,710	175,710	152,282	93,712	35,142	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Abnormals		0	65,617	131,235	196,852	196,852	196,852	170,605	104,988	39,370	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Finance Fees	0																							
Legal and Valuation	0																							
Agents	0	0	0	0	0	0	224,089	224,089	224,089	224,089	224,089	134,453	0	0	0	0	0	0	0	0	0	0	0	0
Legals	0	0	0	0	0	0	37,348	37,348	37,348	37,348	37,348	22,409	0	0	0	0	0	0	0	0	0	0	0	0
Misc.			0																					
COSTS BEFORE LAND INT AND PROF	1,463,659	1,252,551	2,320,821	2,716,171	4,074,257	4,074,257	4,335,694	3,792,460	2,434,374	1,076,288	261,437	156,862	0	0	0	0	0	0	0	0	0	0	0	0
For Residual Valuation																								
Land	7,321,591																							
Interest		142,760	165,434	205,836	253,318	323,642	395,107	350,601	296,545	219,541	119,216	4,021	0	0	0	0	0	0	0	0	0	0	0	0
Market Housing																								
Affordable Housing																								
Cash Flow	-8,785,250	-1,395,312	-2,486,255	-2,922,007	-4,327,575	-4,397,898	2,738,827	3,326,568	4,738,710	6,173,800	7,088,975	4,320,894	0	0	0	0	0	0	0	0	0	0	0	-4,073,476
Opening Balance	0																							
Closing Balance	-8,785,250	-10,180,562	-12,666,818	-15,588,825	-19,916,400	-24,314,299	-21,575,471	-18,248,903	-13,510,193	-7,336,394	-247,418	4,073,476	4,073,476	4,073,476	4,073,476	4,073,476	4,073,476	4,073,476	4,073,476	4,073,476	4,073,476	4,073,476	4,073,476	0

Base - Appendix Cover



LB Enfield Council (April 2021) - Medium Value Area



Number 5 Units Area ha Density erage Units/ha Unit Size m2 Developed m2 Density m2/ha Total Cost £/m2
High Density 1,000 1,000 3.85 260.00 65 64,530 16,778 142,523,539 2,208.64

Locality een/Brown Alternative Use

Medium Brown PDL

Area	Gross	3.846
	Net	3.846

	Beds	No	m2	Total		BCIS	COST
Market							0
Flat	1	0	40.00	0.00	10%	1,588	0
	2	0	65.00	0.00	10%	1,588	0
Terrace	2	0	73.00	0.00		1,451	0
	3	0	86.00	0.00		1,451	0
Semi	2	0	81.00	0.00		1,457	0
	3	0	98.00	0.00		1,457	0
	4	0	115.00	0.00		1,645	0
Det	4	0	120.00	0.00		1,645	0
	5	0	130.00	0.00		1,645	0
Flat 1 High*	1	130	40.00	5,200.00	12%	1,972	11,484,928
Flat 2 High*	2	260	65.00	16,900.00	12%	1,972	37,326,016
Flat 3 High*	3	260	80.00	20,800.00	12%	1,972	45,939,712
Affordable							
Flat	1	0	39.00	0.00	10%	1,588	0
	2	0	61.00	0.00	10%	1,588	0
Terrace	2	0	70.00	0.00		1,451	0
	3	0	84.00	0.00		1,451	0
Semi	2	0	79.00	0.00		1,457	0
	3	0	93.00	0.00		1,457	0
	4	0	97.00	0.00		1,645	0
Det	4	0	106.00	0.00		1,645	0
	5	0	110.00	0.00		1,645	0
Flat 1 High*	1	70	39.00	2,730.00	12%	1,972	6,029,587
Flat 2 High*	2	140	61.00	8,540.00	12%	1,972	18,861,786
Flat 3 High*	3	140	74.00	10,360.00	12%	1,972	22,881,510

Number 6 Units Area ha Density erage Units/ha Unit Size m2 Developed m2 Density m2/ha Total Cost £/m2
High Density 350 350 1.00 350.00 65 22,586 22,586 49,884,343 2,208.64

Locality een/Brown Alternative Use

Medium Brown PDL

Area	Gross	1.000
	Net	1.000

	Beds	No	m2	Total		BCIS	COST
Market							0
Flat	1	0	40.00	0.00	10%	1,588	0
	2	0	65.00	0.00	10%	1,588	0
Terrace	2	0	73.00	0.00		1,451	0
	3	0	86.00	0.00		1,451	0
Semi	2	0	81.00	0.00		1,457	0
	3	0	98.00	0.00		1,457	0
	4	0	115.00	0.00		1,645	0
Det	4	0	120.00	0.00		1,645	0
	5	0	130.00	0.00		1,645	0
Flat 1 High*	1	46	40.00	1,840.00	12%	1,972	4,063,898
Flat 2 High*	2	91	65.00	5,915.00	12%	1,972	13,064,106
Flat 3 High*	3	91	80.00	7,280.00	12%	1,972	16,078,899
Affordable							
Flat	1	0	39.00	0.00	10%	1,588	0
	2	0	61.00	0.00	10%	1,588	0
Terrace	2	0	70.00	0.00		1,451	0
	3	0	84.00	0.00		1,451	0
Semi	2	0	79.00	0.00		1,457	0
	3	0	93.00	0.00		1,457	0
	4	0	97.00	0.00		1,645	0
Det	4	0	106.00	0.00		1,645	0
	5	0	110.00	0.00		1,645	0
Flat 1 High*	1	24	39.00	936.00	12%	1,972	2,067,287
Flat 2 High*	2	49	61.00	2,989.00	12%	1,972	6,601,625
Flat 3 High*	3	49	74.00	3,626.00	12%	1,972	8,008,529



Number 7 Units Area ha Density erage Units/ha Unit Size m2 Developed m2 Density m2/ha Total Cost £/m2
High Density 140 140 0.70 200.00 65 9,030 12,900 19,944,019 2,208.64

Locality een/ Brown Alternative Use
 Medium Brown PDL

Area	Gross	0.700
	Net	0.700

	Beds	No	m2	Total	BCIS	COST
Market						0
Flat	1	0	40.00	0.00	1,588	0
	2	0	65.00	0.00	1,588	0
Terrace	2	0	73.00	0.00	1,451	0
	3	0	86.00	0.00	1,451	0
Semi	2	0	81.00	0.00	1,457	0
	3	0	98.00	0.00	1,457	0
	4	0	115.00	0.00	1,645	0
Det	4	0	120.00	0.00	1,645	0
	5	0	130.00	0.00	1,645	0
Flat 1 High*	1	18	40.00	720.00	1,972	1,590,221
Flat 2 High*	2	36	65.00	2,340.00	1,972	5,168,218
Flat 3 High*	3	36	80.00	2,880.00	1,972	6,360,883
Affordable						
Flat	1	0	39.00	0.00	1,588	0
	2	0	61.00	0.00	1,588	0
Terrace	2	0	70.00	0.00	1,451	0
	3	0	84.00	0.00	1,451	0
Semi	2	0	79.00	0.00	1,457	0
	3	0	93.00	0.00	1,457	0
	4	0	97.00	0.00	1,645	0
Det	4	0	106.00	0.00	1,645	0
	5	0	110.00	0.00	1,645	0
Flat 1 High*	1	10	39.00	390.00	1,972	861,370
Flat 2 High*	2	20	61.00	1,220.00	1,972	2,694,541
Flat 3 High*	3	20	74.00	1,480.00	1,972	3,268,787

Number 8 Units Area ha Density erage Units/ha Unit Size m2 Developed m2 Density m2/ha Total Cost £/m2
High Density 70 70 0.35 200.00 65 4,515 12,900 9,972,010 2,208.64

Locality een/ Brown Alternative Use
 Medium Brown PDL

Area	Gross	0.350
	Net	0.350

	Beds	No	m2	Total	BCIS	COST
Market						0
Flat	1	0	40.00	0.00	1,588	0
	2	0	65.00	0.00	1,588	0
Terrace	2	0	73.00	0.00	1,451	0
	3	0	86.00	0.00	1,451	0
Semi	2	0	81.00	0.00	1,457	0
	3	0	98.00	0.00	1,457	0
	4	0	115.00	0.00	1,645	0
Det	4	0	120.00	0.00	1,645	0
	5	0	130.00	0.00	1,645	0
Flat 1 High*	1	9	40.00	360.00	1,972	795,110
Flat 2 High*	2	18	65.00	1,170.00	1,972	2,584,109
Flat 3 High*	3	18	80.00	1,440.00	1,972	3,180,442
Affordable						
Flat	1	0	39.00	0.00	1,588	0
	2	0	61.00	0.00	1,588	0
Terrace	2	0	70.00	0.00	1,451	0
	3	0	84.00	0.00	1,451	0
Semi	2	0	79.00	0.00	1,457	0
	3	0	93.00	0.00	1,457	0
	4	0	97.00	0.00	1,645	0
Det	4	0	106.00	0.00	1,645	0
	5	0	110.00	0.00	1,645	0
Flat 1 High*	1	5	39.00	195.00	1,972	430,685
Flat 2 High*	2	10	61.00	610.00	1,972	1,347,270
Flat 3 High*	3	10	74.00	740.00	1,972	1,634,394



Number	Units	Area ha	Density erage Units/ha	Unit Size m2	Developed m2	Density m2/ha	Total Cost	Rate £/m2
Medium Density	1,000	1,000	7.14	140.00	65	64,530	119,901,902	1,858.08

Locality 'een/Brown Alternative Use

Medium	Brown	PDL
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Area	Gross	7.143
	Net	7.143

	Beds	No	m2	Total	BCIS	COST
Market						0
Flat	1	0	40.00	0.00	1,588	0
	2	0	65.00	0.00	1,588	0
Terrace	2	0	73.00	0.00	1,451	0
	3	0	86.00	0.00	1,451	0
Semi	2	0	81.00	0.00	1,457	0
	3	0	98.00	0.00	1,457	0
	4	0	115.00	0.00	1,645	0
Det	4	0	120.00	0.00	1,645	0
	5	0	130.00	0.00	1,645	0
Flat 1 3to5	1	130	40.00	5,200.00	1,659	9,662,016
Flat 2 3to5	2	260	65.00	16,900.00	1,659	31,401,552
Flat 3 3to5	3	260	80.00	20,800.00	1,659	38,648,064
Affordable						
Flat	1	0	39.00	0.00	1,588	0
	2	0	61.00	0.00	1,588	0
Terrace	2	0	70.00	0.00	1,451	0
	3	0	84.00	0.00	1,451	0
Semi	2	0	79.00	0.00	1,457	0
	3	0	93.00	0.00	1,457	0
	4	0	97.00	0.00	1,645	0
Det	4	0	106.00	0.00	1,645	0
	5	0	110.00	0.00	1,645	0
Flat 1 3to5	1	70	39.00	2,730.00	1,659	5,072,558
Flat 2 3to5	2	140	61.00	8,540.00	1,659	15,868,003
Flat 3 3to5	3	140	74.00	10,360.00	1,659	19,249,709

Number	Units	Area ha	Density erage Units/ha	Unit Size m2	Developed m2	Density m2/ha	Total Cost	Rate £/m2
Medium Density	350	350	2.69	130.00	65	22,586	41,966,595	1,858.08

Locality 'een/Brown Alternative Use

Medium	Brown	PDL
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Area	Gross	2.692
	Net	2.692

	Beds	No	m2	Total	BCIS	COST
Market						0
Flat	1	0	40.00	0.00	1,588	0
	2	0	65.00	0.00	1,588	0
Terrace	2	0	73.00	0.00	1,451	0
	3	0	86.00	0.00	1,451	0
Semi	2	0	81.00	0.00	1,457	0
	3	0	98.00	0.00	1,457	0
	4	0	115.00	0.00	1,645	0
Det	4	0	120.00	0.00	1,645	0
	5	0	130.00	0.00	1,645	0
Flat 1 3to5	1	46	40.00	1,840.00	1,659	3,418,867
Flat 2 3to5	2	91	65.00	5,915.00	1,659	10,990,543
Flat 3 3to5	3	91	80.00	7,280.00	1,659	13,526,822
Affordable						
Flat	1	0	39.00	0.00	1,588	0
	2	0	61.00	0.00	1,588	0
Terrace	2	0	70.00	0.00	1,451	0
	3	0	84.00	0.00	1,451	0
Semi	2	0	79.00	0.00	1,457	0
	3	0	93.00	0.00	1,457	0
	4	0	97.00	0.00	1,645	0
Det	4	0	106.00	0.00	1,645	0
	5	0	110.00	0.00	1,645	0
Flat 1 3to5	1	24	39.00	936.00	1,659	1,739,163
Flat 2 3to5	2	49	61.00	2,989.00	1,659	5,553,801
Flat 3 3to5	3	49	74.00	3,626.00	1,659	6,737,398



Number	11	Units	Area ha	Density erage Units/ha	Unit Size m2	Developed m2	Density m2/ha	Total Cost	Rate £/m2
Medium Density	140	140	1.40	100.00	65	9,030	6,450	16,778,462	1,858.08

Locality 'een/Brown Alternative Use		
Medium	Brown	PDL
Area	Gross	1.400
	Net	1.400

	Beds	No	m2	Total	BCIS	COST
Market						0
Flat	1	0	40.00	0.00	10%	1,588
	2	0	65.00	0.00	10%	1,588
Terrace	2	0	73.00	0.00		1,451
	3	0	86.00	0.00		1,451
Semi	2	0	81.00	0.00		1,457
	3	0	98.00	0.00		1,457
	4	0	115.00	0.00		1,645
Det	4	0	120.00	0.00		1,645
	5	0	130.00	0.00		1,645
Flat 1 3to5	1	18	40.00	720.00	12%	1,659
Flat 2 3to5	2	36	65.00	2,340.00	12%	1,659
Flat 3 3to5	3	36	80.00	2,880.00	12%	1,659
Affordable						
Flat	1	0	39.00	0.00	10%	1,588
	2	0	61.00	0.00	10%	1,588
Terrace	2	0	70.00	0.00		1,451
	3	0	84.00	0.00		1,451
Semi	2	0	79.00	0.00		1,457
	3	0	93.00	0.00		1,457
	4	0	97.00	0.00		1,645
Det	4	0	106.00	0.00		1,645
	5	0	110.00	0.00		1,645
Flat 1 3to5	1	10	39.00	390.00	12%	1,659
Flat 2 3to5	2	20	61.00	1,220.00	12%	1,659
Flat 3 3to5	3	20	74.00	1,480.00	12%	1,659

Locality 'een/Brown Alternative Use		
Medium	Brown	PDL
Area	Gross	1.400
	Net	1.400

Number	12	Units	Area ha	Density erage Units/ha	Unit Size m2	Developed m2	Density m2/ha	Total Cost	Rate £/m2
Medium Density	70a	70	0.93	75.00	68	4,767	5,108	7,692,404	1,613.68

Locality 'een/Brown Alternative Use		
Medium	Brown	PDL
Area	Gross	0.933
	Net	0.933

	Beds	No	m2	Total	BCIS	COST
Market						0
Flat	1	0	40.00	0.00	10%	1,588
	2	0	65.00	0.00	10%	1,588
Terrace	2	18	73.00	1,314.00		1,451
	3	18	86.00	1,548.00		1,451
Semi	2	0	81.00	0.00		1,457
	3	0	98.00	0.00		1,457
	4	0	115.00	0.00		1,645
Det	4	0	120.00	0.00		1,645
	5	0	130.00	0.00		1,645
Flat 1 3to5	1	9	40.00	360.00	12%	1,659
Flat 2 3to5	2	0	65.00	0.00	12%	1,659
Flat 3 3to5	3	0	80.00	0.00	12%	1,659
Affordable						
Flat	1	0	39.00	0.00	10%	1,588
	2	0	61.00	0.00	10%	1,588
Terrace	2	0	70.00	0.00		1,451
	3	0	84.00	0.00		1,451
Semi	2	0	79.00	0.00		1,457
	3	0	93.00	0.00		1,457
	4	0	97.00	0.00		1,645
Det	4	0	106.00	0.00		1,645
	5	0	110.00	0.00		1,645
Flat 1 3to5	1	5	39.00	195.00	12%	1,659
Flat 2 3to5	2	10	61.00	610.00	12%	1,659
Flat 3 3to5	3	10	74.00	740.00	12%	1,659

Locality 'een/Brown Alternative Use		
Medium	Brown	PDL
Area	Gross	0.933
	Net	0.933



Number	13	Units	Area ha	Density erage Units/ha	Unit Size m2	Developed m2	Density m2/ha	Total Cost	Rate £/m2
Medium Density	70	70	0.70	100.00	65	4,515	6,450	8,389,231	1,858.08

Locality 'een/Brown Alternative Use

Medium	Brown	PDL
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Area	Gross	0.700
	Net	0.700

	Beds	No	m2	Total	BCIS	COST
Market						0
Flat	1	0	40.00	0.00	1,588	0
	2	0	65.00	0.00	1,588	0
Terrace	2	0	73.00	0.00	1,451	0
	3	0.0	86.00	0.00	1,451	0
Semi	2	0	81.00	0.00	1,457	0
	3	0	98.00	0.00	1,457	0
	4	0	115.00	0.00	1,645	0
Det	4	0	120.00	0.00	1,645	0
	5	0	130.00	0.00	1,645	0
Flat 1 3to5	1	9	40.00	360.00	1,659	668,909
Flat 2 3to5	2	18	65.00	1,170.00	1,659	2,173,954
Flat 3 3to5	3	18	80.00	1,440.00	1,659	2,675,635
Affordable						0
Flat	1	0	39.00	0.00	1,588	0
	2	0	61.00	0.00	1,588	0
Terrace	2	0.0	70.00	0.00	1,451	0
	3	0	84.00	0.00	1,451	0
Semi	2	0	79.00	0.00	1,457	0
	3	0	93.00	0.00	1,457	0
	4	0	97.00	0.00	1,645	0
Det	4	0	106.00	0.00	1,645	0
	5	0	110.00	0.00	1,645	0
Flat 1 3to5	1	5	39.00	195.00	1,659	362,326
Flat 2 3to5	2	10	61.00	610.00	1,659	1,133,429
Flat 3 3to5	3	10	74.00	740.00	1,659	1,374,979

Number	14	Units	Area ha	Density erage Units/ha	Unit Size m2	Developed m2	Density m2/ha	Total Cost	Rate £/m2
Medium Density	35	35	0.58	60.00	68	2,384	4,087	3,847,131	1,613.73

Locality 'een/ Brown Alternative Use

Medium	Brown	PDL
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Area	Gross	0.583
	Net	0.583

	Beds	No	m2	Total	BCIS	COST
Market						0
Flat	1	0	40.00	0.00	1,588	0
	2	0	65.00	0.00	1,588	0
Terrace	2	9	73.00	657.00	1,451	953,307
	3	9	86.00	774.00	1,451	1,123,074
Semi	2	0.0	81.00	0.00	1,457	0
	3	0.0	98.00	0.00	1,457	0
	4	0	115.00	0.00	1,645	0
Det	4	0	120.00	0.00	1,645	0
	5	0	130.00	0.00	1,645	0
Flat 1 3to5	1	5	40.00	200.00	1,659	371,616
Flat 2 3to5	2	0	65.00	0.00	1,659	0
Flat 3 3to5	3	0	80.00	0.00	1,659	0
Affordable						0
Flat	1	0	39.00	0.00	1,588	0
	2	0	61.00	0.00	1,588	0
Terrace	2	0	70.00	0.00	1,451	0
	3	0	84.00	0.00	1,451	0
Semi	2	0.0	79.00	0.00	1,457	0
	3	0	93.00	0.00	1,457	0
	4	0	97.00	0.00	1,645	0
Det	4	0	106.00	0.00	1,645	0
	5	0	110.00	0.00	1,645	0
Flat 1 3to5	1	2	39.00	78.00	1,659	144,930
Flat 2 3to5	2	5	61.00	305.00	1,659	566,714
Flat 3 3to5	3	5	74.00	370.00	1,659	687,490



Number	Units	Area ha	Density Units/ha	erage Unit Size m2	Developed m2	Density m2/ha	Total Cost	Rate £/m2
Medium Density 15	15	0.20	75.00	68	1,025	5,125	1,645,629	1,605.49

Locality 'een/Brown Alternative Use

Medium	Brown	PDL
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Area	Gross	0.200
	Net	0.200

	Beds	No	m2	Total	BCIS	COST
Market						0
Flat	1	0	40.00	0.00	10%	1,588
	2	0	65.00	0.00	10%	1,588
Terrace	2	4	73.00	292.00		1,451
	3	4	86.00	344.00		1,451
Semi	2	0	81.00	0.00		1,457
	3	0	98.00	0.00		1,457
	4	0	115.00	0.00		1,645
Det	4	0	120.00	0.00		1,645
	5	0	130.00	0.00		1,645
Flat 1 3to5	1	2	40.00	80.00	12%	1,659
Flat 2 3to5	2	0	65.00	0.00	12%	1,659
Flat 3 3to5	3	0	80.00	0.00	12%	1,659
Affordable						0
Flat	1	0	39.00	0.00	10%	1,588
	2	0	61.00	0.00	10%	1,588
Terrace	2	0	70.00	0.00		1,451
	3	0	84.00	0.00		1,451
Semi	2	0	79.00	0.00		1,457
	3	0	93.00	0.00		1,457
	4	0	97.00	0.00		1,645
Det	4	0	106.00	0.00		1,645
	5	0	110.00	0.00		1,645
Flat 1 3to5	1	1	39.00	39.00	12%	1,659
Flat 2 3to5	2	2	61.00	122.00	12%	1,659
Flat 3 3to5	3	2	74.00	148.00	12%	1,659

Number	Units	Area ha	Density Units/ha	erage Unit Size m2	Developed m2	Density m2/ha	Total Cost	Rate £/m2
Medium Density 9	9	0.15	60.00	69	618	4,120	983,833	1,591.96

Locality 'een/Brown Alternative Use

Medium	Brown	PDL
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Area	Gross	0.150
	Net	0.150

	Beds	No	m2	Total	BCIS	COST
Market						0
Flat	1	0	40.00	0.00	10%	1,588
	2	0	65.00	0.00	10%	1,588
Terrace	2	2	73.00	146.00		1,451
	3	3	86.00	258.00		1,451
Semi	2	0	81.00	0.00		1,457
	3	0	98.00	0.00		1,457
	4	0	115.00	0.00		1,645
Det	4	0	120.00	0.00		1,645
	5	0	130.00	0.00		1,645
Flat 1 3to5	1	1	40.00	40.00	12%	1,659
Flat 2 3to5	2	0	65.00	0.00	12%	1,659
Flat 3 3to5	3	0	80.00	0.00	12%	1,659
Affordable						0
Flat	1	0	39.00	0.00	10%	1,588
	2	0	61.00	0.00	10%	1,588
Terrace	2	0	70.00	0.00		1,451
	3	0	84.00	0.00		1,451
Semi	2	0	79.00	0.00		1,457
	3	0	93.00	0.00		1,457
	4	0	97.00	0.00		1,645
Det	4	0	106.00	0.00		1,645
	5	0	110.00	0.00		1,645
Flat 1 3to5	1	1	39.00	39.00	12%	1,659
Flat 2 3to5	2	1	61.00	61.00	12%	1,659
Flat 3 3to5	3	1	74.00	74.00	12%	1,659



Number 17 Units NET Area Density erage Unit Size Developed Density Total Cost Rate
Units/ha m2 m2/ha £/m2

Medium Density 5 5 0.08 66.00 65 325 4,290 603,876 1,858.08

Locality 'een/Brown Alternative Use

Medium Brown PDL

Area	Gross	0.076
	Net	0.076

	Beds	No	m2	Total	BCIS	COST
Market						0
Flat	1	0	40.00	0.00	10%	1,588
	2	0	65.00	0.00	10%	1,588
Terrace	2	0	73.00	0.00		1,451
	3	0	86.00	0.00		1,451
Semi	2	0	81.00	0.00		1,457
	3	0	98.00	0.00		1,457
	4	0	115.00	0.00		1,645
Det	4	0	120.00	0.00		1,645
	5	0	130.00	0.00		1,645
Flat 1 3to5	1	0	40.00	0.00	12%	1,659
Flat 2 3to5	2	1	65.00	65.00	12%	1,659
Flat 3 3to5	3	2	80.00	160.00	12%	1,659
Affordable						0
Flat	1	0	39.00	0.00	10%	1,588
	2	0	61.00	0.00	10%	1,588
Terrace	2	0	70.00	0.00		1,451
	3	0	84.00	0.00		1,451
Semi	2	0	79.00	0.00		1,457
	3	0	93.00	0.00		1,457
	4	0	97.00	0.00		1,645
Det	4	0	106.00	0.00		1,645
	5	0	110.00	0.00		1,645
Flat 1 3to5	1	1	39.00	39.00	12%	1,659
Flat 2 3to5	2	1	61.00	61.00	12%	1,659
Flat 3 3to5	3	0	74.00	0.00	12%	1,659

Number 18 Units Area Density erage Unit Size Developed Density Total Cost Rate
Units/ha m2 m2/ha £/m2

Medium Density 3 3 0.09 35.00 85 256 2,987 371,456 1,451.00

Locality 'een/Brown Alternative Use

Medium Brown PDL

Area	Gross	0.086
	Net	0.086

	Beds	No	m2	Total	BCIS	COST
Market						0
Flat	1	0	40.00	0.00	10%	1,588
	2	0	65.00	0.00	10%	1,588
Terrace	2	0	73.00	0.00		1,451
	3	2	86.00	172.00		1,451
Semi	2	0	81.00	0.00		1,457
	3	0	98.00	0.00		1,457
	4	0	115.00	0.00		1,645
Det	4	0	120.00	0.00		1,645
	5	0	130.00	0.00		1,645
Flat 1 3to5	1	0	40.00	0.00	12%	1,659
Flat 2 3to5	2	0	65.00	0.00	12%	1,659
Flat 3 3to5	3	0	80.00	0.00	12%	1,659
Affordable						0
Flat	1	0	39.00	0.00	10%	1,588
	2	0	61.00	0.00	10%	1,588
Terrace	2	0	70.00	0.00		1,451
	3	1	84.00	84.00		1,451
Semi	2	0	79.00	0.00		1,457
	3	0	93.00	0.00		1,457
	4	0	97.00	0.00		1,645
Det	4	0	106.00	0.00		1,645
	5	0	110.00	0.00		1,645
Flat 1 3to5	1	0	39.00	0.00	12%	1,659
Flat 2 3to5	2	0	61.00	0.00	12%	1,659
Flat 3 3to5	3	0	74.00	0.00	12%	1,659



Number 19 Units Area ha Density erage Units/ha Unit Size m2 Developed m2 Density m2/ha Total Cost Rate £/m2

Low Density 70

70 1.75 40.00 86 6,018 3,439 9,339,553 1,551.94

Locality een/Brown Alternative Use

Medium Brown PDL

Area	Gross	1.750
	Net	1.750

	Beds	No	m2	Total	BCIS	COST
Market						0
Flat	1	2	40.00	80.00	10%	1,588
	2	5	65.00	325.00	10%	1,588
Terrace	2	5	73.00	365.00		1,451
	3	9	86.00	774.00		1,451
Semi	2	0	81.00	0.00		1,457
	3	10	98.00	980.00		1,457
	4	7	115.00	805.00		1,645
Det	4	5	120.00	600.00		1,645
	5	2	130.00	260.00		1,645
Flat 1 3to5	1	0	40.00	0.00	12%	1,659
Flat 2 3to5	2	0	65.00	0.00	12%	1,659
Flat 3 3to5	3	0	80.00	0.00	12%	1,659
Affordable						
Flat	1	4	39.00	156.00	10%	1,588
	2	4	61.00	244.00	10%	1,588
Terrace	2	5	70.00	350.00		1,451
	3	5	84.00	420.00		1,451
Semi	2	0	79.00	0.00		1,457
	3	5	93.00	465.00		1,457
	4	2	97.00	194.00		1,645
Det	4	0	106.00	0.00		1,645
	5	0	110.00	0.00		1,645
Flat 1 3to5	1	0	39.00	0.00	12%	1,659
Flat 2 3to5	2	0	61.00	0.00	12%	1,659
Flat 3 3to5	3	0	74.00	0.00	12%	1,659

Number 20 Units Area ha Density erage Units/ha Unit Size m2 Developed m2 Density m2/ha Total Cost Rate £/m2

Low Density 35

35 0.88 40.00 85 2,992 3,419 4,612,980 1,541.77

Locality een/Brown Alternative Use

Medium Brown PDL

Area	Gross	0.875
	Net	0.875

	Beds	No	m2	Total	BCIS	COST
Market						0
Flat	1	1	40.00	40.00	10%	1,588
	2	2	65.00	130.00	10%	1,588
Terrace	2	3	73.00	219.00		1,451
	3	5	86.00	430.00		1,451
Semi	2	0	81.00	0.00		1,457
	3	5	98.00	490.00		1,457
	4	3	115.00	345.00		1,645
Det	4	2	120.00	240.00		1,645
	5	1	130.00	130.00		1,645
Flat 1 3to5	1	0	40.00	0.00	12%	1,659
Flat 2 3to5	2	0	65.00	0.00	12%	1,659
Flat 3 3to5	3	0	80.00	0.00	12%	1,659
Affordable						
Flat	1	2	39.00	78.00	10%	1,588
	2	2	61.00	122.00	10%	1,588
Terrace	2	2	70.00	140.00		1,451
	3	3	84.00	252.00		1,451
Semi	2	0	79.00	0.00		1,457
	3	3	93.00	279.00		1,457
	4	1	97.00	97.00		1,645
Det	4	0	106.00	0.00		1,645
	5	0	110.00	0.00		1,645
Flat 1 3to5	1	0	39.00	0.00	12%	1,659
Flat 2 3to5	2	0	61.00	0.00	12%	1,659
Flat 3 3to5	3	0	74.00	0.00	12%	1,659



Number 21 Units Area ha Density erage Units/ha Unit Size m2 Developed m2 Density m2/ha Total Cost Rate £/m2

Low Density 15

15 0.38 40.00 81 1,214 3,237

1,869,477 1,539.93

Locality een/ Brown Alternative Use

Medium Brown PDL

Area	Gross	0.375
	Net	0.375

	Beds	No	m2	Total	BCIS	COST
Market						0
Flat	1	1	40.00	40.00	10%	1,588
	2	1	65.00	65.00	10%	1,588
Terrace	2	1	73.00	73.00		1,451
	3	3	86.00	258.00		1,451
Semi	2	0	81.00	0.00		1,457
	3	2	98.00	196.00		1,457
	4	1	115.00	115.00		1,645
Det	4	1	120.00	120.00		1,645
	5	0	130.00	0.00		1,645
Flat 1 3to5	1	0	40.00	0.00	12%	1,659
Flat 2 3to5	2	0	65.00	0.00	12%	1,659
Flat 3 3to5	3	0	80.00	0.00	12%	1,659
Affordable						
Flat	1	1	39.00	39.00	10%	1,588
	2	1	61.00	61.00	10%	1,588
Terrace	2	1	70.00	70.00		1,451
	3	1	84.00	84.00		1,451
Semi	2	0	79.00	0.00		1,457
	3	1	93.00	93.00		1,457
	4	0	97.00	0.00		1,645
Det	4	0	106.00	0.00		1,645
	5	0	110.00	0.00		1,645
Flat 1 3to5	1	0	39.00	0.00	12%	1,659
Flat 2 3to5	2	0	61.00	0.00	12%	1,659
Flat 3 3to5	3	0	74.00	0.00	12%	1,659

Number 22 Units Area ha Density erage Units/ha Unit Size m2 Developed m2 Density m2/ha Total Cost Rate £/m2

Low Density 10

10 0.25 40.00 97 968 3,872

1,493,808 1,543.19

Locality een/Brown Alternative Use

Medium Brown PDL

Area	Gross	0.250
	Net	0.250

	Beds	No	m2	Total	BCIS	COST
Market						0
Flat	1	0	40.00	0.00	10%	1,588
	2	0	65.00	0.00	10%	1,588
Terrace	2	0	73.00	0.00		1,451
	3	2	86.00	172.00		1,451
Semi	2	0	81.00	0.00		1,457
	3	0	98.00	0.00		1,457
	4	4	115.00	460.00		1,645
Det	4	0	120.00	0.00		1,645
	5	0	130.00	0.00		1,645
Flat 1 3to5	1	0	40.00	0.00	12%	1,659
Flat 2 3to5	2	0	65.00	0.00	12%	1,659
Flat 3 3to5	3	0	80.00	0.00	12%	1,659
Affordable						
Flat	1	0	39.00	0.00	10%	1,588
	2	0	61.00	0.00	10%	1,588
Terrace	2	0	70.00	0.00		1,451
	3	4	84.00	336.00		1,451
Semi	2	0	79.00	0.00		1,457
	3	0	93.00	0.00		1,457
	4	0	97.00	0.00		1,645
Det	4	0	106.00	0.00		1,645
	5	0	110.00	0.00		1,645
Flat 1 3to5	1	0	39.00	0.00	12%	1,659
Flat 2 3to5	2	0	61.00	0.00	12%	1,659
Flat 3 3to5	3	0	74.00	0.00	12%	1,659



Number 23 Units Area ha Density erage Units/ha Unit Size m2 Developed m2 Density m2/ha Total Cost Rate £/m2

Low Density 6

6 0.15 40.00 81 484 3,227 702,284 1,451.00

Locality een/Brown Alternative Use

Medium Brown PDL

Area	Gross	0.150
	Net	0.150

	Beds	No	m2	Total	BCIS	COST
Market						0
Flat	1	0	40.00	0.00	10% 1,588	0
	2	0	65.00	0.00	10% 1,588	0
Terrace	2	0	73.00	0.00	1,451	0
	3	4	86.00	344.00	1,451	499,144
Semi	2	0	81.00	0.00	1,457	0
	3	0	98.00	0.00	1,457	0
	4	0	115.00	0.00	1,645	0
Det	4	0	120.00	0.00	1,645	0
	5	0	130.00	0.00	1,645	0
Flat 1 3to5	1	0	40.00	0.00	12% 1,659	0
Flat 2 3to5	2	0	65.00	0.00	12% 1,659	0
Flat 3 3to5	3	0	80.00	0.00	12% 1,659	0
Affordable						
Flat	1	0	39.00	0.00	10% 1,588	0
	2	0	61.00	0.00	10% 1,588	0
Terrace	2	2	70.00	140.00	1,451	203,140
	3	0	84.00	0.00	1,451	0
Semi	2	0	79.00	0.00	1,457	0
	3	0	93.00	0.00	1,457	0
	4	0	97.00	0.00	1,645	0
Det	4	0	106.00	0.00	1,645	0
	5	0	110.00	0.00	1,645	0
Flat 1 3to5	1	0	39.00	0.00	12% 1,659	0
Flat 2 3to5	2	0	61.00	0.00	12% 1,659	0
Flat 3 3to5	3	0	74.00	0.00	12% 1,659	0

Number 24 Units Area ha Density erage Units/ha Unit Size m2 Developed m2 Density m2/ha Total Cost Rate £/m2

Low Density 3

3 0.08 40.00 81 242 3,227 351,142 1,451.00

Locality een/Brown Alternative Use

Medium Brown PDL

Area	Gross	0.075
	Net	0.075

	Beds	No	m2	Total	BCIS	COST
Market						0
Flat	1	0	40.00	0.00	10% 1,588	0
	2	0	65.00	0.00	10% 1,588	0
Terrace	2	0	73.00	0.00	1,451	0
	3	2	86.00	172.00	1,451	249,572
Semi	2	0	81.00	0.00	1,457	0
	3	0	98.00	0.00	1,457	0
	4	0	115.00	0.00	1,645	0
Det	4	0	120.00	0.00	1,645	0
	5	0	130.00	0.00	1,645	0
Flat 1 3to5	1	0	40.00	0.00	12% 1,659	0
Flat 2 3to5	2	0	65.00	0.00	12% 1,659	0
Flat 3 3to5	3	0	80.00	0.00	12% 1,659	0
Affordable						
Flat	1	0	39.00	0.00	10% 1,588	0
	2	0	61.00	0.00	10% 1,588	0
Terrace	2	1	70.00	70.00	1,451	101,570
	3	0	84.00	0.00	1,451	0
Semi	2	0	79.00	0.00	1,457	0
	3	0	93.00	0.00	1,457	0
	4	0	97.00	0.00	1,645	0
Det	4	0	106.00	0.00	1,645	0
	5	0	110.00	0.00	1,645	0
Flat 1 3to5	1	0	39.00	0.00	12% 1,659	0
Flat 2 3to5	2	0	61.00	0.00	12% 1,659	0
Flat 3 3to5	3	0	74.00	0.00	12% 1,659	0



Number 25 Units Area ha Density erage Units/ha Unit Size m2 Developed m2 Density m2/ha Total Cost £/m2
BTR HD 140 140 0.70 200.00 65 9,030 12,900 19,944,019 2,208.64

Locality een/Brown Alternative Use
 Medium Brown PDL

Area	Gross	0.700
	Net	0.700

	Beds	No	m2	Total	BCIS	COST
Market						0
Flat	1	0	40.00	0.00	10%	1,588
	2	0	65.00	0.00	10%	1,588
Terrace	2	0	73.00	0.00		1,451
	3	0	86.00	0.00		1,451
Semi	2	0	81.00	0.00		1,457
	3	0	98.00	0.00		1,457
	4	0	115.00	0.00		1,645
Det	4	0	120.00	0.00		1,645
	5	0	130.00	0.00		1,645
Flat 1 3to5	1	18	40.00	720.00	12%	1,972
Flat 2 3to5	2	36	65.00	2,340.00	12%	1,972
Flat 3 3to5	3	36	80.00	2,880.00	12%	1,972
Affordable						
Flat	1	0	39.00	0.00	10%	1,588
	2	0	61.00	0.00	10%	1,588
Terrace	2	0	70.00	0.00		1,451
	3	0	84.00	0.00		1,451
Semi	2	0	79.00	0.00		1,457
	3	0	93.00	0.00		1,457
	4	0	97.00	0.00		1,645
Det	4	0	106.00	0.00		1,645
	5	0	110.00	0.00		1,645
Flat 1 3to5	1	10	39.00	390.00	12%	1,972
Flat 2 3to5	2	20	61.00	1,220.00	12%	1,972
Flat 3 3to5	3	20	74.00	1,480.00	12%	1,972

Number 26 Units Area ha Density erage Units/ha Unit Size m2 Developed m2 Density m2/ha Total Cost £/m2
BTR 140 140 1.40 100.00 65 9,030 6,450 16,778,462 1,858.08

Locality een/Brown Alternative Use
 Medium Brown PDL

Area	Gross	1.400
	Net	1.400

	Beds	No	m2	Total	BCIS	COST
Market						0
Flat	1	0	40.00	0.00	10%	1,588
	2	0	65.00	0.00	10%	1,588
Terrace	2	0	73.00	0.00		1,451
	3	0	86.00	0.00		1,451
Semi	2	0	81.00	0.00		1,457
	3	0	98.00	0.00		1,457
	4	0	115.00	0.00		1,645
Det	4	0	120.00	0.00		1,645
	5	0	130.00	0.00		1,645
Flat 1 3to5	1	18	40.00	720.00	12%	1,659
Flat 2 3to5	2	36	65.00	2,340.00	12%	1,659
Flat 3 3to5	3	36	80.00	2,880.00	12%	1,659
Affordable						
Flat	1	0	39.00	0.00	10%	1,588
	2	0	61.00	0.00	10%	1,588
Terrace	2	0	70.00	0.00		1,451
	3	0	84.00	0.00		1,451
Semi	2	0	79.00	0.00		1,457
	3	0	93.00	0.00		1,457
	4	0	97.00	0.00		1,645
Det	4	0	106.00	0.00		1,645
	5	0	110.00	0.00		1,645
Flat 1 3to5	1	10	39.00	390.00	12%	1,659
Flat 2 3to5	2	20	61.00	1,220.00	12%	1,659
Flat 3 3to5	3	20	74.00	1,480.00	12%	1,659

		Site 5	Site 6	Site 7	Site 8	Site 9	Site 10	Site 11	Site 12	Site 13	Site 14	Site 15	Site 16	Site 17	Site 18	Site 19	Site 20	Site 21	Site 22	Site 23	Site 24	Site 25	Site 26
		High Density 1,000	High Density 350	High Density 140	High Density 70	Medium Density 1,000	Medium Density 350	Medium Density 140	Medium Density 70a	Medium Density 70	Medium Density 35	Medium Density 15	Medium Density 9	Medium Density 5	Medium Density 3	Low Density 70	Low Density 35	Low Density 15	Low Density 10	Low Density 6	Low Density 3	BTR HD 140	BTR 140
Green/brown field Use		Brown PDL	Brown PDL	Brown PDL	Brown PDL	Brown PDL	Brown PDL	Brown PDL	Brown PDL	Brown PDL	Brown PDL	Brown PDL	Brown PDL	Brown PDL	Brown PDL	Brown PDL	Brown PDL	Brown PDL	Brown PDL	Brown PDL	Brown PDL	Brown PDL	Brown PDL
Site Area Gross	ha	3.85	1.00	0.70	0.35	7.14	2.69	1.40	0.93	0.70	0.58	0.20	0.15	0.08	0.09	1.75	0.88	0.38	0.25	0.15	0.08	0.70	1.40
Net	ha	3.85	1.00	0.70	0.35	7.14	2.69	1.40	0.93	0.70	0.58	0.20	0.15	0.08	0.09	1.75	0.88	0.38	0.25	0.15	0.08	0.70	1.40
Units		1000	350	140	70	1000	350	140	70	70	35	15	9	5	3	70	35	15	10	6	3	140	140
Mix	Market	65.00%	65.00%	65.00%	65.00%	65.00%	65.00%	65.00%	65.00%	65.00%	65.00%	65.00%	65.00%	65.00%	65.00%	65.00%	65.00%	65.00%	65.00%	65.00%	65.00%	65.00%	65.00%
	Intermediate to Buy	10.50%	10.50%	10.50%	10.50%	10.50%	10.50%	10.50%	10.50%	10.50%	10.50%	10.50%	10.50%	10.50%	10.50%	10.50%	10.50%	10.50%	10.50%	10.50%	10.50%	10.50%	10.50%
	Affordable Rent	24.50%	24.50%	24.50%	24.50%	24.50%	24.50%	24.50%	24.50%	24.50%	24.50%	24.50%	24.50%	24.50%	24.50%	24.50%	24.50%	24.50%	24.50%	24.50%	24.50%	24.50%	24.50%
	Social Rent	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%
Existing Use Value	£/ha	3,000,000	3,000,000	3,000,000	3,000,000	3,000,000	3,000,000	3,000,000	3,000,000	3,000,000	3,000,000	3,000,000	3,000,000	3,000,000	3,000,000	3,000,000	3,000,000	3,000,000	3,000,000	3,000,000	3,000,000	3,000,000	3,000,000
	£ site	11,538,462	3,000,000	2,100,000	1,050,000	21,428,571	8,076,923	4,200,000	2,800,000	2,100,000	1,750,000	600,000	450,000	227,273	257,143	5,250,000	2,625,000	1,125,000	750,000	450,000	225,000	2,100,000	4,200,000
Uplift	£/ha	600,000	600,000	600,000	600,000	600,000	600,000	600,000	600,000	600,000	600,000	600,000	600,000	600,000	600,000	600,000	600,000	600,000	600,000	600,000	600,000	600,000	600,000
	£ site	2,307,692	600,000	420,000	210,000	4,285,714	1,615,385	840,000	560,000	420,000	350,000	120,000	90,000	45,455	51,429	1,050,000	525,000	225,000	150,000	90,000	45,000	420,000	840,000
Benchmark Land Value	£/ha	3,600,000	3,600,000	3,600,000	3,600,000	3,600,000	3,600,000	3,600,000	3,600,000	3,600,000	3,600,000	3,600,000	3,600,000	3,600,000	3,600,000	3,600,000	3,600,000	3,600,000	3,600,000	3,600,000	3,600,000	3,600,000	3,600,000
	£ site	13,846,154	3,600,000	2,520,000	1,260,000	25,714,286	9,692,308	5,040,000	3,360,000	2,520,000	2,100,000	720,000	540,000	272,727	308,571	6,300,000	3,150,000	1,350,000	900,000	540,000	270,000	2,520,000	5,040,000
Residua Gross	£/ha	3,253,036	2,657,393	1,749,871	2,176,226	5,667,969	6,098,414	4,620,319	5,601,024	5,010,592	4,419,954	5,720,703	6,436,903	5,772,828	5,022,969	4,160,847	4,134,618	4,931,013	4,896,899	5,546,736	5,612,463	2,012,757	3,860,759
Net	£/ha	3,253,036	2,657,393	1,749,871	2,176,226	5,667,969	6,098,414	4,620,319	5,601,024	5,010,592	4,419,954	5,720,703	6,436,903	5,772,828	5,022,969	4,160,847	4,134,618	4,931,013	4,896,899	5,546,736	5,612,463	2,012,757	3,860,759
	£ site	12,511,675	2,657,393	1,224,910	761,679	40,485,494	16,418,806	6,468,447	5,227,623	3,507,414	2,578,307	1,144,141	965,535	437,335	430,540	7,281,481	3,617,791	1,849,130	1,224,225	832,010	420,935	1,408,930	5,405,063
Additional Profit	£ site	46,653,426	18,414,124	6,413,656	3,428,442	44,927,364	18,124,005	6,424,563	4,772,365	3,559,671	1,859,115	1,041,945	885,307	415,787	289,937	4,657,226	2,264,450	1,333,212	929,177	641,874	323,715	1,911,734	3,582,275
	£/m2	1,087	1,227	1,068	1,142	1,047	1,208	1,070	1,465	1,185	1,152	1,493	2,045	1,706	1,729	1,100	1,082	1,577	1,357	1,914	1,930	318	596

Base - Appendix
Site 5



SITE NAME Site 5 High Density 1,000						
INCOME	Av Size m2	%	Number	Price £/m2	GDV £	GIA m2
Market Housing	66.0	65%	650	5,250	225,225,000	42,900
Shared Ownership	61.8	11%	105	3,675	23,847,075	6,489
Affordable Rent	61.8	25%	245	2,500	37,852,500	15,141
Social Rent	61.8	0%	0	1,800	0	0
Grant and Subsidy	Shared Ownership			0	0	
	Affordable Rent			0	0	
	Social Rent			0	0	
SITE AREA - Net	3.85 ha		260	/ha	286,924,575	64,530
SITE AREA - Gross	3.85 ha		260	/ha		

Sales per Quarter	0
Unit Build Time	3 Quarters

	Whole Site	Per ha NET	Per ha GROSS
Residual Land Value	12,511,675	3,253,036	3,253,036
Alternative Use Value	11,538,462		3,000,000
Uplift	20%	2,307,692	600,000
Plus /ha	0	0	0
Viability Threshold	13,846,154		3,600,000

	£/m2
Additional Profit	46,653,426 1,087

RUN Residual MACRO ctrl+r
Closing balance = 0

RUN CIL MACRO ctrl+l
Closing balance = -123,772,334

Check on phasing dwgs nos
correct

DEVELOPMENT COSTS			
	/unit or m2	Total	
LAND			
Land	12,512	12,511,675	
Stamp Duty		615,084	
Easements etc.		0	
Legals Acquisition	1.50%	187,675	802,759
PLANNING			
Planning Fee		154,200	
Architects	4.00%	7,935,129	
QS / PM	0.50%	991,891	
Planning Consultants	1.00%	1,983,782	
Other Professional	2.50%	4,959,456	16,024,459
CONSTRUCTION			
Build Cost - BCIS Based	2,575	166,141,214	
s106 / CIL / IT		14,772,195	
Contingency	5.00%	8,307,061	
Abnormals		9,157,767	198,378,236
FINANCE			
Fees		0	
Interest	6.50%		
Legal and Valuation		0	0
SALES			
Agents	3.0%	8,607,737	
Legals	0.5%	1,434,623	
Misc.		0	10,042,360 237,759,489
Developers Profit			
Market Housing	17.50%		39,414,375
Affordable Housing	5.00%		3,084,979

Planning fee calc			
Planning app fe	dwgs	rate	
No dwgs	1000		
No dwgs under 5	50	462	23,100
No dwgs over 5	950	138	131,100
		Total	154,200

Stamp duty calc - Residual	
Land payment	12,511,675
Total	615,084

Stamp duty calc - Add Profit		
Land payment		13,846,154
125,000	0%	1%
250,000	1%	3%
500,000	3%	4%
1,000,000	4%	5%
above	5%	5%
		Total 692,308

Pre CIL s106	9,000	£/ Unit (all)	
Total	9,000,000		

Post CIL s106	9,000	£/ Unit (all)	9,000,000
CIL	135	£/m2	5,772,195
Total			14,772,195

Build Cost /m2	
BCIS	2,209
FHS	91
Energy	20
Design	0
Acc & Adpt	20
Water	0
Small Sites	0
Site Costs	235
Total	2,575

LIT	% GDV	0
	0.00%	

RESIDUAL CASH FLOW FOR INTEREST

	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10	Year 11	Year 12	Year 13	Year 14	Year 15	Year 16	Year 17	Year 18	Year 19	Year 20	Year 21	Year 22	Year 23	Year 24
INCOME																								
UNITS Started	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100
Market Housing		22,522,500	22,522,500	22,522,500	22,522,500	22,522,500	22,522,500	22,522,500	22,522,500	22,522,500	22,522,500	22,522,500	22,522,500	22,522,500	22,522,500	22,522,500	22,522,500	22,522,500	22,522,500	22,522,500	22,522,500	22,522,500	22,522,500	22,522,500
Shared Ownership		2,384,708	2,384,708	2,384,708	2,384,708	2,384,708	2,384,708	2,384,708	2,384,708	2,384,708	2,384,708	2,384,708	2,384,708	2,384,708	2,384,708	2,384,708	2,384,708	2,384,708	2,384,708	2,384,708	2,384,708	2,384,708	2,384,708	2,384,708
Affordable Rent		3,785,250	3,785,250	3,785,250	3,785,250	3,785,250	3,785,250	3,785,250	3,785,250	3,785,250	3,785,250	3,785,250	3,785,250	3,785,250	3,785,250	3,785,250	3,785,250	3,785,250	3,785,250	3,785,250	3,785,250	3,785,250	3,785,250	3,785,250
Social Rent		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Grant and Subsidy		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
INCOME	0	28,692,458	28,692,458	28,692,458	28,692,458	28,692,458	28,692,458	28,692,458	28,692,458	28,692,458	28,692,458	28,692,458	0	0	0	0	0	0	0	0	0	0	0	0
EXPENDITURE																								
Stamp Duty	615,084																							
Easements etc.	0																							
Legals Acquisition	187,675																							
Planning Fee	154,200																							
Architects	7,935,129		0																					
QS	991,891		0																					
Planning Consultants	1,983,782		0																					
Other Professional	4,959,456		0																					
Build Cost - BCIS Base		16,614,121	16,614,121	16,614,121	16,614,121	16,614,121	16,614,121	16,614,121	16,614,121	16,614,121	16,614,121	0	0	0	0	0	0	0	0	0	0	0	0	0
s106/CIL		6,672,195	900,000	900,000	900,000	900,000	900,000	900,000	900,000	900,000	900,000	0	0	0	0	0	0	0	0	0	0	0	0	0
Contingency		830,706	830,706	830,706	830,706	830,706	830,706	830,706	830,706	830,706	830,706	0	0	0	0	0	0	0	0	0	0	0	0	0
Abnormals		915,777	915,777	915,777	915,777	915,777	915,777	915,777	915,777	915,777	915,777	0	0	0	0	0	0	0	0	0	0	0	0	0
Finance Fees	0																							
Legal and Valuation	0																							
Agents	0	860,774	860,774	860,774	860,774	860,774	860,774	860,774	860,774	860,774	860,774	0	0	0	0	0	0	0	0	0	0	0	0	0
Legals	0	143,462	143,462	143,462	143,462	143,462	143,462	143,462	143,462	143,462	143,462	0	0	0	0	0	0	0	0	0	0	0	0	0
Misc.	0		0																					
COSTS BEFORE LAND INT AND PROF	16,827,218	26,037,035	20,264,840	20,264,840	20,264,840	20,264,840	20,264,840	20,264,840	20,264,840	20,264,840	20,264,840	0	0	0	0	0	0	0	0	0	0	0	0	0
For Residual Valuation																								
Land	12,511,675																							
Interest		1,907,028	1,858,382	1,431,382	976,627	492,312	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Profit on Costs																								
Profit on GDV																								39,414,375
Cash Flow	-29,338,893	748,394	6,569,235	6,996,235	7,450,991	7,935,305	8,427,617	8,427,617	8,427,617	8,427,617	8,427,617	0	0	0	0	0	0	0	0	0	0	0	0	-42,499,354
Opening Balance	0																							
Closing Balance	-29,338,893	-28,590,499	-22,021,264	-15,025,029	-7,574,038	361,267	8,788,884	17,216,502	25,644,119	34,071,736	42,499,354	42,499,354	42,499,354	42,499,354	42,499,354	42,499,354	42,499,354	42,499,354	42,499,354	42,499,354	42,499,354	42,499,354	42,499,354	0

Base - Appendix
Site 6



SITE NAME Site 6 High Density 350						
INCOME	Av Size m2	%	Number	Price £/m2	GDV £	GIA m2
Market Housing	65.9	65%	228	5,250	78,760,650	15,002
Shared Ownership	61.9	11%	37	3,675	8,359,096	2,275
Affordable Rent	61.9	25%	86	2,500	13,268,407	5,307
Social Rent	61.9	0%	0	1,800	0	0
Grant and Subsidy	Shared Ownership Affordable Rent Social Rent			0 0 0	0 0 0	
SITE AREA - Net	1.00 ha		350	/ha	100,388,153	22,584
SITE AREA - Gross	1.00 ha		350	/ha		

Sales per Quarter	0
Unit Build Time	3 Quarters

	Whole Site	Per ha NET	Per ha GROSS
Residual Land Value	2,657,393	2,657,393	2,657,393
Alternative Use Value	3,000,000		3,000,000
Uplift	20% 600,000		600,000
Plus /ha	0	0	0
Viability Threshold	3,600,000		3,600,000

	£/m2
Additional Profit	18,414,124 1,227

RUN Residual MACRO ctrl+r
Closing balance = 0

RUN CIL MACRO ctrl+h
Closing balance = -25,711,735

Check on phasing dwgs nos
correct

DEVELOPMENT COSTS				
	/unit or m2	Total		
LAND				
Land	7,593	2,657,393		
Stamp Duty		122,370		
Easements etc.		0		
Legals Acquisition	1.50%	39,861	162,231	
PLANNING				
Planning Fee		64,500		
Architects	4.00%	2,777,572		
QS / PM	0.50%	347,196		
Planning Consultants	1.00%	694,393		
Other Professional	2.50%	1,735,982	5,619,644	
CONSTRUCTION				
Build Cost - BCIS Based	2,575	58,145,499		
s106 / CIL / IT		5,168,523		
Contingency	5.00%	2,907,275		
Abnormals		3,218,002	69,439,299	
FINANCE				
Fees		0		
Interest	6.50%			
Legal and Valuation		0	0	
SALES				
Agents	3.0%	3,011,645		
Legals	0.5%	501,941		
Misc.		0	3,513,585	81,392,152
Developers Profit				
Market Housing	17.50%			13,783,114
Affordable Housing	5.00%			1,081,375

Planning fee calc			
Planning app fe	dwgs	rate	
No dwgs	350		
No dwgs under 5	50	462	23,100
No dwgs over 5	300	138	41,400
Total			64,500

Stamp duty calc - Residual	
Land payment	2,657,393
Total	122,370

Stamp duty calc - Add Profit		
Land payment		3,600,000
125,000	0%	1%
250,000	1%	3%
500,000	3%	4%
1,000,000	4%	5%
above	5%	5%
Total		180,000

Pre CIL s106	9,000	£/ Unit (all)	
Total			3,150,000

Post CIL s106	9,000	£/ Unit (all)	3,150,000
CIL	135	£/m2	2,018,523
Total			5,168,523

Build Cost /m2	
BCIS	2,209
FHS	91
Energy	20
Design	0
Acc & Adpt	20
Water	0
Small Sites	0
Site Costs	235
Total	2,575

LIT	% GDV	0
	0.00%	

RESIDUAL CASH FLOW FOR INTEREST	Year 1				Year 2				Year 3				Year 4				Year 5				Year 6			
	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4
INCOME																								
UNITS Started			25	25	25	25	25	25	25	25	25	25	25	25	25	25	25	25	25	25	25	25	25	25
Market Housing			0	0	0	0	5,625,761	5,625,761	5,625,761	5,625,761	5,625,761	5,625,761	5,625,761	5,625,761	5,625,761	5,625,761	5,625,761	5,625,761	5,625,761	5,625,761	5,625,761	5,625,761	5,625,761	5,625,761
Shared Ownership			0	0	0	0	597,078	597,078	597,078	597,078	597,078	597,078	597,078	597,078	597,078	597,078	597,078	597,078	597,078	597,078	597,078	597,078	597,078	597,078
Affordable Rent			0	0	0	0	947,743	947,743	947,743	947,743	947,743	947,743	947,743	947,743	947,743	947,743	947,743	947,743	947,743	947,743	947,743	947,743	947,743	947,743
Social Rent			0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Grant and Subsidy			0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
INCOME	0	0	0	0	0	0	7,170,582	7,170,582	7,170,582	7,170,582	7,170,582	7,170,582	7,170,582	7,170,582	7,170,582	7,170,582	7,170,582	7,170,582	7,170,582	7,170,582	7,170,582	7,170,582	7,170,582	7,170,582
EXPENDITURE																								
Stamp Duty	122,370																							
Easements etc.	0																							
Legals Acquisition	39,861																							
Planning Fee	64,500																							
Architects	1,388,786		1,388,786																					
QS	173,598		173,598																					
Planning Consultants	347,196		347,196																					
Other Professional	867,991		867,991																					
Build Cost - BCIS Base		0	1,384,417	2,768,833	4,153,250	4,153,250	4,153,250	4,153,250	4,153,250	4,153,250	4,153,250	4,153,250	4,153,250	4,153,250	4,153,250	4,153,250	2,768,833	1,384,417	0	0	0	0	0	0
s106/CIL		2,018,523	75,000	150,000	225,000	225,000	225,000	225,000	225,000	225,000	225,000	225,000	225,000	225,000	225,000	225,000	150,000	75,000	0	0	0	0	0	0
Contingency		0	69,221	138,442	207,662	207,662	207,662	207,662	207,662	207,662	207,662	207,662	207,662	207,662	207,662	207,662	138,442	69,221	0	0	0	0	0	0
Abnormals		0	76,619	153,238	229,857	229,857	229,857	229,857	229,857	229,857	229,857	229,857	229,857	229,857	229,857	229,857	153,238	76,619	0	0	0	0	0	0
Finance Fees	0																							
Legal and Valuation	0																							
Agents	0	0	0	0	0	0	215,117	215,117	215,117	215,117	215,117	215,117	215,117	215,117	215,117	215,117	215,117	215,117	215,117	215,117	215,117	215,117	215,117	215,117
Legals	0	0	0	0	0	0	35,853	35,853	35,853	35,853	35,853	35,853	35,853	35,853	35,853	35,853	35,853	35,853	35,853	35,853	35,853	35,853	35,853	35,853
Misc.			0																					
COSTS BEFORE LAND INT AND PROF	3,004,303	2,018,523	4,382,829	3,210,513	4,815,770	4,815,770	5,066,740	5,066,740	5,066,740	5,066,740	5,066,740	5,066,740	5,066,740	5,066,740	5,066,740	5,066,740	3,461,484	1,856,227	250,970	250,970	0	0	0	0
For Residual Valuation																								
Land	2,657,393																							
Interest		92,003	126,299	199,572	254,986	337,386	421,124	393,780	365,992	337,752	309,053	279,887	250,248	220,127	189,517	158,409	126,796	68,583	0	0	0	0	0	0
Market Housing																								
Affordable Housing																								
Cash Flow	-5,661,695	-2,110,525	-4,509,127	-3,410,085	-5,070,756	-5,153,155	1,682,718	1,710,062	1,737,851	1,766,091	1,794,790	1,823,955	1,853,594	1,883,715	1,914,325	1,945,433	3,582,303	5,245,772	6,919,612	6,919,612	0	0	0	-14,864,489
Opening Balance	0																							
Closing Balance	-5,661,695	-7,772,221	-12,281,348	-15,691,433	-20,762,189	-25,915,344	-24,232,626	-22,522,564	-20,784,713	-19,018,623	-17,223,833	-15,399,878	-13,546,284	-11,662,569	-9,748,244	-7,802,810	-4,220,507	1,025,265	7,944,877	14,864,489	14,864,489	14,864,489	14,864,489	0

Base - Appendix
Site 9



SITE NAME Site 9 Medium Density 1,000						
INCOME	Av Size m2	%	Number	Price £/m2	GDV £	GIA m2
Market Housing	66.0	65%	650	5,500	235,950,000	42,900
Shared Ownership	61.8	11%	105	3,850	24,982,650	6,489
Affordable Rent	61.8	25%	245	2,500	37,852,500	15,141
Social Rent	61.8	0%	0	1,800	0	0
Grant and Subsidy	Shared Ownership			0	0	
	Affordable Rent			0	0	
	Social Rent			0	0	
SITE AREA - Net	7.14 ha		140	/ha	298,785,150	64,530
SITE AREA - Gross	7.14 ha		140	/ha		

Sales per Quarter	0
Unit Build Time	3 Quarters

	Whole Site	Per ha NET	Per ha GROSS
Residual Land Value	40,485,494	5,667,969	5,667,969
Alternative Use Value	21,428,571		3,000,000
Uplift	20%	4,285,714	600,000
Plus /ha	0	0	0
Viability Threshold	25,714,286		3,600,000

	£/m2
Additional Profit	44,927,364 1,047

RUN Residual MACRO ctrl+r
Closing balance = 0

RUN CIL MACRO ctrl+h
Closing balance = -57,122,609

Check on phasing dwgs nos
correct

DEVELOPMENT COSTS			
	/unit or m2	Total	
LAND			
Land	40,485	40,485,494	
Stamp Duty		2,013,775	
Easements etc.		0	
Legals Acquisition	1.50%	607,282	2,621,057
PLANNING			
Planning Fee		154,200	
Architects	4.00%	6,804,785	
QS / PM	0.50%	850,598	
Planning Consultants	1.00%	1,701,196	
Other Professional	2.50%	4,252,990	13,763,769
CONSTRUCTION			
Build Cost - BCIS Based	2,178	140,567,803	
s106 / CIL / IT		14,772,195	
Contingency	5.00%	7,028,390	
Abnormals		7,751,229	170,119,618
FINANCE			
Fees		0	
Interest	6.50%		
Legal and Valuation		0	0
SALES			
Agents	3.0%	8,963,555	
Legals	0.5%	1,493,926	
Misc.		0	10,457,480 237,447,419
Developers Profit			
Market Housing	15.00%		35,392,500
Affordable Housing	5.00%		3,141,758

Planning fee calc			
Planning app fe	dwgs	rate	
No dwgs	1000		
No dwgs under 5	50	462	23,100
No dwgs over 5	950	138	131,100
Total			154,200

Stamp duty calc - Residual	
Land payment	40,485,494
Total	2,013,775

Stamp duty calc - Add Profit		
Land payment		25,714,286
125,000	0%	1%
250,000	1%	3%
500,000	3%	4%
1,000,000	4%	5%
above	5%	5%
Total		1,285,714

Pre CIL s106	
9,000 £/ Unit (all)	
Total	9,000,000

Post CIL s106			
9,000	£/ Unit (all)	9,000,000	
CIL	135	£/m2	5,772,195
Total			14,772,195

Build Cost /m2	
BCIS	1,858
FHS	76
Energy	20
Design	6
Acc & Adpt	20
Water	0
Small Sites	0
Site Costs	198
Total	2,178

LIT % GDV	
0.00%	0

RESIDUAL CASH FLOW FOR INTEREST

	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10	Year 11	Year 12	Year 13	Year 14	Year 15	Year 16	Year 17	Year 18	Year 19	Year 20	Year 21	Year 22	Year 23	Year 24
INCOME																								
UNITS Started	25	50	100	100	100	100	100	100	100	100	100	25												
Market Housing		5,898,750	11,797,500	23,595,000	23,595,000	23,595,000	23,595,000	23,595,000	23,595,000	23,595,000	23,595,000	23,595,000	5,898,750	0	0	0	0	0	0	0	0	0	0	0
Shared Ownership		624,566	1,249,133	2,498,265	2,498,265	2,498,265	2,498,265	2,498,265	2,498,265	2,498,265	2,498,265	2,498,265	624,566	0	0	0	0	0	0	0	0	0	0	0
Affordable Rent		946,313	1,892,625	3,785,250	3,785,250	3,785,250	3,785,250	3,785,250	3,785,250	3,785,250	3,785,250	3,785,250	946,313	0	0	0	0	0	0	0	0	0	0	0
Social Rent		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Grant and Subsidy		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
INCOME	0	7,469,629	14,939,258	29,878,515	29,878,515	29,878,515	29,878,515	29,878,515	29,878,515	29,878,515	29,878,515	29,878,515	7,469,629	0	0	0	0	0	0	0	0	0	0	0
EXPENDITURE																								
Stamp Duty	2,013,775																							
Easements etc.	0																							
Legals Acquisition	607,282																							
Planning Fee	154,200																							
Architects	6,804,785		0																					
QS	850,598		0																					
Planning Consultants	1,701,196		0																					
Other Professional	4,252,990		0																					
Build Cost - BCIS Base		3,514,195	7,028,390	14,056,780	14,056,780	14,056,780	14,056,780	14,056,780	14,056,780	14,056,780	14,056,780	14,056,780	3,514,195	0	0	0	0	0	0	0	0	0	0	0
s106/CIL		5,997,195	450,000	900,000	900,000	900,000	900,000	900,000	900,000	900,000	900,000	900,000	225,000	0	0	0	0	0	0	0	0	0	0	0
Contingency		175,710	351,420	702,839	702,839	702,839	702,839	702,839	702,839	702,839	702,839	702,839	175,710	0	0	0	0	0	0	0	0	0	0	0
Abnormals		193,781	387,561	775,123	775,123	775,123	775,123	775,123	775,123	775,123	775,123	775,123	193,781	0	0	0	0	0	0	0	0	0	0	0
Finance Fees	0																							
Legal and Valuation	0																							
Agents	0	224,089	448,178	896,355	896,355	896,355	896,355	896,355	896,355	896,355	896,355	896,355	224,089	0	0	0	0	0	0	0	0	0	0	0
Legals	0	37,348	74,696	149,393	149,393	149,393	149,393	149,393	149,393	149,393	149,393	149,393	37,348	0	0	0	0	0	0	0	0	0	0	0
Misc.	0		0																					
COSTS BEFORE LAND INT AND PROF	16,384,827	10,142,318	8,740,245	17,480,490	17,480,490	17,480,490	17,480,490	17,480,490	17,480,490	17,480,490	17,480,490	17,480,490	4,370,123	0	0	0	0	0	0	0	0	0	0	0
For Residual Valuation																								
Land	40,485,494																							
Interest		3,696,571	4,110,573	3,974,824	3,427,316	2,844,220	2,223,223	1,561,861	857,510	107,377	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Profit on Costs																								
Profit on GDV																								35,392,500
																								3,141,758
Cash Flow	-56,870,321	-6,369,260	2,088,440	8,423,201	8,970,709	9,553,805	10,174,802	10,836,164	11,540,515	12,290,648	12,398,025	12,398,025	3,099,506	0	0	0	0	0	0	0	0	0	0	-38,534,258
Opening Balance	0																							
Closing Balance	-56,870,321	-63,239,581	-61,151,141	-52,727,940	-43,757,232	-34,203,427	-24,028,625	-13,192,461	-1,651,946	10,638,702	23,036,727	35,434,751	38,534,258	38,534,258	38,534,258	38,534,258	38,534,258	38,534,258	38,534,258	38,534,258	38,534,258	38,534,258	38,534,258	0

Base - Appendix
Site 10



SITE NAME						
Site 10 Medium Density 350						
INCOME	Av Size m2	%	Number	Price £/m2	GDV £	GIA m2
Market Housing	65.9	65%	228	5,500	82,511,157	15,002
Shared Ownership	61.9	11%	37	3,850	8,757,148	2,275
Affordable Rent	61.9	25%	86	2,500	13,268,407	5,307
Social Rent	61.9	0%	0	1,800	0	0
Grant and Subsidy	Shared Ownership			0	0	
	Affordable Rent			0	0	
	Social Rent			0	0	
SITE AREA - Net	2.69 ha		130	/ha	104,536,712	22,584
SITE AREA - Gross	2.69 ha		130	/ha		

Sales per Quarter	0
Unit Build Time	3 Quarters

	Whole Site	Per ha NET	Per ha GROSS
Residual Land Value	16,418,806	6,098,414	6,098,414
Alternative Use Value	8,076,923		3,000,000
Uplift	20%	1,615,385	600,000
Plus /ha	0	0	0
Viability Threshold	9,692,308		3,600,000

	£/m2
Additional Profit	18,124,005 1,208

RUN Residual MACRO ctrl+r
Closing balance = 0

RUN CIL MACRO ctrl+l
Closing balance = -16,755,094

Check on phasing dwgs nos
correct

DEVELOPMENT COSTS			
	/unit or m2	Total	
LAND			
Land	46,911	16,418,806	
Stamp Duty		810,440	
Easements etc.		0	
Legals Acquisition	1.50%	246,282	1,056,722
PLANNING			
Planning Fee		64,500	
Architects	4.00%	2,381,978	
QS / PM	0.50%	297,747	
Planning Consultants	1.00%	595,495	
Other Professional	2.50%	1,488,736	4,828,456
CONSTRUCTION			
Build Cost - BCIS Based	2,178	49,195,410	
s106 / CIL / IT		5,168,523	
Contingency	5.00%	2,459,770	
Abnormals		2,725,748	59,549,451
FINANCE			
Fees		0	
Interest	6.50%		
Legal and Valuation		0	0
SALES			
Agents	3.0%	3,136,101	
Legals	0.5%	522,684	
Misc.		0	3,658,785 85,512,220
Developers Profit			
Market Housing	15.00%		12,376,674
Affordable Housing	5.00%		1,101,278

Planning fee calc			
Planning app fe	dwgs	rate	
No dwgs	350		
No dwgs under 5	50	462	23,100
No dwgs over 5	300	138	41,400
		Total	64,500

Stamp duty calc - Residual	
Land payment	16,418,806
Total	810,440

Stamp duty calc - Add Profit		
Land payment		9,692,308
125,000	0%	1%
250,000	1%	3%
500,000	3%	4%
1,000,000	4%	5%
above	5%	5%
		Total
		484,615

Pre CIL s106	9,000	£/ Unit (all)	
Total			3,150,000

Post CIL s106	9,000	£/ Unit (all)	3,150,000
CIL	135	£/m2	2,018,523
		Total	5,168,523

Build Cost /m2	
BCIS	1,858
FHS	76
Energy	20
Design	6
Acc & Adpt	20
Water	0
Small Sites	0
Site Costs	198
	2,178

LIT	% GDV	0
	0.00%	

RESIDUAL CASH FLOW FOR INTEREST

	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10	Year 11	Year 12	Year 13	Year 14	Year 15	Year 16	Year 17	Year 18	Year 19	Year 20	Year 21	Year 22	Year 23	Year 24
INCOME																								
UNITS Started	25	50	50	50	50	50	50	25																
Market Housing		5,893,654	11,787,308	11,787,308	11,787,308	11,787,308	11,787,308	11,787,308	5,893,654	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Shared Ownership		625,511	1,251,021	1,251,021	1,251,021	1,251,021	1,251,021	1,251,021	625,511	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Affordable Rent		947,743	1,895,487	1,895,487	1,895,487	1,895,487	1,895,487	1,895,487	947,743	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Social Rent		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Grant and Subsidy		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
INCOME	0	7,466,908	14,933,816	14,933,816	14,933,816	14,933,816	14,933,816	14,933,816	7,466,908	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
EXPENDITURE																								
Stamp Duty	810,440																							
Easements etc.	0																							
Legals Acquisition	246,282																							
Planning Fee	64,500																							
Architects	2,381,978		0																					
QS	297,747		0																					
Planning Consultants	595,495		0																					
Other Professional	1,488,736		0																					
Build Cost - BCIS Base		3,513,958	7,027,916	7,027,916	7,027,916	7,027,916	7,027,916	7,027,916	3,513,958	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
s106/CIL		2,243,523	450,000	450,000	450,000	450,000	450,000	450,000	225,000	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Contingency		175,698	351,396	351,396	351,396	351,396	351,396	351,396	175,698	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Abnormals		194,696	389,393	389,393	389,393	389,393	389,393	389,393	194,696	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Finance Fees	0																							
Legal and Valuation	0																							
Agents	0	224,007	448,014	448,014	448,014	448,014	448,014	448,014	224,007	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Legals	0	37,335	74,669	74,669	74,669	74,669	74,669	74,669	37,335	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Misc.	0		0																					
COSTS BEFORE LAND INT AND PROF	5,885,178	6,389,217	8,741,388	8,741,388	8,741,388	8,741,388	8,741,388	8,741,388	4,370,694	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
For Residual Valuation																								
Land	16,418,806																							
Interest		1,449,759	1,473,943	1,167,242	840,605	492,736	122,256	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Profit on Costs																								
Profit on GDV																								12,376,674
Cash Flow	-22,303,984	-372,068	4,718,485	5,025,187	5,351,824	5,699,692	6,070,172	6,192,428	3,096,214	0	0	0	0	0	0	0	0	0	0	0	0	0	0	-13,477,951
Opening Balance	0																							
Closing Balance	-22,303,984	-22,676,052	-17,957,567	-12,932,380	-7,580,556	-1,880,864	4,189,309	10,381,737	13,477,951	13,477,951	13,477,951	13,477,951	13,477,951	13,477,951	13,477,951	13,477,951	13,477,951	13,477,951	13,477,951	13,477,951	13,477,951	13,477,951	13,477,951	0

Base - Appendix
Site 11



SITE NAME						
Site 11 Medium Density 140						
INCOME	Av Size m2	%	Number	Price £/m2	GDV £	GIA m2
			140			
Market Housing	66.0	65%	91	5,500	33,033,000	6,006
Shared Ownership	61.8	11%	15	3,850	3,497,571	908
Affordable Rent	61.8	25%	34	2,500	5,299,350	2,120
Social Rent	61.8	0%	0	1,800	0	0
Grant and Subsidy	Shared Ownership			0	0	
	Affordable Rent			0	0	
	Social Rent			0	0	
SITE AREA - Net	1.40 ha		100	/ha	41,829,921	9,034
SITE AREA - Gross	1.40 ha		100	/ha		

Sales per Quarter	0
Unit Build Time	3 Quarters

	Whole Site	Per ha NET	Per ha GROSS
Residual Land Value	6,468,447	4,620,319	4,620,319
Alternative Use Value	4,200,000		3,000,000
Uplift	20%	840,000	600,000
Plus /ha	0	0	0
Viability Threshold	5,040,000	3,600,000	

	£/m2	
Additional Profit	6,424,563	1,070

RUN Residual MACRO ctrl+r
Closing balance = 0

RUN CIL MACRO ctrl+h
Closing balance = -5,782,801

Check on phasing dwgs nos
correct

DEVELOPMENT COSTS				
	/unit or m2	Total		
LAND				
Land	46,203	6,468,447		
Stamp Duty		312,922		
Easements etc.		0		
Legals Acquisition	1.50%	97,027	409,949	
PLANNING				
Planning Fee		35,520		
Architects	4.00%	944,958		
QS / PM	0.50%	118,120		
Planning Consultants	1.00%	236,239		
Other Professional	2.50%	590,599	1,925,436	
CONSTRUCTION				
Build Cost - BCIS Based	2,178	19,679,492		
s106 / CIL / IT		1,858,107		
Contingency	5.00%	983,975		
Abnormals		1,102,372	23,623,946	
FINANCE				
Fees		0		
Interest	6.50%			
Legal and Valuation		0	0	
SALES				
Agents	3.0%	1,254,898		
Legals	0.5%	209,150		
Misc.		0	1,464,047	
Developers Profit				
Market Housing	15.00%		4,954,950	
Affordable Housing	5.00%		439,846	

Planning fee calc			
Planning app fe	dwgs	rate	
No dwgs	140		
No dwgs under 5	50	462	23,100
No dwgs over 5	90	138	12,420
Total			35,520

Stamp duty calc - Residual	
Land payment	6,468,447
Total 312,922	

Stamp duty calc - Add Profit		
Land payment		5,040,000
125,000	0%	1%
250,000	1%	3%
500,000	3%	4%
1,000,000	4%	5%
above	5%	5%
Total 252,000		

Pre CIL s106	7,500	£/ Unit (all)	
Total		1,050,000	

Post CIL s106	7,500	£/ Unit (all)	1,050,000
CIL	135	£/m2	808,107
Total			1,858,107

Build Cost		/m2	
BCIS	1,858		
FHS	76		4.10%
Energy	20		
Design	6		
Acc & Adpt	20		
Water	0		
Small Sites	0		0%
Site Costs	198		11%
Total		2,178	

LIT	% GDV	0.00%	0
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RESIDUAL CASH FLOW FOR INTEREST	Year 1				Year 2				Year 3				Year 4				Year 5				Year 6			
	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4
INCOME																								
UNITS Started			12	13	12	13	12	13	12	13	12	13	12	3										
Market Housing			0	0	0	0	2,831,400	3,067,350	2,831,400	3,067,350	2,831,400	3,067,350	2,831,400	3,067,350	2,831,400	3,067,350	2,831,400	707,850	0	0	0	0	0	0
Shared Ownership			0	0	0	0	299,792	324,774	299,792	324,774	299,792	324,774	299,792	324,774	299,792	324,774	299,792	74,948	0	0	0	0	0	0
Affordable Rent			0	0	0	0	454,230	492,083	454,230	492,083	454,230	492,083	454,230	492,083	454,230	492,083	454,230	113,558	0	0	0	0	0	0
Social Rent			0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Grant and Subsidy			0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
INCOME	0	0	0	0	0	0	3,585,422	3,884,207	3,585,422	3,884,207	3,585,422	3,884,207	3,585,422	3,884,207	3,585,422	3,884,207	3,585,422	896,355	0	0	0	0	0	0
EXPENDITURE																								
Stamp Duty	312,922																							
Easements etc.	0																							
Legals Acquisition	97,027																							
Planning Fee	35,520																							
Architects	472,479		472,479																					
QS	59,060		59,060																					
Planning Consultants	118,120		118,120																					
Other Professional	295,299		295,299																					
Build Cost - BCIS Base		0	562,271	1,171,398	1,733,670	1,780,526	1,733,670	1,780,526	1,733,670	1,780,526	1,733,670	1,780,526	1,733,670	1,311,966	702,839	140,568	0	0	0	0	0	0	0	0
s106/CIL		808,107	30,000	62,500	92,500	95,000	92,500	95,000	92,500	95,000	92,500	95,000	92,500	70,000	37,500	7,500	0	0	0	0	0	0	0	0
Contingency		0	28,114	58,570	86,683	89,026	86,683	89,026	86,683	89,026	86,683	89,026	86,683	65,598	35,142	7,028	0	0	0	0	0	0	0	0
Abnormals		0	31,496	65,617	97,114	99,738	97,114	99,738	97,114	99,738	97,114	99,738	97,114	73,491	39,370	7,874	0	0	0	0	0	0	0	0
Finance Fees	0																							
Legal and Valuation	0																							
Agents	0	0	0	0	0	0	107,563	116,526	107,563	116,526	107,563	116,526	107,563	116,526	107,563	116,526	107,563	26,891	0	0	0	0	0	0
Legals	0	0	0	0	0	0	17,927	19,421	17,927	19,421	17,927	19,421	17,927	19,421	17,927	19,421	17,927	4,482	0	0	0	0	0	0
Misc.			0																					
COSTS BEFORE LAND INT AND PROF	1,390,427	808,107	1,596,839	1,358,086	2,009,967	2,064,290	2,135,457	2,200,237	2,135,457	2,200,237	2,135,457	2,200,237	2,135,457	1,657,003	940,341	298,918	125,490	31,372	0	0	0	0	0	0
For Residual Valuation																								
Land	6,468,447																							
Interest		127,707	142,914	171,185	196,035	231,883	269,196	250,008	226,706	206,828	182,825	162,234	137,506	116,178	81,874	40,222	0	0	0	0	0	0	0	0
Market Housing																								
Affordable Housing																								
Cash Flow	-7,858,874	-935,814	-1,739,753	-1,529,270	-2,206,002	-2,296,173	1,180,770	1,433,961	1,223,259	1,477,141	1,267,140	1,521,736	1,312,460	2,111,026	2,563,207	3,545,068	3,459,932	864,983	0	0	0	0	0	-5,394,796
Opening Balance	0																							
Closing Balance	-7,858,874	-8,794,688	-10,534,441	-12,063,711	-14,269,713	-16,565,886	-15,385,117	-13,951,155	-12,727,896	-11,250,755	-9,983,615	-8,461,879	-7,149,419	-5,038,393	-2,475,187	1,069,881	4,529,813	5,394,796	5,394,796	5,394,796	5,394,796	5,394,796	5,394,796	0

Base - Appendix
Site 13



SITE NAME						
Site 13 Medium Density 70						
INCOME	Av Size m2	%	Number	Price £/m2	GDV £	GIA m2
Market Housing	66.0	65%	46	5,500	16,516,500	3,003
Shared Ownership	61.8	11%	7	3,850	1,748,786	454
Affordable Rent	61.8	25%	17	2,500	2,649,675	1,060
Social Rent	61.8	0%	0	1,800	0	0
Grant and Subsidy	Shared Ownership			0	0	
	Affordable Rent			0	0	
	Social Rent			0	0	
SITE AREA - Net	0.70 ha		100	/ha	20,914,961	4,517
SITE AREA - Gross	0.70 ha		100	/ha		

Sales per Quarter	0
Unit Build Time	3 Quarters

	Whole Site	Per ha NET	Per ha GROSS
Residual Land Value	3,507,414	5,010,592	5,010,592
Alternative Use Value	2,100,000		3,000,000
Uplift	20%	420,000	600,000
Plus /ha	0	0	0
Viability Threshold	2,520,000		3,600,000

	£/m2	
Additional Profit	3,559,671	1,185

RUN Residual MACRO ctrl+r
Closing balance = 0

RUN CIL MACRO ctrl+l
Closing balance = -2,784,039

Check on phasing dwgs nos
correct

DEVELOPMENT COSTS				
	/unit or m2	Total		
LAND				
Land	50,106	3,507,414		
Stamp Duty		164,871		
Easements etc.		0		
Legals Acquisition	1.50%	52,611	217,482	
PLANNING				
Planning Fee		25,860		
Architects	4.00%	465,879		
QS / PM	0.50%	58,235		
Planning Consultants	1.00%	116,470		
Other Professional	2.50%	291,174	957,618	
CONSTRUCTION				
Build Cost - BCIS Based	2,178	9,839,746		
s106 / CIL / IT		754,054		
Contingency	5.00%	491,987		
Abnormals		561,186	11,646,973	
FINANCE				
Fees		0		
Interest	6.50%			
Legal and Valuation		0	0	
SALES				
Agents	3.0%	627,449		
Legals	0.5%	104,575		
Misc.		0	732,024	
Developers Profit				
Market Housing	15.00%		2,477,475	
Affordable Housing	5.00%		219,923	

Planning fee calc			
Planning app fe	dwgs	rate	
No dwgs	70		
No dwgs under 5	50	462	23,100
No dwgs over 5	20	138	2,760
Total			25,860

Stamp duty calc - Residual	
Land payment	3,507,414
Total 164,871	

Stamp duty calc - Add Profit		
Land payment		2,520,000
125,000	0%	1%
250,000	1%	3%
500,000	3%	4%
1,000,000	4%	5%
above	5%	5%
Total 126,000		

Pre CIL s106	5,000	£/ Unit (all)	
Total			350,000

Post CIL s106	5,000	£/ Unit (all)	350,000
CIL	135	£/m2	404,054
Total			754,054

Build Cost /m2		
BCIS	1,858	
FHS	76	4.10%
Energy	20	
Design	6	
Acc & Adpt	20	
Water	0	
Small Sites	0	0%
Site Costs	198	11%
Total		2,178

LIT	% GDV	0
	0.00%	

RESIDUAL CASH FLOW FOR INTEREST	Year 1				Year 2				Year 3				Year 4				Year 5				Year 6			
	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4
INCOME																								
UNITS Started			12	13	12	13	12	8																
Market Housing			0	0	0	0	2,831,400	3,067,350	2,831,400	3,067,350	2,831,400	1,887,600	0	0	0	0	0	0	0	0	0	0	0	0
Shared Ownership			0	0	0	0	299,792	324,774	299,792	324,774	299,792	199,861	0	0	0	0	0	0	0	0	0	0	0	0
Affordable Rent			0	0	0	0	454,230	492,083	454,230	492,083	454,230	302,820	0	0	0	0	0	0	0	0	0	0	0	0
Social Rent			0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Grant and Subsidy			0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
INCOME	0	0	0	0	0	0	3,585,422	3,884,207	3,585,422	3,884,207	3,585,422	2,390,281	0	0	0	0	0	0	0	0	0	0	0	0
EXPENDITURE																								
Stamp Duty	164,871																							
Easements etc.	0																							
Legals Acquisition	52,611																							
Planning Fee	25,860																							
Architects	232,939		232,939																					
QS	29,117		29,117																					
Planning Consultants	58,235		58,235																					
Other Professional	145,587		145,587																					
Build Cost - BCIS Base		0	562,271	1,171,398	1,733,670	1,780,526	1,733,670	1,546,246	937,119	374,847	0	0	0	0	0	0	0	0	0	0	0	0	0	0
s106/CIL		404,054	20,000	41,667	61,667	63,333	61,667	55,000	33,333	13,333	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Contingency		0	28,114	58,570	86,683	89,026	86,683	77,312	46,856	18,742	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Abnormals		0	32,068	66,808	98,876	101,548	98,876	88,186	53,446	21,379	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Finance Fees	0																							
Legal and Valuation	0																							
Agents	0	0	0	0	0	0	107,563	116,526	107,563	116,526	107,563	71,708	0	0	0	0	0	0	0	0	0	0	0	0
Legals	0	0	0	0	0	0	17,927	19,421	17,927	19,421	17,927	11,951	0	0	0	0	0	0	0	0	0	0	0	0
Misc.			0																					
COSTS BEFORE LAND INT AND PROF	709,221	404,054	1,108,331	1,338,443	1,980,895	2,034,433	2,106,385	1,902,692	1,196,244	564,249	125,490	83,660	0	0	0	0	0	0	0	0	0	0	0	0
For Residual Valuation																								
Land	3,507,414																							
Interest		68,520	76,200	95,448	118,749	152,868	188,412	167,439	137,960	101,378	49,076	0	0	0	0	0	0	0	0	0	0	0	0	0
Market Housing																								
Affordable Housing																								
Cash Flow	-4,216,635	-472,574	-1,184,531	-1,433,891	-2,099,644	-2,187,301	1,290,625	1,814,076	2,251,217	3,218,580	3,410,856	2,306,621	0	0	0	0	0	0	0	0	0	0	0	-2,697,398
Opening Balance	0																							
Closing Balance	-4,216,635	-4,689,209	-5,873,740	-7,307,631	-9,407,276	-11,594,577	-10,303,952	-8,489,876	-6,238,659	-3,020,079	390,777	2,697,398	2,697,398	2,697,398	2,697,398	2,697,398	2,697,398	2,697,398	2,697,398	2,697,398	2,697,398	2,697,398	2,697,398	0

Base - Appendix
Site 14



SITE NAME						
Site 14 Medium Density 35						
INCOME	Av Size m2	%	Number	Price £/m2	GDV £	GIA m2
Market Housing	70.9	65%	23	5,500	8,872,995	1,613
Shared Ownership	62.8	11%	4	3,850	887,834	231
Affordable Rent	62.8	25%	9	2,500	1,345,203	538
Social Rent	62.8	0%	0	1,800	0	0
Grant and Subsidy	Shared Ownership			0	0	
	Affordable Rent			0	0	
	Social Rent			0	0	
SITE AREA - Net	0.58 ha		60	/ha	11,106,032	2,382
SITE AREA - Gross	0.58 ha		60	/ha		

Sales per Quarter	0
Unit Build Time	3 Quarters

	Whole Site	Per ha NET	Per ha GROSS
Residual Land Value	2,578,307	4,419,954	4,419,954
Alternative Use Value	1,750,000		3,000,000
Uplift	20%	350,000	600,000
Plus /ha	0	0	0
Viability Threshold	2,100,000	3,600,000	

	£/m2	
Additional Profit	1,859,115	1,152

RUN Residual MACRO ctrl+r
Closing balance = 0

RUN CIL MACRO ctrl+h
Closing balance = -1,500,995

Check on phasing dwgs nos
correct

DEVELOPMENT COSTS				
	/unit or m2	Total		
LAND				
Land	73,666	2,578,307		
Stamp Duty		118,415		
Easements etc.		0		
Legals Acquisition	1.50%	38,675	157,090	
PLANNING				
Planning Fee		16,170		
Architects	4.00%	215,500		
QS / PM	0.50%	26,938		
Planning Consultants	1.00%	53,875		
Other Professional	2.50%	134,688	447,170	
CONSTRUCTION				
Build Cost - BCIS Based	1,898	4,520,759		
s106 / CIL / IT		392,066		
Contingency	5.00%	226,038		
Abnormals		248,642	5,387,504	
FINANCE				
Fees		0		
Interest	6.50%			
Legal and Valuation		0	0	
SALES				
Agents	3.0%	333,181		
Legals	0.5%	55,530		
Misc.		0	388,711	8,958,782
Developers Profit				
Market Housing	15.00%		1,330,949	
Affordable Housing	5.00%		111,652	

Planning fee calc			
Planning app fe	dwgs	rate	
No dwgs	35		16,170
No dwgs under 5	35	462	16,170
No dwgs over 5	0	138	0
Total			16,170

Stamp duty calc - Residual	
Land payment	2,578,307
Total 118,415	

Stamp duty calc - Add Profit		
Land payment		2,100,000
125,000	0%	1%
250,000	1%	3%
500,000	3%	4%
1,000,000	4%	5%
above	5%	5%
Total 105,000		

Pre CIL s106	5,000	£/ Unit (all)	
Total			175,000

Post CIL s106	5,000	£/ Unit (all)	175,000
CIL	135	£/m2	217,066
Total			392,066

Build Cost /m2		
BCIS	1,614	
FHS	66	4.10%
Energy	20	
Design	6	
Acc & Adpt	20	
Water	0	
Small Sites	0	0%
Site Costs	172	11%
Total		1,898

LIT	% GDV	0
	0.00%	

RESIDUAL CASH FLOW FOR INTEREST	Year 1				Year 2				Year 3				Year 4				Year 5				Year 6			
	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4
INCOME																								
UNITS Started			5	5	5	5	5	5	5															
Market Housing			0	0	0	0	1,267,571	1,267,571	1,267,571	1,267,571	1,267,571	1,267,571	1,267,571	0	0	0	0	0	0	0	0	0	0	0
Shared Ownership			0	0	0	0	126,833	126,833	126,833	126,833	126,833	126,833	126,833	0	0	0	0	0	0	0	0	0	0	0
Affordable Rent			0	0	0	0	192,172	192,172	192,172	192,172	192,172	192,172	192,172	0	0	0	0	0	0	0	0	0	0	0
Social Rent			0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Grant and Subsidy			0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
INCOME	0	0	0	0	0	0	1,586,576	1,586,576	1,586,576	1,586,576	1,586,576	1,586,576	1,586,576	0	0	0	0	0	0	0	0	0	0	0
EXPENDITURE																								
Stamp Duty	118,415																							
Easements etc.	0																							
Legals Acquisition	38,675																							
Planning Fee	16,170																							
Architects	107,750		107,750																					
QS	13,469		13,469																					
Planning Consultants	26,938		26,938																					
Other Professional	67,344		67,344																					
Build Cost - BCIS Base		0	215,274	430,548	645,823	645,823	645,823	645,823	645,823	430,548	215,274	0	0	0	0	0	0	0	0	0	0	0	0	0
s106/CIL		217,066	8,333	16,667	25,000	25,000	25,000	25,000	25,000	16,667	8,333	0	0	0	0	0	0	0	0	0	0	0	0	0
Contingency		0	10,764	21,527	32,291	32,291	32,291	32,291	32,291	21,527	10,764	0	0	0	0	0	0	0	0	0	0	0	0	0
Abnormals		0	11,840	23,680	35,520	35,520	35,520	35,520	35,520	23,680	11,840	0	0	0	0	0	0	0	0	0	0	0	0	0
Finance Fees	0																							
Legal and Valuation	0																							
Agents	0	0	0	0	0	0	47,597	47,597	47,597	47,597	47,597	47,597	47,597	0	0	0	0	0	0	0	0	0	0	0
Legals	0	0	0	0	0	0	7,933	7,933	7,933	7,933	7,933	7,933	7,933	0	0	0	0	0	0	0	0	0	0	0
Misc.			0																					
COSTS BEFORE LAND INT AND PROF	388,760	217,066	461,712	492,423	738,634	738,634	794,164	794,164	794,164	547,953	301,742	55,530	55,530	0	0	0	0	0	0	0	0	0	0	0
For Residual Valuation																								
Land	2,578,307																							
Interest		48,215	52,526	60,882	69,873	83,011	96,363	85,052	73,558	61,876	46,004	25,873	1,414	0	0	0	0	0	0	0	0	0	0	0
Market Housing																								
Affordable Housing																								
Cash Flow	-2,967,067	-265,281	-514,237	-553,305	-808,507	-821,645	696,049	707,359	718,854	976,747	1,238,830	1,505,173	1,529,632	0	0	0	0	0	0	0	0	0	0	-1,442,601
Opening Balance	0																							
Closing Balance	-2,967,067	-3,232,347	-3,746,584	-4,299,889	-5,108,396	-5,930,042	-5,233,993	-4,526,634	-3,807,780	-2,831,033	-1,592,203	-87,031	1,442,601	1,442,601	1,442,601	1,442,601	1,442,601	1,442,601	1,442,601	1,442,601	1,442,601	1,442,601	1,442,601	0

Base - Appendix
Site 16



SITE NAME Site 16 Medium Density 9						
INCOME	Av Size m2	%	Number	Price £/m2	GDV £	GIA m2
Market Housing	74.0	65%	6	6,000	2,597,400	433
Shared Ownership	58.0	11%	1	4,200	230,202	55
Affordable Rent	58.0	25%	2	2,500	319,725	128
Social Rent	58.0	0%	0	1,800	0	0
Grant and Subsidy	Shared Ownership			0	0	
	Affordable Rent			0	0	
	Social Rent			0	0	
SITE AREA - Net	0.15 ha		60	/ha	3,147,327	616
SITE AREA - Gross	0.15 ha		60	/ha		

Sales per Quarter	0
Unit Build Time	3 Quarters

	Whole Site	Per ha NET	Per ha GROSS
Residual Land Value	965,535	6,436,903	6,436,903
Alternative Use Value	450,000		3,000,000
Uplift	20%	90,000	600,000
Plus /ha	0	0	0
Viability Threshold	540,000		3,600,000

	£/m2
Additional Profit	885,307 2,045

RUN Residual MACRO ctrl+r
Closing balance = 0

RUN CIL MACRO ctrl+l
Closing balance = -447,603

Check on phasing dwgs nos
correct

DEVELOPMENT COSTS				
	/unit or m2	Total		
LAND				
Land	107,282	965,535		
Stamp Duty		37,777		
Easements etc.		0		
Legals Acquisition	1.50%	14,483	52,260	
PLANNING				
Planning Fee		4,158		
Architects	4.00%	52,026		
QS / PM	0.50%	6,503		
Planning Consultants	1.00%	13,006		
Other Professional	2.50%	32,516	108,209	
CONSTRUCTION				
Build Cost - BCIS Based	1,793	1,103,979		
s106 / CIL / IT		80,747		
Contingency	5.00%	55,199		
Abnormals		60,719	1,300,644	
FINANCE				
Fees		0		
Interest	6.50%			
Legal and Valuation		0	0	
SALES				
Agents	3.0%	94,420		
Legals	0.5%	15,737		
Misc.		0	110,156	2,536,805
Developers Profit				
Market Housing	15.00%			389,610
Affordable Housing	5.00%			27,496

Planning fee calc			
Planning app fe	dwgs	rate	
No dwgs	9		
No dwgs under 5	9	462	4,158
No dwgs over 5	0	138	0
Total			4,158

Stamp duty calc - Residual	
Land payment	965,535
Total	37,777

Stamp duty calc - Add Profit		
Land payment		540,000
125,000	0%	1%
250,000	1%	3%
500,000	3%	4%
1,000,000	4%	0%
above	5%	4%
Total		21,600

Pre CIL s106	2,500 £/ Unit (all)	
Total		22,500

Post CIL s106	2,500 £/ Unit (all)	22,500
CIL	135 £/m2	58,247
Total		80,747

Build Cost /m2		
BCIS	1,592	
FHS	65	4.10%
Energy	20	
Design	6	
Acc & Adpt	20	
Water	0	
Small Sites	0	0%
Site Costs	90	6%
Total	1,793	

LIT	% GDV	0
	0.00%	

RESIDUAL CASH FLOW FOR INTEREST	Year 1				Year 2				Year 3				Year 4				Year 5				Year 6			
	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4
INCOME																								
UNITS Started			3	3	3																			
Market Housing			0	0	0	0	865,800	865,800	865,800	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Shared Ownership			0	0	0	0	76,734	76,734	76,734	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Affordable Rent			0	0	0	0	106,575	106,575	106,575	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Social Rent			0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Grant and Subsidy			0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
INCOME	0	0	0	0	0	0	1,049,109	1,049,109	1,049,109	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
EXPENDITURE																								
Stamp Duty	37,777																							
Easements etc.	0																							
Legals Acquisition	14,483																							
Planning Fee	4,158																							
Architects	26,013		26,013																					
QS	3,252		3,252																					
Planning Consultants	6,503		6,503																					
Other Professional	16,258		16,258																					
Build Cost - BCIS Base		0	122,664	245,329	367,993	245,329	122,664	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
s106/CIL		58,247	2,500	5,000	7,500	5,000	2,500	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Contingency		0	6,133	12,266	18,400	12,266	6,133	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Abnormals		0	6,747	13,493	20,240	13,493	6,747	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Finance Fees	0																							
Legal and Valuation	0																							
Agents	0	0	0	0	0	0	31,473	31,473	31,473	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Legals	0	0	0	0	0	0	5,246	5,246	5,246	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Misc.			0																					
COSTS BEFORE LAND INT AND PROF	108,444	58,247	190,070	276,088	414,132	276,088	174,763	36,719	36,719	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
For Residual Valuation																								
Land	965,535																							
Interest		17,452	18,682	22,074	26,920	34,087	39,127	25,555	9,519	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Market Housing																								
Affordable Housing																								
Cash Flow	-1,073,979	-75,699	-208,752	-298,163	-441,052	-310,175	835,219	986,835	1,002,872	0	0	0	0	0	0	0	0	0	0	0	0	0	0	-417,106
Opening Balance	0																							
Closing Balance	-1,073,979	-1,149,678	-1,358,430	-1,656,593	-2,097,645	-2,407,820	-1,572,601	-585,765	417,106	417,106	417,106	417,106	417,106	417,106	417,106	417,106	417,106	417,106	417,106	417,106	417,106	417,106	417,106	0

Base - Appendix
Site 17



SITE NAME						
Site 17 Medium Density 5						
INCOME	Av Size m2	%	Number	Price £/m2	GDV £	GIA m2
Market Housing	75.0	65%	3	6,000	1,462,500	244
Shared Ownership	50.0	11%	1	4,200	110,250	26
Affordable Rent	50.0	25%	1	2,500	153,125	61
Social Rent	50.0	0%	0	1,800	0	0
Grant and Subsidy	Shared Ownership			0	0	
	Affordable Rent			0	0	
	Social Rent			0	0	
SITE AREA - Net	0.08 ha		66	/ha	1,725,875	331
SITE AREA - Gross	0.08 ha		66	/ha		

Sales per Quarter	0
Unit Build Time	3 Quarters

	Whole Site	Per ha NET	Per ha GROSS
Residual Land Value	437,335	5,772,828	5,772,828
Alternative Use Value	227,273		3,000,000
Uplift	20%	45,455	600,000
Plus /ha	0	0	0
Viability Threshold	272,727	3,600,000	

	£/m2
Additional Profit	415,787 1,706

RUN Residual MACRO ctrl+r
Closing balance = 0

RUN CIL MACRO ctrl+h
Closing balance = -248,614

Check on phasing dwgs nos
correct

DEVELOPMENT COSTS				
	/unit or m2	Total		
LAND				
Land	87,467	437,335		
Stamp Duty		11,367		
Easements etc.		0		
Legals Acquisition	1.50%	6,560	17,927	
PLANNING				
Planning Fee		2,310		
Architects	4.00%	32,345		
QS / PM	0.50%	4,043		
Planning Consultants	1.00%	8,086		
Other Professional	2.50%	20,216	67,000	
CONSTRUCTION				
Build Cost - BCIS Based	2,085	690,798		
s106 / CIL / IT		45,297		
Contingency	5.00%	34,540		
Abnormals		37,994	808,629	
FINANCE				
Fees		0		
Interest	6.50%			
Legal and Valuation		0	0	
SALES				
Agents	3.0%	51,776		
Legals	0.5%	8,629		
Misc.		0	60,406	1,391,297
Developers Profit				
Market Housing	15.00%			219,375
Affordable Housing	5.00%			13,169

Planning fee calc			
Planning app fe	dwgs	rate	
No dwgs	5		
No dwgs under	5	462	2,310
No dwgs over 5	0	138	0
Total			2,310

Stamp duty calc - Residual	
Land payment	437,335
Total	11,367

Stamp duty calc - Add Profit		
Land payment		272,727
125,000	0%	1%
250,000	1%	3%
500,000	3%	0%
1,000,000	4%	0%
above	5%	3%
Total		8,182

Pre CIL s106	2,500 £/ Unit (all)	
Total		12,500

Post CIL s106	2,500 £/ Unit (all)	12,500
CIL	135 £/m2	32,797
Total		45,297

Build Cost /m2	
BCIS	1,858
FHS	76
Energy	20
Design	6
Acc & Adpt	20
Water	0
Small Sites	0
Site Costs	105
Total	2,085

LIT	% GDV	0
	0.00%	

RESIDUAL CASH FLOW FOR INTEREST	Year 1				Year 2				Year 3				Year 4				Year 5				Year 6			
	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4
INCOME																								
UNITS Started			1	2	2																			
Market Housing				0	0		292,500	585,000	585,000	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Shared Ownership				0	0		22,050	44,100	44,100	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Affordable Rent				0	0		30,625	61,250	61,250	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Social Rent				0	0		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Grant and Subsidy				0	0		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
INCOME	0	0	0	0	0	0	345,175	690,350	690,350	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
EXPENDITURE																								
Stamp Duty	11,367																							
Easements etc.	0																							
Legals Acquisition	6,560																							
Planning Fee	2,310																							
Architects	16,173		16,173																					
QS	2,022		2,022																					
Planning Consultants	4,043		4,043																					
Other Professional	10,108		10,108																					
Build Cost - BCIS Base		0	46,053	138,160	230,266	184,213	92,106	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
s106/CIL		32,797	833	2,500	4,167	3,333	1,667	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Contingency		0	2,303	6,908	11,513	9,211	4,605	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Abnormals		0	2,533	7,599	12,665	10,132	5,066	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Finance Fees	0																							
Legal and Valuation	0																							
Agents	0	0	0	0	0	0	10,355	20,711	20,711	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Legals	0	0	0	0	0	0	1,726	3,452	3,452	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Misc.				0																				
COSTS BEFORE LAND INT AND PROF	52,582	32,797	84,067	155,166	258,611	206,889	115,525	24,162	24,162	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
For Residual Valuation																								
Land	437,335																							
Interest		7,961	8,623	10,130	12,816	17,226	20,868	17,476	6,934	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Market Housing																								
Affordable Housing																								
Cash Flow	-489,917	-40,758	-92,691	-165,296	-271,426	-224,115	208,781	648,712	659,254	0	0	0	0	0	0	0	0	0	0	0	0	0	0	-232,544
Opening Balance	0																							
Closing Balance	-489,917	-530,675	-623,366	-788,662	-1,060,088	-1,284,203	-1,075,422	-426,710	232,544	232,544	232,544	232,544	232,544	232,544	232,544	232,544	232,544	232,544	232,544	232,544	232,544	232,544	232,544	0

Base - Appendix
Site 18



SITE NAME						
Site 18 Medium Density 3						
INCOME	Av Size m2	%	Number	Price £/m2	GDV £	GIA m2
Market Housing	86.0	65%	2	6,000	1,006,200	168
Shared Ownership	84.0	11%	0	4,200	111,132	26
Affordable Rent	84.0	25%	1	2,500	154,350	62
Social Rent	84.0	0%	0	1,800	0	0
Grant and Subsidy	Shared Ownership			0	0	
	Affordable Rent			0	0	
	Social Rent			0	0	
SITE AREA - Net	0.09 ha		35	/ha	1,271,682	256
SITE AREA - Gross	0.09 ha		35	/ha		

Sales per Quarter	0
Unit Build Time	3 Quarters

	Whole Site	Per ha NET	Per ha GROSS
Residual Land Value	430,540	5,022,969	5,022,969
Alternative Use Value	257,143		3,000,000
Uplift	51,429		600,000
Plus /ha	0	0	0
Viability Threshold	308,571		3,600,000

	£/m2	
Additional Profit	289,937	1,729

RUN Residual MACRO ctrl+r
Closing balance = 0

RUN CIL MACRO ctrl+h
Closing balance = -175,503

Check on phasing dwgs nos
correct

DEVELOPMENT COSTS				
	/unit or m2	Total		
LAND				
Land	143,513	430,540		
Stamp Duty		11,027		
Easements etc.		0		
Legals Acquisition	1.50%	6,458	17,485	
PLANNING				
Planning Fee		1,386		
Architects	4.00%	19,737		
QS / PM	0.50%	2,467		
Planning Consultants	1.00%	4,934		
Other Professional	2.50%	12,335	40,859	
CONSTRUCTION				
Build Cost - BCIS Based	1,639	419,322		
s106 / CIL / IT		30,064		
Contingency	5.00%	20,966		
Abnormals		23,063	493,415	
FINANCE				
Fees		0		
Interest	6.50%			
Legal and Valuation		0	0	
SALES				
Agents	3.0%	38,150		
Legals	0.5%	6,358		
Misc.		0	44,509	1,026,809
Developers Profit				
Market Housing	15.00%		150,930	
Affordable Housing	5.00%		13,274	

Planning fee calc			
Planning app fe	dwgs	rate	
No dwgs	3		
No dwgs under 5	3	462	1,386
No dwgs over 5	0	138	0
Total			1,386

Stamp duty calc - Residual	
Land payment	430,540
Total	11,027

Stamp duty calc - Add Profit		
Land payment		308,571
125,000	0%	1%
250,000	1%	3%
500,000	3%	0%
1,000,000	4%	0%
above	5%	3%
Total		9,257

Pre CIL s106	2,500	£/ Unit (all)	
Total			7,500

Post CIL s106	2,500	£/ Unit (all)	7,500
CIL	135	£/m2	22,564
Total			30,064

Build Cost /m2		
BCIS	1,451	
FHS	59	4.10%
Energy	20	
Design	6	
Acc & Adpt	20	
Water	0	
Small Sites	0	0%
Site Costs	82	6%
Total	1,639	

LIT	% GDV	0
	0.00%	

RESIDUAL CASH FLOW FOR INTEREST	Year 1				Year 2				Year 3				Year 4				Year 5				Year 6			
	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4
INCOME																								
UNITS Started			1	1	1																			
Market Housing							335,400	335,400	335,400															
Shared Ownership							37,044	37,044	37,044															
Affordable Rent							51,450	51,450	51,450															
Social Rent							0	0	0															
Grant and Subsidy							0	0	0															
INCOME	0	0	0	0	0	0	423,894	423,894	423,894	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
EXPENDITURE																								
Stamp Duty	11,027																							
Easements etc.	0																							
Legals Acquisition	6,458																							
Planning Fee	1,386																							
Architects	9,868		9,868																					
QS	1,234		1,234																					
Planning Consultants	2,467		2,467																					
Other Professional	6,168		6,168																					
Build Cost - BCIS Base		0	46,591	93,183	139,774	93,183	46,591	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
s106/CIL		22,564	833	1,667	2,500	1,667	833	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Contingency		0	2,330	4,659	6,989	4,659	2,330	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Abnormals		0	2,563	5,125	7,688	5,125	2,563	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Finance Fees	0																							
Legal and Valuation	0																							
Agents	0	0	0	0	0	0	12,717	12,717	12,717	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Legals	0	0	0	0	0	0	2,119	2,119	2,119	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Misc.																								
COSTS BEFORE LAND INT AND PROF	38,608	22,564	72,053	104,634	156,950	104,634	67,153	14,836	14,836	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
For Residual Valuation																								
Land	430,540																							
Interest		7,624	8,114	9,417	11,270	14,004	15,932	10,394	3,915	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Market Housing																								
Affordable Housing																								
Cash Flow	-469,148	-30,188	-80,168	-114,051	-168,221	-118,637	340,809	398,664	405,142	0	0	0	0	0	0	0	0	0	0	0	0	0	0	-164,204
Opening Balance	0																							
Closing Balance	-469,148	-499,336	-579,503	-693,554	-861,774	-980,412	-639,603	-240,938	164,204	164,204	164,204	164,204	164,204	164,204	164,204	164,204	164,204	164,204	164,204	164,204	164,204	164,204	164,204	0

Base - Appendix
Site 20



SITE NAME Site 20 Low Density 35						
INCOME	Av Size m2	%	Number	Price £/m2	GDV £	GIA m2
Market Housing	92.0	65%	23	5,500	11,511,500	2,093
Shared Ownership	74.5	11%	4	3,850	1,053,538	274
Affordable Rent	74.5	25%	9	2,500	1,596,269	639
Social Rent	74.5	0%	0	1,800	0	0
Grant and Subsidy	Shared Ownership Affordable Rent Social Rent			0 0 0	0 0 0	
SITE AREA - Net	0.88 ha		40	/ha	14,161,307	3,005
SITE AREA - Gross	0.88 ha		40	/ha		

Sales per Quarter	0
Unit Build Time	3 Quarters

	Whole Site	Per ha NET	Per ha GROSS
Residual Land Value	3,617,791	4,134,618	4,134,618
Alternative Use Value	2,625,000		3,000,000
Uplift	20% 525,000		600,000
Plus /ha	0	0	0
Viability Threshold	3,150,000		3,600,000

	£/m2	
Additional Profit	2,264,450	1,082

RUN Residual MACRO ctrl+r
Closing balance = 0

RUN CIL MACRO ctrl+l
Closing balance = -1,932,781

Check on phasing dwgs nos
correct

DEVELOPMENT COSTS				
	/unit or m2	Total		
LAND				
Land	103,365	3,617,791		
Stamp Duty		170,390		
Easements etc.		0		
Legals Acquisition	1.50%	54,267	224,656	
PLANNING				
Planning Fee		16,170		
Architects	4.00%	259,923		
QS / PM	0.50%	32,490		
Planning Consultants	1.00%	64,981		
Other Professional	2.50%	162,452	536,016	
CONSTRUCTION				
Build Cost - BCIS Based	1,819	5,467,387		
s106 / CIL / IT		456,613		
Contingency	5.00%	273,369		
Abnormals		300,706	6,498,076	
FINANCE				
Fees		0		
Interest	6.50%			
Legal and Valuation		0	0	
SALES				
Agents	3.0%	424,839		
Legals	0.5%	70,807		
Misc.		0	495,646	
Developers Profit				
Market Housing	15.00%		1,726,725	
Affordable Housing	5.00%		132,490	

Planning fee calc			
Planning app fe	dwgs	rate	
No dwgs	35		16,170
No dwgs under 5	35	462	16,170
No dwgs over 5	0	138	0
Total			16,170

Stamp duty calc - Residual	
Land payment	3,617,791
Total 170,390	

Stamp duty calc - Add Profit		
Land payment		3,150,000
125,000	0%	1%
250,000	1%	3%
500,000	3%	4%
1,000,000	4%	5%
above	5%	5%
Total 157,500		

Pre CIL s106	5,000 £/ Unit (all)	
Total		175,000

Post CIL s106	5,000 £/ Unit (all)	175,000
CIL	135 £/m2	281,613
Total		456,613

Build Cost /m2		
BCIS	1,542	
FHS	63	4.10%
Energy	20	
Design	10	
Acc & Adpt	20	
Water	0	
Small Sites	0	0%
Site Costs	164	11%
Total		1,819

LIT	% GDV	0
	0.00%	

RESIDUAL CASH FLOW FOR INTEREST	Year 1				Year 2				Year 3				Year 4				Year 5				Year 6			
	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4
INCOME																								
UNITS Started			5	5	5	5	5	5	5															
Market Housing			0	0	0	0	1,644,500	1,644,500	1,644,500	1,644,500	1,644,500	1,644,500	1,644,500	0	0	0	0	0	0	0	0	0	0	0
Shared Ownership			0	0	0	0	150,505	150,505	150,505	150,505	150,505	150,505	150,505	0	0	0	0	0	0	0	0	0	0	0
Affordable Rent			0	0	0	0	228,038	228,038	228,038	228,038	228,038	228,038	228,038	0	0	0	0	0	0	0	0	0	0	0
Social Rent			0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Grant and Subsidy			0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
INCOME	0	0	0	0	0	0	2,023,044	2,023,044	2,023,044	2,023,044	2,023,044	2,023,044	2,023,044	0	0	0	0	0	0	0	0	0	0	0
EXPENDITURE																								
Stamp Duty	170,390																							
Easements etc.	0																							
Legals Acquisition	54,267																							
Planning Fee	16,170																							
Architects	129,962		129,962																					
QS	16,245		16,245																					
Planning Consultants	32,490		32,490																					
Other Professional	81,226		81,226																					
Build Cost - BCIS Base		0	260,352	520,704	781,055	781,055	781,055	781,055	781,055	520,704	260,352	0	0	0	0	0	0	0	0	0	0	0	0	0
s106/CIL		281,613	8,333	16,667	25,000	25,000	25,000	25,000	25,000	16,667	8,333	0	0	0	0	0	0	0	0	0	0	0	0	0
Contingency		0	13,018	26,035	39,053	39,053	39,053	39,053	39,053	26,035	13,018	0	0	0	0	0	0	0	0	0	0	0	0	0
Abnormals		0	14,319	28,639	42,958	42,958	42,958	42,958	42,958	28,639	14,319	0	0	0	0	0	0	0	0	0	0	0	0	0
Finance Fees	0																							
Legal and Valuation	0																							
Agents	0	0	0	0	0	0	60,691	60,691	60,691	60,691	60,691	60,691	60,691	0	0	0	0	0	0	0	0	0	0	0
Legals	0	0	0	0	0	0	10,115	10,115	10,115	10,115	10,115	10,115	10,115	0	0	0	0	0	0	0	0	0	0	0
Misc.			0																					
COSTS BEFORE LAND INT AND PROF	500,749	281,613	555,945	592,044	888,066	888,066	958,873	958,873	958,873	662,851	366,829	70,807	70,807	0	0	0	0	0	0	0	0	0	0	0
For Residual Valuation																								
Land	3,617,791																							
Interest		66,926	72,590	82,804	93,770	109,725	125,939	110,693	95,199	79,453	58,641	32,680	1,487	0	0	0	0	0	0	0	0	0	0	0
Market Housing																								
Affordable Housing																								
Cash Flow	-4,118,540	-348,539	-628,535	-674,848	-981,836	-997,791	938,232	953,479	968,973	1,280,740	1,597,574	1,919,557	1,950,750	0	0	0	0	0	0	0	0	0	0	-1,859,215
Opening Balance	0																							
Closing Balance	-4,118,540	-4,467,080	-5,095,615	-5,770,463	-6,752,299	-7,750,090	-6,811,857	-5,858,379	-4,889,406	-3,608,666	-2,011,092	-91,535	1,859,215	1,859,215	1,859,215	1,859,215	1,859,215	1,859,215	1,859,215	1,859,215	1,859,215	1,859,215	1,859,215	0

Base - Appendix
Site 21



SITE NAME						
Site 21 Low Density 15						
INCOME	Av Size m2	%	Number	Price £/m2	GDV £	GIA m2
Market Housing	86.7	65%	10	5,500	4,649,288	845
Shared Ownership	69.4	11%	2	3,850	420,824	109
Affordable Rent	69.4	25%	4	4,400	1,122,198	255
Social Rent	69.4	0%	0	1,800	0	0
Grant and Subsidy	Shared Ownership			0	0	
	Affordable Rent			0	0	
	Social Rent			0	0	
SITE AREA - Net	0.38 ha		40	/ha	6,192,310	1,210
SITE AREA - Gross	0.38 ha		40	/ha		

Sales per Quarter	0
Unit Build Time	3 Quarters

	Whole Site	Per ha NET	Per ha GROSS
Residual Land Value	1,849,130	4,931,013	4,931,013
Alternative Use Value	1,125,000		3,000,000
Uplift	20%	225,000	600,000
Plus /ha	0	0	0
Viability Threshold	1,350,000	3,600,000	

	£/m2	
Additional Profit	1,333,212	1,577

RUN Residual MACRO ctrl+r
Closing balance = 0

RUN CIL MACRO ctrl+h
Closing balance = -930,519

Check on phasing dwgs nos
correct

DEVELOPMENT COSTS				
	/unit or m2	Total		
LAND				
Land	123,275	81,956	1,849,130	
Stamp Duty		0		
Easements etc.		0		
Legals Acquisition	1.50%	27,737	109,693	
PLANNING				
Planning Fee		6,930		
Architects	4.00%	104,712		
QS / PM	0.50%	13,089		
Planning Consultants	1.00%	26,178		
Other Professional	2.50%	65,445	216,355	
CONSTRUCTION				
Build Cost - BCIS Based	1,817	2,198,252		
s106 / CIL / IT		188,738		
Contingency	5.00%	109,913		
Abnormals		120,904	2,617,807	
FINANCE				
Fees		0		
Interest	6.50%			
Legal and Valuation		0	0	
SALES				
Agents	3.0%	185,769		
Legals	0.5%	30,962		
Misc.		0	216,731	5,009,716
Developers Profit				
Market Housing	15.00%		697,393	
Affordable Housing	5.00%		77,151	

Planning fee calc			
Planning app fe	dwgs	rate	
No dwgs	15		6,930
No dwgs under 5	15	462	6,930
No dwgs over 5	0	138	0
Total			6,930

Stamp duty calc - Residual	
Land payment	1,849,130
Total 81,956	

Stamp duty calc - Add Profit		
Land payment		1,350,000
125,000	0%	1%
250,000	1%	3%
500,000	3%	4%
1,000,000	4%	5%
above	5%	5%
Total 67,500		

Pre CIL s106	5,000	£/ Unit (all)	
Total			75,000

Post CIL s106	5,000	£/ Unit (all)	75,000
CIL	135	£/m2	113,738
Total			188,738

Build Cost		/m2	
BCIS	1,540		
FHS	63		4.10%
Energy	20		
Design	10		
Acc & Adpt	20		
Water	0		
Small Sites	0		0%
Site Costs	164		11%
Total		1,817	

LIT	% GDV	0.00%	0
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RESIDUAL CASH FLOW FOR INTEREST	Year 1				Year 2				Year 3				Year 4				Year 5				Year 6			
	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4
INCOME																								
UNITS Started			3	3	3	3	3																	
Market Housing			0	0	0	0	929,858	929,858	929,858	929,858	929,858	0	0	0	0	0	0	0	0	0	0	0	0	0
Shared Ownership			0	0	0	0	84,165	84,165	84,165	84,165	84,165	0	0	0	0	0	0	0	0	0	0	0	0	0
Affordable Rent			0	0	0	0	224,440	224,440	224,440	224,440	224,440	0	0	0	0	0	0	0	0	0	0	0	0	0
Social Rent			0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Grant and Subsidy			0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
INCOME	0	0	0	0	0	0	1,238,462	1,238,462	1,238,462	1,238,462	1,238,462	0	0	0	0	0	0	0	0	0	0	0	0	0
EXPENDITURE																								
Stamp Duty	81,956																							
Easements etc.	0																							
Legals Acquisition	27,737																							
Planning Fee	6,930																							
Architects	52,356		52,356																					
QS	6,545		6,545																					
Planning Consultants	13,089		13,089																					
Other Professional	32,723		32,723																					
Build Cost - BCIS Base		0	146,550	293,100	439,650	439,650	439,650	293,100	146,550	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
s106/CIL		113,738	5,000	10,000	15,000	15,000	15,000	10,000	5,000	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Contingency		0	7,328	14,655	21,983	21,983	21,983	14,655	7,328	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Abnormals		0	8,060	16,121	24,181	24,181	24,181	16,121	8,060	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Finance Fees	0																							
Legal and Valuation	0																							
Agents	0	0	0	0	0	0	37,154	37,154	37,154	37,154	37,154	0	0	0	0	0	0	0	0	0	0	0	0	0
Legals	0	0	0	0	0	0	6,192	6,192	6,192	6,192	6,192	0	0	0	0	0	0	0	0	0	0	0	0	0
Misc.			0																					
COSTS BEFORE LAND INT AND PROF	221,336	113,738	271,650	333,876	500,814	500,814	544,160	377,222	210,284	43,346	43,346	0	0	0	0	0	0	0	0	0	0	0	0	0
For Residual Valuation																								
Land	1,849,130																							
Interest		33,645	36,040	41,040	47,132	56,037	65,085	54,861	41,757	25,728	6,725	0	0	0	0	0	0	0	0	0	0	0	0	0
Market Housing																								
Affordable Housing																								
Cash Flow	-2,070,466	-147,384	-307,690	-374,916	-547,946	-556,850	629,217	806,379	986,421	1,169,388	1,188,391	0	0	0	0	0	0	0	0	0	0	0	0	-774,544
Opening Balance	0																							
Closing Balance	-2,070,466	-2,217,849	-2,525,539	-2,900,455	-3,448,401	-4,005,252	-3,376,035	-2,569,656	-1,583,235	-413,847	774,544	774,544	774,544	774,544	774,544	774,544	774,544	774,544	774,544	774,544	774,544	774,544	774,544	0

Base - Appendix
Site 23



SITE NAME Site 23 Low Density 6						
INCOME	Av Size m2	%	Number	Price £/m2	GDV £	GIA m2
Market Housing	86.0	65%	4	6,000	2,012,400	335
Shared Ownership	70.0	11%	1	4,200	185,220	44
Affordable Rent	70.0	25%	1	2,500	257,250	103
Social Rent	70.0	0%	0	1,800	0	0
Grant and Subsidy	Shared Ownership			0	0	
	Affordable Rent			0	0	
	Social Rent			0	0	
SITE AREA - Net	0.15 ha		40	/ha	2,454,870	482
SITE AREA - Gross	0.15 ha		40	/ha		

Sales per Quarter	0
Unit Build Time	3 Quarters

	Whole Site	Per ha NET	Per ha GROSS
Residual Land Value	832,010	5,546,736	5,546,736
Alternative Use Value	450,000		3,000,000
Uplift	20%	90,000	600,000
Plus /ha	0	0	0
Viability Threshold	540,000		3,600,000

	£/m2	
Additional Profit	641,874	1,914

RUN Residual MACRO ctrl+r
Closing balance = 0

RUN CIL MACRO ctrl+h
Closing balance = -346,285

Check on phasing dwgs nos
correct

DEVELOPMENT COSTS				
	/unit or m2	Total		
LAND				
Land	138,668	832,010		
Stamp Duty		31,101		
Easements etc.		0		
Legals Acquisition	1.50%	12,480	43,581	
PLANNING				
Planning Fee		2,772		
Architects	4.00%	37,429		
QS / PM	0.50%	4,679		
Planning Consultants	1.00%	9,357		
Other Professional	2.50%	23,393	77,630	
CONSTRUCTION				
Build Cost - BCIS Based	1,643	792,399		
s106 / CIL / IT		60,128		
Contingency	5.00%	39,620		
Abnormals		43,582	935,729	
FINANCE				
Fees		0		
Interest	6.50%			
Legal and Valuation		0	0	
SALES				
Agents	3.0%	73,646		
Legals	0.5%	12,274		
Misc.		0	85,920	1,974,870
Developers Profit				
Market Housing	15.00%			301,860
Affordable Housing	5.00%			22,124

Planning fee calc			
Planning app fe	dwgs	rate	
No dwgs	6		
No dwgs under 5	6	462	2,772
No dwgs over 5	0	138	0
Total			2,772

Stamp duty calc - Residual	
Land payment	832,010
Total	31,101

Stamp duty calc - Add Profit		
Land payment		540,000
125,000	0%	1%
250,000	1%	3%
500,000	3%	4%
1,000,000	4%	0%
above	5%	4%
Total		21,600

Pre CIL s106	2,500	£/ Unit (all)	
Total			15,000

Post CIL s106	2,500	£/ Unit (all)	15,000
CIL	135	£/m2	45,128
Total			60,128

Build Cost /m2		
BCIS	1,451	
FHS	59	4.10%
Energy	20	
Design	10	
Acc & Adpt	20	
Water	0	
Small Sites	0	0%
Site Costs	82	6%
Total	1,643	

LIT	% GDV	0
	0.00%	

RESIDUAL CASH FLOW FOR INTEREST	Year 1				Year 2				Year 3				Year 4				Year 5				Year 6			
	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4
INCOME																								
UNITS Started			2	2	2																			
Market Housing			0	0	0	0	670,800	670,800	670,800	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Shared Ownership			0	0	0	0	61,740	61,740	61,740	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Affordable Rent			0	0	0	0	85,750	85,750	85,750	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Social Rent			0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Grant and Subsidy			0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
INCOME	0	0	0	0	0	0	818,290	818,290	818,290	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
EXPENDITURE																								
Stamp Duty	31,101																							
Easements etc.	0																							
Legals Acquisition	12,480																							
Planning Fee	2,772																							
Architects	18,715		18,715																					
QS	2,339		2,339																					
Planning Consultants	4,679		4,679																					
Other Professional	11,697		11,697																					
Build Cost - BCIS Base		0	88,044	176,089	264,133	176,089	88,044	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
s106/CIL		45,128	1,667	3,333	5,000	3,333	1,667	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Contingency		0	4,402	8,804	13,207	8,804	4,402	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Abnormals		0	4,842	9,685	14,527	9,685	4,842	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Finance Fees	0																							
Legal and Valuation	0																							
Agents	0	0	0	0	0	0	24,549	24,549	24,549	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Legals	0	0	0	0	0	0	4,091	4,091	4,091	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Misc.			0																					
COSTS BEFORE LAND INT AND PROF	83,782	45,128	136,385	197,911	296,867	197,911	127,596	28,640	28,640	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
For Residual Valuation																								
Land	832,010																							
Interest		14,882	15,857	18,331	21,845	27,024	30,679	19,954	7,446	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Market Housing																								
Affordable Housing																								
Cash Flow	-915,792	-60,010	-152,242	-216,242	-318,712	-224,935	660,015	769,696	782,204	0	0	0	0	0	0	0	0	0	0	0	0	0	0	-323,984
Opening Balance	0																							
Closing Balance	-915,792	-975,802	-1,128,043	-1,344,285	-1,662,997	-1,887,932	-1,227,916	-458,220	323,984	323,984	323,984	323,984	323,984	323,984	323,984	323,984	323,984	323,984	323,984	323,984	323,984	323,984	323,984	0

Base - Appendix
Site 24



SITE NAME Site 24 Low Density 3						
INCOME	Av Size m2	%	Number	Price £/m2	GDV £	GIA m2
Market Housing	86.0	65%	2	6,000	1,006,200	168
Shared Ownership	70.0	11%	0	4,200	92,610	22
Affordable Rent	70.0	25%	1	2,500	128,625	51
Social Rent	70.0	0%	0	1,800	0	0
Grant and Subsidy	Shared Ownership			0	0	
	Affordable Rent			0	0	
	Social Rent			0	0	
SITE AREA - Net	0.08 ha		40	/ha	1,227,435	241
SITE AREA - Gross	0.08 ha		40	/ha		

Sales per Quarter	0
Unit Build Time	3 Quarters

	Whole Site	Per ha NET	Per ha GROSS
Residual Land Value	420,935	5,612,463	5,612,463
Alternative Use Value	225,000		3,000,000
Uplift	20%	45,000	600,000
Plus /ha	0	0	0
Viability Threshold	270,000		3,600,000

	£/m2	
Additional Profit	323,715	1,930

RUN Residual MACRO ctrl+r
Closing balance = 0

RUN CIL MACRO ctrl+l
Closing balance = -173,142

Check on phasing dwgs nos
correct

DEVELOPMENT COSTS			
	/unit or m2	Total	
LAND			
Land	140,312	420,935	
Stamp Duty		10,547	
Easements etc.		0	
Legals Acquisition	1.50%	6,314	16,861
PLANNING			
Planning Fee		1,386	
Architects	4.00%	18,715	
QS / PM	0.50%	2,339	
Planning Consultants	1.00%	4,679	
Other Professional	2.50%	11,697	38,815
CONSTRUCTION			
Build Cost - BCIS Based	1,643	396,199	
s106 / CIL / IT		30,064	
Contingency	5.00%	19,810	
Abnormals		21,791	467,864
FINANCE			
Fees		0	
Interest	6.50%		
Legal and Valuation		0	0
SALES			
Agents	3.0%	36,823	
Legals	0.5%	6,137	
Misc.		0	42,960
			987,435
Developers Profit			
Market Housing	15.00%		150,930
Affordable Housing	5.00%		11,062

Planning fee calc			
Planning app fe	dwgs	rate	
No dwgs	3		1,386
No dwgs under 5	3	462	1,386
No dwgs over 5	0	138	0
		Total	1,386

Stamp duty calc - Residual	
Land payment	420,935
Total	10,547

Stamp duty calc - Add Profit		
Land payment		270,000
125,000	0%	1%
250,000	1%	3%
500,000	3%	0%
1,000,000	4%	0%
above	5%	3%
		Total
		8,100

Pre CIL s106	2,500	£/ Unit (all)	
Total			7,500

Post CIL s106	2,500	£/ Unit (all)	7,500
CIL	135	£/m2	22,564
		Total	30,064

Build Cost /m2		
BCIS	1,451	
FHS	59	4.10%
Energy	20	
Design	10	
Acc & Adpt	20	
Water	0	
Small Sites	0	0%
Site Costs	82	6%
	1,643	

LIT	% GDV	
	0.00%	0

RESIDUAL CASH FLOW FOR INTEREST	Year 1				Year 2				Year 3				Year 4				Year 5				Year 6			
	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4
INCOME																								
UNITS Started			1	1	1																			
Market Housing				0	0		335,400	335,400	335,400	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Shared Ownership				0	0		30,870	30,870	30,870	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Affordable Rent				0	0		42,875	42,875	42,875	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Social Rent				0	0		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Grant and Subsidy				0	0		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
INCOME	0	0	0	0	0	0	409,145	409,145	409,145	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
EXPENDITURE																								
Stamp Duty	10,547																							
Easements etc.	0																							
Legals Acquisition	6,314																							
Planning Fee	1,386																							
Architects	9,357		9,357																					
QS	1,170		1,170																					
Planning Consultants	2,339		2,339																					
Other Professional	5,848		5,848																					
Build Cost - BCIS Base		0	44,022	88,044	132,066	88,044	44,022	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
s106/CIL		22,564	833	1,667	2,500	1,667	833	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Contingency		0	2,201	4,402	6,603	4,402	2,201	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Abnormals		0	2,421	4,842	7,264	4,842	2,421	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Finance Fees	0																							
Legal and Valuation	0																							
Agents	0	0	0	0	0	0	12,274	12,274	12,274	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Legals	0	0	0	0	0	0	2,046	2,046	2,046	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Misc.				0																				
COSTS BEFORE LAND INT AND PROF	36,961	22,564	68,192	98,956	148,433	98,956	63,798	14,320	14,320	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
For Residual Valuation																								
Land	420,935																							
Interest		7,441	7,928	9,165	10,922	13,512	15,339	9,977	3,723	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Market Housing																								
Affordable Housing																								
Cash Flow	-457,896	-30,005	-76,121	-108,121	-159,356	-112,467	330,008	384,848	391,102	0	0	0	0	0	0	0	0	0	0	0	0	0	0	-161,992
Opening Balance	0																							
Closing Balance	-457,896	-487,901	-564,022	-672,143	-831,498	-943,966	-613,958	-229,110	161,992	161,992	161,992	161,992	161,992	161,992	161,992	161,992	161,992	161,992	161,992	161,992	161,992	161,992	161,992	0

Base - Appendix
Site 26



SITE NAME Site 26 BTR 140						
INCOME	Av Size m2	%	Number	Price £/m2	GDV £	GIA m2
Market Housing	66.0	65%	91	5,000	30,030,000	6,006
Shared Ownership	61.8	11%	15	3,500	3,179,610	908
Affordable Rent	61.8	25%	34	2,500	5,299,350	2,120
Social Rent	61.8	0%	0	1,800	0	0
Grant and Subsidy	Shared Ownership			0	0	
	Affordable Rent			0	0	
	Social Rent			0	0	
SITE AREA - Net	1.40 ha		100	/ha	38,508,960	9,034
SITE AREA - Gross	1.40 ha		100	/ha		

Sales per Quarter	0
Unit Build Time	3 Quarters

	Whole Site	Per ha NET	Per ha GROSS
Residual Land Value	5,405,063	3,860,759	3,860,759
Alternative Use Value	4,200,000		3,000,000
Uplift	20%	840,000	600,000
Plus /ha	0	0	0
Viability Threshold	5,040,000	3,600,000	

	£/m2
Additional Profit	3,582,275 596

RUN Residual MACRO ctrl+r
Closing balance = 0

RUN CIL MACRO ctrl+l
Closing balance = -3,272,903

Check on phasing dwgs nos
correct

DEVELOPMENT COSTS			
	/unit or m2	Total	
LAND			
Land	38,608	5,405,063	
Stamp Duty		259,753	
Easements etc.		0	
Legals Acquisition	1.50%	81,076	340,829
PLANNING			
Planning Fee		35,520	
Architects	4.00%	944,958	
QS / PM	0.50%	118,120	
Planning Consultants	1.00%	236,239	
Other Professional	2.50%	590,599	1,925,436
CONSTRUCTION			
Build Cost - BCIS Based	2,178	19,679,492	
s106 / CIL / IT		1,858,107	
Contingency	5.00%	983,975	
Abnormals		1,102,372	23,623,946
FINANCE			
Fees		0	
Interest	6.50%		
Legal and Valuation		0	0
SALES			
Agents	3.0%	1,155,269	
Legals	0.5%	192,545	
Misc.		0	1,347,814 32,643,088
Developers Profit			
Market Housing	11.00%		3,303,300
Affordable Housing	5.00%		423,948

Planning fee calc			
Planning app fe	dwgs	rate	
No dwgs	140		
No dwgs under 5	50	462	23,100
No dwgs over 5	90	138	12,420
		Total	35,520

Stamp duty calc - Residual	
Land payment	5,405,063
Total	259,753

Stamp duty calc - Add Profit		
Land payment		5,040,000
125,000	0%	1%
250,000	1%	3%
500,000	3%	4%
1,000,000	4%	5%
above	5%	5%
		Total
		252,000

Pre CIL s106	7,500 £/ Unit (all)	
Total	1,050,000	

Post CIL s106	7,500 £/ Unit (all)	1,050,000
CIL	135 £/m2	808,107
Total	1,858,107	

Build Cost /m2	
BCIS	1,858
FHS	76
Energy	20
Design	6
Acc & Adpt	20
Water	0
Small Sites	0
Site Costs	198
Total	2,178

LIT	% GDV	0
	0.00%	

RESIDUAL CASH FLOW FOR INTEREST	Year 1				Year 2				Year 3				Year 4				Year 5				Year 6			
	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4
INCOME																								
UNITS Started			25	25	25	25	25	15																
Market Housing			0	0	0	0	5,362,500	5,362,500	5,362,500	5,362,500	5,362,500	3,217,500	0	0	0	0	0	0	0	0	0	0	0	0
Shared Ownership			0	0	0	0	567,788	567,788	567,788	567,788	567,788	340,673	0	0	0	0	0	0	0	0	0	0	0	0
Affordable Rent			0	0	0	0	946,313	946,313	946,313	946,313	946,313	567,788	0	0	0	0	0	0	0	0	0	0	0	0
Social Rent			0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Grant and Subsidy			0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
INCOME	0	0	0	0	0	0	6,876,600	6,876,600	6,876,600	6,876,600	6,876,600	4,125,960	0	0	0	0	0	0	0	0	0	0	0	0
EXPENDITURE																								
Stamp Duty	259,753																							
Easements etc.	0																							
Legals Acquisition	81,076																							
Planning Fee	35,520																							
Architects	472,479		472,479																					
QS	59,060		59,060																					
Planning Consultants	118,120		118,120																					
Other Professional	295,299		295,299																					
Build Cost - BCIS Base		0	1,171,398	2,342,797	3,514,195	3,514,195	3,514,195	3,045,636	1,874,237	702,839	0	0	0	0	0	0	0	0	0	0	0	0	0	0
s106/CIL		808,107	62,500	125,000	187,500	187,500	187,500	162,500	100,000	37,500	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Contingency		0	58,570	117,140	175,710	175,710	175,710	152,282	93,712	35,142	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Abnormals		0	65,617	131,235	196,852	196,852	196,852	170,605	104,988	39,370	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Finance Fees	0																							
Legal and Valuation	0																							
Agents	0	0	0	0	0	0	206,298	206,298	206,298	206,298	206,298	123,779	0	0	0	0	0	0	0	0	0	0	0	0
Legals	0	0	0	0	0	0	34,383	34,383	34,383	34,383	34,383	20,630	0	0	0	0	0	0	0	0	0	0	0	0
Misc.			0																					
COSTS BEFORE LAND INT AND PROF	1,321,307	808,107	2,303,044	2,716,171	4,074,257	4,074,257	4,314,938	3,771,704	2,413,618	1,055,532	240,681	144,409	0	0	0	0	0	0	0	0	0	0	0	0
For Residual Valuation																								
Land	5,405,063																							
Interest		109,304	124,211	163,654	210,451	280,078	350,836	314,910	269,573	201,430	110,111	4,066	0	0	0	0	0	0	0	0	0	0	0	0
Market Housing																								
Affordable Housing																								
Cash Flow	-6,726,370	-917,411	-2,427,255	-2,879,826	-4,284,708	-4,354,335	2,210,826	2,789,986	4,193,409	5,619,638	6,525,808	3,977,485	0	0	0	0	0	0	0	0	0	0	0	-3,727,248
Opening Balance	0																							
Closing Balance	-6,726,370	-7,643,780	-10,071,035	-12,950,861	-17,235,570	-21,589,905	-19,379,079	-16,589,092	-12,395,683	-6,776,045	-250,237	3,727,248	3,727,248	3,727,248	3,727,248	3,727,248	3,727,248	3,727,248	3,727,248	3,727,248	3,727,248	3,727,248	3,727,248	0

Base - Appendix Cover



LB Enfield Council (April 2021) - Lower Value Area

29/04/2021
14:34



Number 5 Units Area ha Density erage Units/ha Unit Size m2 Developed m2 Density m2/ha Total Cost £/m2 Rate £/m2

High Density 1,000 1,000 3.85 260.00 65 64,530 16,778 142,523,539 2,208.64

Locality een/Brown Alternative Use

Lower Brown PDL

Area	Gross	3.846
	Net	3.846

	Beds	No	m2	Total	BCIS	COST
Market						0
Flat	1	0	40.00	0.00	10%	1,588
	2	0	65.00	0.00	10%	1,588
Terrace	2	0	73.00	0.00		1,451
	3	0	86.00	0.00		1,451
Semi	2	0	81.00	0.00		1,457
	3	0	98.00	0.00		1,457
	4	0	115.00	0.00		1,645
Det	4	0	120.00	0.00		1,645
	5	0	130.00	0.00		1,645
Flat 1 High*	1	130	40.00	5,200.00	12%	1,972
Flat 2 High*	2	260	65.00	16,900.00	12%	1,972
Flat 3 High*	3	260	80.00	20,800.00	12%	1,972
Affordable						
Flat	1	0	39.00	0.00	10%	1,588
	2	0	61.00	0.00	10%	1,588
Terrace	2	0	70.00	0.00		1,451
	3	0	84.00	0.00		1,451
Semi	2	0	79.00	0.00		1,457
	3	0	93.00	0.00		1,457
	4	0	97.00	0.00		1,645
Det	4	0	106.00	0.00		1,645
	5	0	110.00	0.00		1,645
Flat 1 High*	1	70	39.00	2,730.00	12%	1,972
Flat 2 High*	2	140	61.00	8,540.00	12%	1,972
Flat 3 High*	3	140	74.00	10,360.00	12%	1,972

Number 6 Units Area ha Density erage Units/ha Unit Size m2 Developed m2 Density m2/ha Total Cost £/m2 Rate £/m2

High Density 350 350 1.00 350.00 65 22,586 22,586 49,884,343 2,208.64

Locality een/Brown Alternative Use

Lower Brown PDL

Area	Gross	1.000
	Net	1.000

	Beds	No	m2	Total	BCIS	COST
Market						0
Flat	1	0	40.00	0.00	10%	1,588
	2	0	65.00	0.00	10%	1,588
Terrace	2	0	73.00	0.00		1,451
	3	0	86.00	0.00		1,451
Semi	2	0	81.00	0.00		1,457
	3	0	98.00	0.00		1,457
	4	0	115.00	0.00		1,645
Det	4	0	120.00	0.00		1,645
	5	0	130.00	0.00		1,645
Flat 1 High*	1	46	40.00	1,840.00	12%	1,972
Flat 2 High*	2	91	65.00	5,915.00	12%	1,972
Flat 3 High*	3	91	80.00	7,280.00	12%	1,972
Affordable						
Flat	1	0	39.00	0.00	10%	1,588
	2	0	61.00	0.00	10%	1,588
Terrace	2	0	70.00	0.00		1,451
	3	0	84.00	0.00		1,451
Semi	2	0	79.00	0.00		1,457
	3	0	93.00	0.00		1,457
	4	0	97.00	0.00		1,645
Det	4	0	106.00	0.00		1,645
	5	0	110.00	0.00		1,645
Flat 1 High*	1	24	39.00	936.00	12%	1,972
Flat 2 High*	2	49	61.00	2,989.00	12%	1,972
Flat 3 High*	3	49	74.00	3,626.00	12%	1,972



Number 7 Units Area ha Density erage Units/ha Unit Size m2 Developed m2 Density m2/ha Total Cost £/m2 Rate £/m2

High Density 140

140 0.70 200.00 65 9,030 12,900 19,944,019 2,208.64

Locality een/ Brown Alternative Use

Lower Brown PDL

Area	Gross	0.700
	Net	0.700

	Beds	No	m2	Total	BCIS	COST
Market						0
Flat	1	0	40.00	0.00	1,588	0
	2	0	65.00	0.00	1,588	0
Terrace	2	0	73.00	0.00	1,451	0
	3	0	86.00	0.00	1,451	0
Semi	2	0	81.00	0.00	1,457	0
	3	0	98.00	0.00	1,457	0
	4	0	115.00	0.00	1,645	0
Det	4	0	120.00	0.00	1,645	0
	5	0	130.00	0.00	1,645	0
Flat 1 High*	1	18	40.00	720.00	1,972	1,590,221
Flat 2 High*	2	36	65.00	2,340.00	1,972	5,168,218
Flat 3 High*	3	36	80.00	2,880.00	1,972	6,360,883
Affordable						
Flat	1	0	39.00	0.00	1,588	0
	2	0	61.00	0.00	1,588	0
Terrace	2	0	70.00	0.00	1,451	0
	3	0	84.00	0.00	1,451	0
Semi	2	0	79.00	0.00	1,457	0
	3	0	93.00	0.00	1,457	0
	4	0	97.00	0.00	1,645	0
Det	4	0	106.00	0.00	1,645	0
	5	0	110.00	0.00	1,645	0
Flat 1 High*	1	10	39.00	390.00	1,972	861,370
Flat 2 High*	2	20	61.00	1,220.00	1,972	2,694,541
Flat 3 High*	3	20	74.00	1,480.00	1,972	3,268,787

Number 8 Units Area ha Density erage Units/ha Unit Size m2 Developed m2 Density m2/ha Total Cost £/m2 Rate £/m2

High Density 70

70 0.35 200.00 65 4,515 12,900 9,972,010 2,208.64

Locality een/ Brown Alternative Use

Lower Brown PDL

Area	Gross	0.350
	Net	0.350

	Beds	No	m2	Total	BCIS	COST
Market						0
Flat	1	0	40.00	0.00	1,588	0
	2	0	65.00	0.00	1,588	0
Terrace	2	0	73.00	0.00	1,451	0
	3	0	86.00	0.00	1,451	0
Semi	2	0	81.00	0.00	1,457	0
	3	0	98.00	0.00	1,457	0
	4	0	115.00	0.00	1,645	0
Det	4	0	120.00	0.00	1,645	0
	5	0	130.00	0.00	1,645	0
Flat 1 High*	1	9	40.00	360.00	1,972	795,110
Flat 2 High*	2	18	65.00	1,170.00	1,972	2,584,109
Flat 3 High*	3	18	80.00	1,440.00	1,972	3,180,442
Affordable						
Flat	1	0	39.00	0.00	1,588	0
	2	0	61.00	0.00	1,588	0
Terrace	2	0	70.00	0.00	1,451	0
	3	0	84.00	0.00	1,451	0
Semi	2	0	79.00	0.00	1,457	0
	3	0	93.00	0.00	1,457	0
	4	0	97.00	0.00	1,645	0
Det	4	0	106.00	0.00	1,645	0
	5	0	110.00	0.00	1,645	0
Flat 1 High*	1	5	39.00	195.00	1,972	430,685
Flat 2 High*	2	10	61.00	610.00	1,972	1,347,270
Flat 3 High*	3	10	74.00	740.00	1,972	1,634,394



Number	Units	Area ha	Density erage Units/ha	Unit Size m2	Developed m2	Density m2/ha	Total Cost	Rate £/m2
Medium Density	1,000	1,000	7.14	140.00	65	64,530	119,901,902	1,858.08

Locality 'een/Brown Alternative Use		
Lower	Brown	PDL
Area	Gross	7.143
	Net	7.143

	Beds	No	m2	Total	BCIS	COST
Market						0
Flat	1	0	40.00	0.00	1,588	0
	2	0	65.00	0.00	1,588	0
Terrace	2	0	73.00	0.00	1,451	0
	3	0	86.00	0.00	1,451	0
Semi	2	0	81.00	0.00	1,457	0
	3	0	98.00	0.00	1,457	0
	4	0	115.00	0.00	1,645	0
Det	4	0	120.00	0.00	1,645	0
	5	0	130.00	0.00	1,645	0
Flat 1 3to5	1	130	40.00	5,200.00	1,659	9,662,016
Flat 2 3to5	2	260	65.00	16,900.00	1,659	31,401,552
Flat 3 3to5	3	260	80.00	20,800.00	1,659	38,648,064
Affordable						
Flat	1	0	39.00	0.00	1,588	0
	2	0	61.00	0.00	1,588	0
Terrace	2	0	70.00	0.00	1,451	0
	3	0	84.00	0.00	1,451	0
Semi	2	0	79.00	0.00	1,457	0
	3	0	93.00	0.00	1,457	0
	4	0	97.00	0.00	1,645	0
Det	4	0	106.00	0.00	1,645	0
	5	0	110.00	0.00	1,645	0
Flat 1 3to5	1	70	39.00	2,730.00	1,659	5,072,558
Flat 2 3to5	2	140	61.00	8,540.00	1,659	15,868,003
Flat 3 3to5	3	140	74.00	10,360.00	1,659	19,249,709

Number	Units	Area ha	Density erage Units/ha	Unit Size m2	Developed m2	Density m2/ha	Total Cost	Rate £/m2
Medium Density	350	350	2.69	130.00	65	22,586	41,966,595	1,858.08

Locality 'een/Brown Alternative Use		
Lower	Brown	PDL
Area	Gross	2.692
	Net	2.692

	Beds	No	m2	Total	BCIS	COST
Market						0
Flat	1	0	40.00	0.00	1,588	0
	2	0	65.00	0.00	1,588	0
Terrace	2	0	73.00	0.00	1,451	0
	3	0	86.00	0.00	1,451	0
Semi	2	0	81.00	0.00	1,457	0
	3	0	98.00	0.00	1,457	0
	4	0	115.00	0.00	1,645	0
Det	4	0	120.00	0.00	1,645	0
	5	0	130.00	0.00	1,645	0
Flat 1 3to5	1	46	40.00	1,840.00	1,659	3,418,867
Flat 2 3to5	2	91	65.00	5,915.00	1,659	10,990,543
Flat 3 3to5	3	91	80.00	7,280.00	1,659	13,526,822
Affordable						
Flat	1	0	39.00	0.00	1,588	0
	2	0	61.00	0.00	1,588	0
Terrace	2	0	70.00	0.00	1,451	0
	3	0	84.00	0.00	1,451	0
Semi	2	0	79.00	0.00	1,457	0
	3	0	93.00	0.00	1,457	0
	4	0	97.00	0.00	1,645	0
Det	4	0	106.00	0.00	1,645	0
	5	0	110.00	0.00	1,645	0
Flat 1 3to5	1	24	39.00	936.00	1,659	1,739,163
Flat 2 3to5	2	49	61.00	2,989.00	1,659	5,553,801
Flat 3 3to5	3	49	74.00	3,626.00	1,659	6,737,398



Number 11 Units Area ha Density erage Units/ha Unit Size m2 Developed m2 Density m2/ha Total Cost £/m2 Rate £/m2

Medium Density 140 140 1.40 100.00 65 9,030 6,450 16,778,462 1,858.08

Locality een/Brown Alternative Use

Lower Brown PDL

Area	Gross	1.400
	Net	1.400

	Beds	No	m2	Total	BCIS	COST
Market						0
Flat	1	0	40.00	0.00	10%	1,588
	2	0	65.00	0.00	10%	1,588
Terrace	2	0	73.00	0.00		1,451
	3	0	86.00	0.00		1,451
Semi	2	0	81.00	0.00		1,457
	3	0	98.00	0.00		1,457
	4	0	115.00	0.00		1,645
Det	4	0	120.00	0.00		1,645
	5	0	130.00	0.00		1,645
Flat 1 3to5	1	18	40.00	720.00	12%	1,659
Flat 2 3to5	2	36	65.00	2,340.00	12%	1,659
Flat 3 3to5	3	36	80.00	2,880.00	12%	1,659
Affordable						
Flat	1	0	39.00	0.00	10%	1,588
	2	0	61.00	0.00	10%	1,588
Terrace	2	0	70.00	0.00		1,451
	3	0	84.00	0.00		1,451
Semi	2	0	79.00	0.00		1,457
	3	0	93.00	0.00		1,457
	4	0	97.00	0.00		1,645
Det	4	0	106.00	0.00		1,645
	5	0	110.00	0.00		1,645
Flat 1 3to5	1	10	39.00	390.00	12%	1,659
Flat 2 3to5	2	20	61.00	1,220.00	12%	1,659
Flat 3 3to5	3	20	74.00	1,480.00	12%	1,659

Number 12 Units Area ha Density erage Units/ha Unit Size m2 Developed m2 Density m2/ha Total Cost £/m2 Rate £/m2

Medium Density 70a 70 0.93 75.00 68 4,767 5,108 7,692,404 1,613.68

Locality een/Brown Alternative Use

Lower Brown PDL

Area	Gross	0.933
	Net	0.933

	Beds	No	m2	Total	BCIS	COST
Market						0
Flat	1	0	40.00	0.00	10%	1,588
	2	0	65.00	0.00	10%	1,588
Terrace	2	18	73.00	1,314.00		1,451
	3	18	86.00	1,548.00		1,451
Semi	2	0	81.00	0.00		1,457
	3	0	98.00	0.00		1,457
	4	0	115.00	0.00		1,645
Det	4	0	120.00	0.00		1,645
	5	0	130.00	0.00		1,645
Flat 1 3to5	1	9	40.00	360.00	12%	1,659
Flat 2 3to5	2	0	65.00	0.00	12%	1,659
Flat 3 3to5	3	0	80.00	0.00	12%	1,659
Affordable						
Flat	1	0	39.00	0.00	10%	1,588
	2	0	61.00	0.00	10%	1,588
Terrace	2	0	70.00	0.00		1,451
	3	0	84.00	0.00		1,451
Semi	2	0	79.00	0.00		1,457
	3	0	93.00	0.00		1,457
	4	0	97.00	0.00		1,645
Det	4	0	106.00	0.00		1,645
	5	0	110.00	0.00		1,645
Flat 1 3to5	1	5	39.00	195.00	12%	1,659
Flat 2 3to5	2	10	61.00	610.00	12%	1,659
Flat 3 3to5	3	10	74.00	740.00	12%	1,659



Number	13	Units	Area ha	Density erage Units/ha	Unit Size m2	Developed m2	Density m2/ha	Total Cost	Rate £/m2
Medium Density	70	70	0.70	100.00	65	4,515	6,450	8,389,231	1,858.08

Locality een/ Brown Alternative Use		
Lower	Brown	PDL
Area	Gross	0.700
	Net	0.700

	Beds	No	m2	Total	BCIS	COST
Market						0
Flat	1	0	40.00	0.00	10%	1,588
	2	0	65.00	0.00	10%	1,588
Terrace	2	0	73.00	0.00		1,451
	3	0.0	86.00	0.00		1,451
Semi	2	0	81.00	0.00		1,457
	3	0	98.00	0.00		1,457
	4	0	115.00	0.00		1,645
Det	4	0	120.00	0.00		1,645
	5	0	130.00	0.00		1,645
Flat 1 3to5	1	9	40.00	360.00	12%	1,659
Flat 2 3to5	2	18	65.00	1,170.00	12%	1,659
Flat 3 3to5	3	18	80.00	1,440.00	12%	1,659
Affordable						0
Flat	1	0	39.00	0.00	10%	1,588
	2	0	61.00	0.00	10%	1,588
Terrace	2	0.0	70.00	0.00		1,451
	3	0	84.00	0.00		1,451
Semi	2	0	79.00	0.00		1,457
	3	0	93.00	0.00		1,457
	4	0	97.00	0.00		1,645
Det	4	0	106.00	0.00		1,645
	5	0	110.00	0.00		1,645
Flat 1 3to5	1	5	39.00	195.00	12%	1,659
Flat 2 3to5	2	10	61.00	610.00	12%	1,659
Flat 3 3to5	3	10	74.00	740.00	12%	1,659

Locality een/ Brown Alternative Use		
Lower	Brown	PDL
Area	Gross	0.700
	Net	0.700

Number	14	Units	Area ha	Density erage Units/ha	Unit Size m2	Developed m2	Density m2/ha	Total Cost	Rate £/m2
Medium Density	35	35	0.58	60.00	68	2,384	4,087	3,847,131	1,613.73

Locality een/ Brown Alternative Use		
Lower	Brown	PDL
Area	Gross	0.583
	Net	0.583

	Beds	No	m2	Total	BCIS	COST
Market						0
Flat	1	0	40.00	0.00	10%	1,588
	2	0	65.00	0.00	10%	1,588
Terrace	2	9	73.00	657.00		1,451
	3	9	86.00	774.00		1,451
Semi	2	0.0	81.00	0.00		1,457
	3	0.0	98.00	0.00		1,457
	4	0	115.00	0.00		1,645
Det	4	0	120.00	0.00		1,645
	5	0	130.00	0.00		1,645
Flat 1 3to5	1	5	40.00	200.00	12%	1,659
Flat 2 3to5	2	0	65.00	0.00	12%	1,659
Flat 3 3to5	3	0	80.00	0.00	12%	1,659
Affordable						0
Flat	1	0	39.00	0.00	10%	1,588
	2	0	61.00	0.00	10%	1,588
Terrace	2	0	70.00	0.00		1,451
	3	0	84.00	0.00		1,451
Semi	2	0.0	79.00	0.00		1,457
	3	0	93.00	0.00		1,457
	4	0	97.00	0.00		1,645
Det	4	0	106.00	0.00		1,645
	5	0	110.00	0.00		1,645
Flat 1 3to5	1	2	39.00	78.00	12%	1,659
Flat 2 3to5	2	5	61.00	305.00	12%	1,659
Flat 3 3to5	3	5	74.00	370.00	12%	1,659

Locality een/ Brown Alternative Use		
Lower	Brown	PDL
Area	Gross	0.583
	Net	0.583



Number 15 Units Area ha Density erage Units/ha Unit Size m2 Developed m2 Density m2/ha Total Cost £/m2 Rate £/m2
Medium Density 15 15 0.20 75.00 68 1,025 5,125 1,645,629 1,605,49

Locality een/Brown Alternative Use

Lower Brown PDL

Area	Gross	0.200
	Net	0.200

	Beds	No	m2	Total	BCIS	COST
Market						0
Flat	1	0	40.00	0.00	10%	1,588
	2	0	65.00	0.00	10%	1,588
Terrace	2	4	73.00	292.00		1,451
	3	4	86.00	344.00		1,451
Semi	2	0	81.00	0.00		1,457
	3	0	98.00	0.00		1,457
	4	0	115.00	0.00		1,645
Det	4	0	120.00	0.00		1,645
	5	0	130.00	0.00		1,645
Flat 1 3to5	1	2	40.00	80.00	12%	1,659
Flat 2 3to5	2	0	65.00	0.00	12%	1,659
Flat 3 3to5	3	0	80.00	0.00	12%	1,659
Affordable						0
Flat	1	0	39.00	0.00	10%	1,588
	2	0	61.00	0.00	10%	1,588
Terrace	2	0	70.00	0.00		1,451
	3	0	84.00	0.00		1,451
Semi	2	0	79.00	0.00		1,457
	3	0	93.00	0.00		1,457
	4	0	97.00	0.00		1,645
Det	4	0	106.00	0.00		1,645
	5	0	110.00	0.00		1,645
Flat 1 3to5	1	1	39.00	39.00	12%	1,659
Flat 2 3to5	2	2	61.00	122.00	12%	1,659
Flat 3 3to5	3	2	74.00	148.00	12%	1,659

Number 16 Units Area ha Density erage Units/ha Unit Size m2 Developed m2 Density m2/ha Total Cost £/m2 Rate £/m2
Medium Density 9 9 0.15 60.00 69 618 4,120 983,833 1,591,96

Locality een/Brown Alternative Use

Lower Brown PDL

Area	Gross	0.150
	Net	0.150

	Beds	No	m2	Total	BCIS	COST
Market						0
Flat	1	0	40.00	0.00	10%	1,588
	2	0	65.00	0.00	10%	1,588
Terrace	2	2	73.00	146.00		1,451
	3	3	86.00	258.00		1,451
Semi	2	0	81.00	0.00		1,457
	3	0	98.00	0.00		1,457
	4	0	115.00	0.00		1,645
Det	4	0	120.00	0.00		1,645
	5	0	130.00	0.00		1,645
Flat 1 3to5	1	1	40.00	40.00	12%	1,659
Flat 2 3to5	2	0	65.00	0.00	12%	1,659
Flat 3 3to5	3	0	80.00	0.00	12%	1,659
Affordable						0
Flat	1	0	39.00	0.00	10%	1,588
	2	0	61.00	0.00	10%	1,588
Terrace	2	0	70.00	0.00		1,451
	3	0	84.00	0.00		1,451
Semi	2	0	79.00	0.00		1,457
	3	0	93.00	0.00		1,457
	4	0	97.00	0.00		1,645
Det	4	0	106.00	0.00		1,645
	5	0	110.00	0.00		1,645
Flat 1 3to5	1	1	39.00	39.00	12%	1,659
Flat 2 3to5	2	1	61.00	61.00	12%	1,659
Flat 3 3to5	3	1	74.00	74.00	12%	1,659



Number 17 Units NET Area Density erage Unit Size Developed Density Total Cost Rate
Medium Density 5 5 0.08 66.00 65 325 4,290 603,876 1,858.08

Locality een/Brown Alternative Use

Lower Brown PDL

Area	Gross	0.076
	Net	0.076

	Beds	No	m2	Total	BCIS	COST
Market						0
Flat	1	0	40.00	0.00	10%	1,588
	2	0	65.00	0.00	10%	1,588
Terrace	2	0	73.00	0.00		1,451
	3	0	86.00	0.00		1,451
Semi	2	0	81.00	0.00		1,457
	3	0	98.00	0.00		1,457
	4	0	115.00	0.00		1,645
Det	4	0	120.00	0.00		1,645
	5	0	130.00	0.00		1,645
Flat 1 3to5	1	0	40.00	0.00	12%	1,659
Flat 2 3to5	2	1	65.00	65.00	12%	1,659
Flat 3 3to5	3	2	80.00	160.00	12%	1,659
Affordable						0
Flat	1	0	39.00	0.00	10%	1,588
	2	0	61.00	0.00	10%	1,588
Terrace	2	0	70.00	0.00		1,451
	3	0	84.00	0.00		1,451
Semi	2	0	79.00	0.00		1,457
	3	0	93.00	0.00		1,457
	4	0	97.00	0.00		1,645
Det	4	0	106.00	0.00		1,645
	5	0	110.00	0.00		1,645
Flat 1 3to5	1	1	39.00	39.00	12%	1,659
Flat 2 3to5	2	1	61.00	61.00	12%	1,659
Flat 3 3to5	3	0	74.00	0.00	12%	1,659

Number 18 Units Area Density erage Unit Size Developed Density Total Cost Rate
Medium Density 3 3 0.09 35.00 85 256 2,987 371,456 1,451.00

Locality een/Brown Alternative Use

Lower Brown PDL

Area	Gross	0.086
	Net	0.086

	Beds	No	m2	Total	BCIS	COST
Market						0
Flat	1	0	40.00	0.00	10%	1,588
	2	0	65.00	0.00	10%	1,588
Terrace	2	0	73.00	0.00		1,451
	3	2	86.00	172.00		1,451
Semi	2	0	81.00	0.00		1,457
	3	0	98.00	0.00		1,457
	4	0	115.00	0.00		1,645
Det	4	0	120.00	0.00		1,645
	5	0	130.00	0.00		1,645
Flat 1 3to5	1	0	40.00	0.00	12%	1,659
Flat 2 3to5	2	0	65.00	0.00	12%	1,659
Flat 3 3to5	3	0	80.00	0.00	12%	1,659
Affordable						0
Flat	1	0	39.00	0.00	10%	1,588
	2	0	61.00	0.00	10%	1,588
Terrace	2	0	70.00	0.00		1,451
	3	1	84.00	84.00		1,451
Semi	2	0	79.00	0.00		1,457
	3	0	93.00	0.00		1,457
	4	0	97.00	0.00		1,645
Det	4	0	106.00	0.00		1,645
	5	0	110.00	0.00		1,645
Flat 1 3to5	1	0	39.00	0.00	12%	1,659
Flat 2 3to5	2	0	61.00	0.00	12%	1,659
Flat 3 3to5	3	0	74.00	0.00	12%	1,659



Number 19 Units Area ha Density erage Units/ha Unit Size m2 Developed m2 Density m2/ha Total Cost Rate £/m2

Low Density 70

70 1.75 40.00 86 6,018 3,439 9,339,553 1,551.94

Locality een/Brown Alternative Use

Lower Brown PDL

Area	Gross	1.750
	Net	1.750

	Beds	No	m2	Total	BCIS	COST
Market						0
Flat	1	2	40.00	80.00	10%	1,588
	2	5	65.00	325.00	10%	1,588
Terrace	2	5	73.00	365.00		1,451
	3	9	86.00	774.00		1,451
Semi	2	0	81.00	0.00		1,457
	3	10	98.00	980.00		1,457
	4	7	115.00	805.00		1,645
Det	4	5	120.00	600.00		1,645
	5	2	130.00	260.00		1,645
Flat 1 3to5	1	0	40.00	0.00	12%	1,659
Flat 2 3to5	2	0	65.00	0.00	12%	1,659
Flat 3 3to5	3	0	80.00	0.00	12%	1,659
Affordable						
Flat	1	4	39.00	156.00	10%	1,588
	2	4	61.00	244.00	10%	1,588
Terrace	2	5	70.00	350.00		1,451
	3	5	84.00	420.00		1,451
Semi	2	0	79.00	0.00		1,457
	3	5	93.00	465.00		1,457
	4	2	97.00	194.00		1,645
Det	4	0	106.00	0.00		1,645
	5	0	110.00	0.00		1,645
Flat 1 3to5	1	0	39.00	0.00	12%	1,659
Flat 2 3to5	2	0	61.00	0.00	12%	1,659
Flat 3 3to5	3	0	74.00	0.00	12%	1,659

Number 20 Units Area ha Density erage Units/ha Unit Size m2 Developed m2 Density m2/ha Total Cost Rate £/m2

Low Density 35

35 0.88 40.00 85 2,992 3,419 4,612,980 1,541.77

Locality een/Brown Alternative Use

Lower Brown PDL

Area	Gross	0.875
	Net	0.875

	Beds	No	m2	Total	BCIS	COST
Market						0
Flat	1	1	40.00	40.00	10%	1,588
	2	2	65.00	130.00	10%	1,588
Terrace	2	3	73.00	219.00		1,451
	3	5	86.00	430.00		1,451
Semi	2	0	81.00	0.00		1,457
	3	5	98.00	490.00		1,457
	4	3	115.00	345.00		1,645
Det	4	2	120.00	240.00		1,645
	5	1	130.00	130.00		1,645
Flat 1 3to5	1	0	40.00	0.00	12%	1,659
Flat 2 3to5	2	0	65.00	0.00	12%	1,659
Flat 3 3to5	3	0	80.00	0.00	12%	1,659
Affordable						
Flat	1	2	39.00	78.00	10%	1,588
	2	2	61.00	122.00	10%	1,588
Terrace	2	2	70.00	140.00		1,451
	3	3	84.00	252.00		1,451
Semi	2	0	79.00	0.00		1,457
	3	3	93.00	279.00		1,457
	4	1	97.00	97.00		1,645
Det	4	0	106.00	0.00		1,645
	5	0	110.00	0.00		1,645
Flat 1 3to5	1	0	39.00	0.00	12%	1,659
Flat 2 3to5	2	0	61.00	0.00	12%	1,659
Flat 3 3to5	3	0	74.00	0.00	12%	1,659



Number 21 Units Area ha Density erage Units/ha Unit Size m2 Developed m2 Density m2/ha Total Cost Rate £/m2

Low Density 15

15 0.38 40.00 81 1,214 3,237

1,869,477 1,539.93

Locality een/ Brown Alternative Use

Lower Brown PDL

Area	Gross	0.375
	Net	0.375

	Beds	No	m2	Total	BCIS	COST
Market						0
Flat	1	1	40.00	40.00	10%	69,872
	2	1	65.00	65.00	10%	113,542
Terrace	2	1	73.00	73.00		105,923
	3	3	86.00	258.00		374,358
Semi	2	0	81.00	0.00		0
	3	2	98.00	196.00		285,572
	4	1	115.00	115.00		189,175
Det	4	1	120.00	120.00		197,400
	5	0	130.00	0.00		0
Flat 1 3to5	1	0	40.00	0.00	12%	0
Flat 2 3to5	2	0	65.00	0.00	12%	0
Flat 3 3to5	3	0	80.00	0.00	12%	0
Affordable						
Flat	1	1	39.00	39.00	10%	68,125
	2	1	61.00	61.00	10%	106,555
Terrace	2	1	70.00	70.00		101,570
	3	1	84.00	84.00		121,884
Semi	2	0	79.00	0.00		0
	3	1	93.00	93.00		135,501
	4	0	97.00	0.00		0
Det	4	0	106.00	0.00		0
	5	0	110.00	0.00		0
Flat 1 3to5	1	0	39.00	0.00	12%	0
Flat 2 3to5	2	0	61.00	0.00	12%	0
Flat 3 3to5	3	0	74.00	0.00	12%	0

Number 22 Units Area ha Density erage Units/ha Unit Size m2 Developed m2 Density m2/ha Total Cost Rate £/m2

Low Density 10

10 0.25 40.00 97 968 3,872

1,493,808 1,543.19

Locality een/ Brown Alternative Use

Lower Brown PDL

Area	Gross	0.250
	Net	0.250

	Beds	No	m2	Total	BCIS	COST
Market						0
Flat	1	0	40.00	0.00	10%	0
	2	0	65.00	0.00	10%	0
Terrace	2	0	73.00	0.00		0
	3	2	86.00	172.00		249,572
Semi	2	0	81.00	0.00		0
	3	0	98.00	0.00		0
	4	4	115.00	460.00		756,700
Det	4	0	120.00	0.00		0
	5	0	130.00	0.00		0
Flat 1 3to5	1	0	40.00	0.00	12%	0
Flat 2 3to5	2	0	65.00	0.00	12%	0
Flat 3 3to5	3	0	80.00	0.00	12%	0
Affordable						
Flat	1	0	39.00	0.00	10%	0
	2	0	61.00	0.00	10%	0
Terrace	2	0	70.00	0.00		0
	3	4	84.00	336.00		487,536
Semi	2	0	79.00	0.00		0
	3	0	93.00	0.00		0
	4	0	97.00	0.00		0
Det	4	0	106.00	0.00		0
	5	0	110.00	0.00		0
Flat 1 3to5	1	0	39.00	0.00	12%	0
Flat 2 3to5	2	0	61.00	0.00	12%	0
Flat 3 3to5	3	0	74.00	0.00	12%	0



Number 23 Units Area ha Density erage Units/ha Unit Size m2 Developed m2 Density m2/ha Total Cost Rate £/m2
Low Density 6 6 0.15 40.00 81 484 3,227 702,284 1,451.00

Locality een/Brown Alternative Use
 Lower Brown PDL

Area	Gross	0.150
	Net	0.150

	Beds	No	m2	Total	BCIS	COST
Market						0
Flat	1	0	40.00	0.00	10%	1,588
	2	0	65.00	0.00	10%	1,588
Terrace	2	0	73.00	0.00		1,451
	3	4	86.00	344.00		1,451
Semi	2	0	81.00	0.00		1,457
	3	0	98.00	0.00		1,457
	4	0	115.00	0.00		1,645
Det	4	0	120.00	0.00		1,645
	5	0	130.00	0.00		1,645
Flat 1 3to5	1	0	40.00	0.00	12%	1,659
Flat 2 3to5	2	0	65.00	0.00	12%	1,659
Flat 3 3to5	3	0	80.00	0.00	12%	1,659
Affordable						
Flat	1	0	39.00	0.00	10%	1,588
	2	0	61.00	0.00	10%	1,588
Terrace	2	2	70.00	140.00		1,451
	3	0	84.00	0.00		1,451
Semi	2	0	79.00	0.00		1,457
	3	0	93.00	0.00		1,457
	4	0	97.00	0.00		1,645
Det	4	0	106.00	0.00		1,645
	5	0	110.00	0.00		1,645
Flat 1 3to5	1	0	39.00	0.00	12%	1,659
Flat 2 3to5	2	0	61.00	0.00	12%	1,659
Flat 3 3to5	3	0	74.00	0.00	12%	1,659

Number 24 Units Area ha Density erage Units/ha Unit Size m2 Developed m2 Density m2/ha Total Cost Rate £/m2
Low Density 3 3 0.08 40.00 81 242 3,227 351,142 1,451.00

Locality een/Brown Alternative Use
 Lower Brown PDL

Area	Gross	0.075
	Net	0.075

	Beds	No	m2	Total	BCIS	COST
Market						0
Flat	1	0	40.00	0.00	10%	1,588
	2	0	65.00	0.00	10%	1,588
Terrace	2	0	73.00	0.00		1,451
	3	2	86.00	172.00		1,451
Semi	2	0	81.00	0.00		1,457
	3	0	98.00	0.00		1,457
	4	0	115.00	0.00		1,645
Det	4	0	120.00	0.00		1,645
	5	0	130.00	0.00		1,645
Flat 1 3to5	1	0	40.00	0.00	12%	1,659
Flat 2 3to5	2	0	65.00	0.00	12%	1,659
Flat 3 3to5	3	0	80.00	0.00	12%	1,659
Affordable						
Flat	1	0	39.00	0.00	10%	1,588
	2	0	61.00	0.00	10%	1,588
Terrace	2	1	70.00	70.00		1,451
	3	0	84.00	0.00		1,451
Semi	2	0	79.00	0.00		1,457
	3	0	93.00	0.00		1,457
	4	0	97.00	0.00		1,645
Det	4	0	106.00	0.00		1,645
	5	0	110.00	0.00		1,645
Flat 1 3to5	1	0	39.00	0.00	12%	1,659
Flat 2 3to5	2	0	61.00	0.00	12%	1,659
Flat 3 3to5	3	0	74.00	0.00	12%	1,659



Number 25 Units Area ha Density erage Units/ha Unit Size m2 Developed m2 Density m2/ha Total Cost £/m2
BTR HD 140 140 0.70 200.00 65 9,030 12,900 19,944,019 2,208.64

Locality een/Brown Alternative Use
 Lower Brown PDL

Area	Gross	0.700
	Net	0.700

	Beds	No	m2	Total	BCIS	COST
Market						0
Flat	1	0	40.00	0.00	1,588	0
	2	0	65.00	0.00	1,588	0
Terrace	2	0	73.00	0.00	1,451	0
	3	0	86.00	0.00	1,451	0
Semi	2	0	81.00	0.00	1,457	0
	3	0	98.00	0.00	1,457	0
	4	0	115.00	0.00	1,645	0
Det	4	0	120.00	0.00	1,645	0
	5	0	130.00	0.00	1,645	0
Flat 1 3to5	1	18	40.00	720.00	1,972	1,590,221
Flat 2 3to5	2	36	65.00	2,340.00	1,972	5,168,218
Flat 3 3to5	3	36	80.00	2,880.00	1,972	6,360,883
Affordable						
Flat	1	0	39.00	0.00	1,588	0
	2	0	61.00	0.00	1,588	0
Terrace	2	0	70.00	0.00	1,451	0
	3	0	84.00	0.00	1,451	0
Semi	2	0	79.00	0.00	1,457	0
	3	0	93.00	0.00	1,457	0
	4	0	97.00	0.00	1,645	0
Det	4	0	106.00	0.00	1,645	0
	5	0	110.00	0.00	1,645	0
Flat 1 3to5	1	10	39.00	390.00	1,972	861,370
Flat 2 3to5	2	20	61.00	1,220.00	1,972	2,694,541
Flat 3 3to5	3	20	74.00	1,480.00	1,972	3,268,787

Number 26 Units Area ha Density erage Units/ha Unit Size m2 Developed m2 Density m2/ha Total Cost £/m2
BTR 140 140 1.40 100.00 65 9,030 6,450 16,778,462 1,858.08

Locality een/Brown Alternative Use
 Lower Brown PDL

Area	Gross	1.400
	Net	1.400

	Beds	No	m2	Total	BCIS	COST
Market						0
Flat	1	0	40.00	0.00	1,588	0
	2	0	65.00	0.00	1,588	0
Terrace	2	0	73.00	0.00	1,451	0
	3	0	86.00	0.00	1,451	0
Semi	2	0	81.00	0.00	1,457	0
	3	0	98.00	0.00	1,457	0
	4	0	115.00	0.00	1,645	0
Det	4	0	120.00	0.00	1,645	0
	5	0	130.00	0.00	1,645	0
Flat 1 3to5	1	18	40.00	720.00	1,659	1,337,818
Flat 2 3to5	2	36	65.00	2,340.00	1,659	4,347,907
Flat 3 3to5	3	36	80.00	2,880.00	1,659	5,351,270
Affordable						
Flat	1	0	39.00	0.00	1,588	0
	2	0	61.00	0.00	1,588	0
Terrace	2	0	70.00	0.00	1,451	0
	3	0	84.00	0.00	1,451	0
Semi	2	0	79.00	0.00	1,457	0
	3	0	93.00	0.00	1,457	0
	4	0	97.00	0.00	1,645	0
Det	4	0	106.00	0.00	1,645	0
	5	0	110.00	0.00	1,645	0
Flat 1 3to5	1	10	39.00	390.00	1,659	724,651
Flat 2 3to5	2	20	61.00	1,220.00	1,659	2,266,858
Flat 3 3to5	3	20	74.00	1,480.00	1,659	2,749,958

Base - Appendix
For Apps



			Site 5	Site 6	Site 7	Site 8	Site 9	Site 10	Site 11	Site 12	Site 13	Site 14	Site 15	Site 16	Site 17	Site 18	Site 19	Site 20	Site 21	Site 22	Site 23	Site 24	Site 25	Site 26	
			High Density 1,000	High Density 350	High Density 140	High Density 70	Medium Density 1,000	Medium Density 350	Medium Density 140	Medium Density 70a	Medium Density 70	Medium Density 35	Medium Density 15	Medium Density 9	Medium Density 5	Medium Density 3	Low Density 70	Low Density 35	Low Density 15	Low Density 10	Low Density 6	Low Density 3	BTR HD 140	BTR 140	
Green/brown field Use Locality			Brown PDL Lower	Brown PDL Lower	Brown PDL Lower	Brown PDL Lower	Brown PDL Lower	Brown PDL Lower	Brown PDL Lower	Brown PDL Lower	Brown PDL Lower	Brown PDL Lower	Brown PDL Lower	Brown PDL Lower	Brown PDL Lower	Brown PDL Lower	Brown PDL Lower	Brown PDL Lower	Brown PDL Lower	Brown PDL Lower	Brown PDL Lower	Brown PDL Lower	Brown PDL Lower	Brown PDL Lower	
Site Area	Gross	ha	3.85	1.00	0.70	0.35	7.14	2.69	1.40	0.93	0.70	0.58	0.20	0.15	0.08	0.09	1.75	0.88	0.38	0.25	0.15	0.08	0.70	1.40	
	Net	ha	3.85	1.00	0.70	0.35	7.14	2.69	1.40	0.93	0.70	0.58	0.20	0.15	0.08	0.09	1.75	0.88	0.38	0.25	0.15	0.08	0.70	1.40	
Units			1,000	350	140	70	1,000	350	140	70	70	35	15	9	5	3	70	35	15	10	6	3	140	140	
Average Unit Size		m2	64.53	64.53	64.50	64.50	64.53	64.53	64.50	68.10	64.50	68.11	68.33	68.67	65.00	85.33	85.97	85.49	80.93	96.80	80.67	80.67	64.50	64.50	
Mix	Intermediate to Buy		10.50%	10.50%	10.50%	10.50%	10.50%	10.50%	10.50%	10.50%	10.50%	10.50%	10.50%	10.50%	10.50%	10.50%	10.50%	10.50%	10.50%	10.50%	10.50%	10.50%	10.50%	10.50%	
	Affordable Rent		24.50%	24.50%	24.50%	24.50%	24.50%	24.50%	24.50%	24.50%	24.50%	24.50%	24.50%	24.50%	24.50%	24.50%	24.50%	24.50%	24.50%	24.50%	24.50%	24.50%	24.50%	24.50%	
	Social Rent		0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	
Price	Market	£/m2	5,050	5,050	5,050	5,050	4,550	4,550	4,550	4,550	4,550	4,550	5,500	5,500	5,500	4,550	4,550	4,550	4,550	4,550	5,500	5,500	5,000	5,000	
	Intermediate to Buy	£/m2	3,535	3,535	3,535	3,535	3,185	3,185	3,185	3,185	3,185	3,185	3,185	3,850	3,850	3,850	3,185	3,185	3,185	3,185	3,185	3,850	3,850	3,500	3,500
	Affordable Rent	£/m2	2,500	2,500	2,500	2,500	2,500	2,500	2,500	2,500	2,500	2,500	2,500	2,500	2,500	2,500	2,500	2,500	3,640	2,500	2,500	2,500	2,500	2,500	2,500
	Social Rent	£/m2	1,800	1,800	1,800	1,800	1,800	1,800	1,800	1,800	1,800	1,800	1,800	1,800	1,800	1,800	1,800	1,800	1,800	1,800	1,800	1,800	1,800	1,800	1,800
Grant and Subsidy	Intermediate to Buy	£/unit																							
	Affordable Rent	£/unit																							
	Social Rent	£/unit																							
Sales per Quarter																									
Unit Build Time			3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3
Alternative Use Value		£/ha	3,000,000	3,000,000	3,000,000	3,000,000	3,000,000	3,000,000	3,000,000	3,000,000	3,000,000	3,000,000	3,000,000	3,000,000	3,000,000	3,000,000	3,000,000	3,000,000	3,000,000	3,000,000	3,000,000	3,000,000	3,000,000	3,000,000	3,000,000
Up Lift %		%	20%	20%	20%	20%	20%	20%	20%	20%	20%	20%	20%	20%	20%	20%	20%	20%	20%	20%	20%	20%	20%	20%	20%
Additional Uplift		£/ha																							
Easements etc		£	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Legals / Acquisition		% land	1.5%	1.5%	1.5%	1.5%	1.5%	1.5%	1.5%	1.5%	1.5%	1.5%	1.5%	1.5%	1.5%	1.5%	1.5%	1.5%	1.5%	1.5%	1.5%	1.5%	1.5%	1.5%	1.5%
Planning Fee	<50	£/unit	462	462	462	462	462	462	462	462	462	462	462	462	462	462	462	462	462	462	462	462	462	462	462
	>50	£/unit	138	138	138	138	138	138	138	138	138	138	138	138	138	138	138	138	138	138	138	138	138	138	138
Architects		%	4.00%	4.00%	4.00%	4.00%	4.00%	4.00%	4.00%	4.00%	4.00%	4.00%	4.00%	4.00%	4.00%	4.00%	4.00%	4.00%	4.00%	4.00%	4.00%	4.00%	4.00%	4.00%	4.00%
QS / PM		%	0.50%	0.50%	0.50%	0.50%	0.50%	0.50%	0.50%	0.50%	0.50%	0.50%	0.50%	0.50%	0.50%	0.50%	0.50%	0.50%	0.50%	0.50%	0.50%	0.50%	0.50%	0.50%	0.50%
Planning Consultants		%	1.00%	1.00%	1.00%	1.00%	1.00%	1.00%	1.00%	1.00%	1.00%	1.00%	1.00%	1.00%	1.00%	1.00%	1.00%	1.00%	1.00%	1.00%	1.00%	1.00%	1.00%	1.00%	1.00%
Other Professional		%	2.50%	2.50%	2.50%	2.50%	2.50%	2.50%	2.50%	2.50%	2.50%	2.50%	2.50%	2.50%	2.50%	2.50%	2.50%	2.50%	2.50%	2.50%	2.50%	2.50%	2.50%	2.50%	2.50%
BCIS		£/m2	2,209	2,209	2,209	2,209	1,858	1,858	1,858	1,614	1,858	1,614	1,605	1,592	1,858	1,451	1,552	1,542	1,540	1,543	1,451	1,451	2,209	1,858	
FHS		%	4.10%	4.10%	4.10%	4.10%	4.10%	4.10%	4.10%	4.10%	4.10%	4.10%	4.10%	4.10%	4.10%	4.10%	4.10%	4.10%	4.10%	4.10%	4.10%	4.10%	4.10%	4.10%	4.10%
Energy		£/m2	19.90	19.90	19.90	19.90	19.90	19.90	19.90	19.90	19.90	19.90	19.90	19.90	19.90	19.90	19.90	19.90	19.90	19.90	19.90	19.90	19.90	19.90	19.90
Design		£/m2	0	0	0	0	6	6	6	6	6	6	6	6	6	6	10	10	10	10	10	10	6	6	
Acc & Adpt		£/m2	20.0	20.0	20.0	20.0	20.0	20.0	20.0	20.0	20.0	20.0	20.0	20.0	20.0	20.0	20.0	20.0	20.0	20.0	20.0	20.0	20.0	20.0	20.0
Water		£/m2	0.1	0.1	0.1	0.1	0.1	0.1	0.1	0.1	0.1	0.1	0.1	0.1	0.1	0.1	0.1	0.1	0.1	0.1	0.1	0.1	0.1	0.1	0.1
Small Sites		%																							
Site Costs		%	10.66%	10.66%	10.66%	10.66%	10.66%	10.66%	10.66%	10.66%	10.66%	10.66%	5.66%	5.66%	5.66%	10.66%	10.66%	10.66%	10.66%	10.66%	5.66%	5.66%	10.66%	10.66%	
Pre CIL s106		£/Unit	9,000	9,000	7,500	5,000	9,000	9,000	7,500	5,000	5,000	5,000	5,000	2,500	2,500	2,500	5,000	5,000	5,000	5,000	2,500	2,500	7,500	7,500	
Post CIL s106		£/Unit	9,000	9,000	7,500	5,000	9,000	9,000	7,500	5,000	5,000	5,000	5,000	2,500	2,500	2,500	5,000	5,000	5,000	5,000	2,500	2,500	7,500	7,500	
		£/m2	109.88	109.88	109.88	109.88	109.88	109.88	109.88	109.88	109.88	109.88	109.88	109.88	109.88	109.88	109.88	109.88	109.88	109.88	109.88	109.88	109.88	109.88	109.88
Inf Tariff		%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%
Contingency		%	5.00%	5.00%	5.00%	5.00%	5.00%	5.00%	5.00%	5.00%	5.00%	5.00%	5.00%	5.00%	5.00%	5.00%	5.00%	5.00%	5.00%	5.00%	5.00%	5.00%	5.00%	5.00%	5.00%
Abnormals		%	5.00%	5.00%	5.00%	5.00%	5.00%	5.00%	5.00%	5.00%	5.00%	5.00%	5.00%	5.00%	5.00%	5.00%	5.00%	5.00%	5.00%	5.00%	5.00%	5.00%	5.00%	5.00%	5.00%
		£/site	850,706	310,727	136,299	78,149	722,839	265,977	118,397	65,282	69,199	22,604	9,655	5,520	3,454	2,097	75,186	27,337	10,991	8,911	3,962	1,981	136,570	118,397	
FINANCE	Fees	£																							
	Interest	%	6.50%	6.50%	6.50%	6.50%	6.50%	6.50%	6.50%	6.50%	6.50%	6.50%	6.50%	6.50%	6.50%	6.50%	6.50%	6.50%	6.50%	6.50%	6.50%	6.50%	6.50%	6.50%	6.50%
	Legal and Valuation	£																							
SALES	Agents	%	3.00%	3.00%	3.00%	3.00%	3.00%	3.00%	3.00%	3.00%	3.00%	3.00%	3.00%	3.00%	3.00%	3.00%	3.00%	3.00%	3.00%	3.00%	3.00%	3.00%	3.00%	3.00%	3.00%
	Legals	%	0.50%	0.50%	0.50%	0.50%	0.50%	0.50%	0.50%	0.50%	0.50%	0.50%	0.50%	0.50%	0.50%	0.50%	0.50%	0.50%	0.50%	0.50%	0.50%	0.50%	0.50%	0.50%	0.50%
	Misc.	£	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Developers Profit	Market Housing</																								

		Site 5	Site 6	Site 7	Site 8	Site 9	Site 10	Site 11	Site 12	Site 13	Site 14	Site 15	Site 16	Site 17	Site 18	Site 19	Site 20	Site 21	Site 22	Site 23	Site 24	Site 25	Site 26
		High Density 1,000	High Density 350	High Density 140	High Density 70	Medium Density 1,000	Medium Density 350	Medium Density 140	Medium Density 70a	Medium Density 70	Medium Density 35	Medium Density 15	Medium Density 9	Medium Density 5	Medium Density 3	Low Density 70	Low Density 35	Low Density 15	Low Density 10	Low Density 6	Low Density 3	BTR HD 140	BTR 140
Green/brown field Use		Brown PDL	Brown PDL	Brown PDL	Brown PDL	Brown PDL	Brown PDL	Brown PDL	Brown PDL	Brown PDL	Brown PDL	Brown PDL	Brown PDL	Brown PDL	Brown PDL	Brown PDL	Brown PDL	Brown PDL	Brown PDL	Brown PDL	Brown PDL	Brown PDL	Brown PDL
Site Area Gross	ha	3.85	1.00	0.70	0.35	7.14	2.69	1.40	0.93	0.70	0.58	0.20	0.15	0.08	0.09	1.75	0.88	0.38	0.25	0.15	0.08	0.70	1.40
Net	ha	3.85	1.00	0.70	0.35	7.14	2.69	1.40	0.93	0.70	0.58	0.20	0.15	0.08	0.09	1.75	0.88	0.38	0.25	0.15	0.08	0.70	1.40
Units		1000	350	140	70	1000	350	140	70	70	35	15	9	5	3	70	35	15	10	6	3	140	140
Mix	Market	65.00%	65.00%	65.00%	65.00%	65.00%	65.00%	65.00%	65.00%	65.00%	65.00%	65.00%	65.00%	65.00%	65.00%	65.00%	65.00%	65.00%	65.00%	65.00%	65.00%	65.00%	65.00%
	Intermediate to Buy	10.50%	10.50%	10.50%	10.50%	10.50%	10.50%	10.50%	10.50%	10.50%	10.50%	10.50%	10.50%	10.50%	10.50%	10.50%	10.50%	10.50%	10.50%	10.50%	10.50%	10.50%	10.50%
	Affordable Rent	24.50%	24.50%	24.50%	24.50%	24.50%	24.50%	24.50%	24.50%	24.50%	24.50%	24.50%	24.50%	24.50%	24.50%	24.50%	24.50%	24.50%	24.50%	24.50%	24.50%	24.50%	24.50%
	Social Rent	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%
Existing Use Value	£/ha	3,000,000	3,000,000	3,000,000	3,000,000	3,000,000	3,000,000	3,000,000	3,000,000	3,000,000	3,000,000	3,000,000	3,000,000	3,000,000	3,000,000	3,000,000	3,000,000	3,000,000	3,000,000	3,000,000	3,000,000	3,000,000	3,000,000
	£ site	11,538,462	3,000,000	2,100,000	1,050,000	21,428,571	8,076,923	4,200,000	2,800,000	2,100,000	1,750,000	600,000	450,000	227,273	257,143	5,250,000	2,625,000	1,125,000	750,000	450,000	225,000	2,100,000	4,200,000
Uplift	£/ha	600,000	600,000	600,000	600,000	600,000	600,000	600,000	600,000	600,000	600,000	600,000	600,000	600,000	600,000	600,000	600,000	600,000	600,000	600,000	600,000	600,000	600,000
	£ site	2,307,692	600,000	420,000	210,000	4,285,714	1,615,385	840,000	560,000	420,000	350,000	120,000	90,000	45,455	51,429	1,050,000	525,000	225,000	150,000	90,000	45,000	420,000	840,000
Benchmark Land Value	£/ha	3,600,000	3,600,000	3,600,000	3,600,000	3,600,000	3,600,000	3,600,000	3,600,000	3,600,000	3,600,000	3,600,000	3,600,000	3,600,000	3,600,000	3,600,000	3,600,000	3,600,000	3,600,000	3,600,000	3,600,000	3,600,000	3,600,000
	£ site	13,846,154	3,600,000	2,520,000	1,260,000	25,714,286	9,692,308	5,040,000	3,360,000	2,520,000	2,100,000	720,000	540,000	272,727	308,571	6,300,000	3,150,000	1,350,000	900,000	540,000	270,000	2,520,000	5,040,000
Residua Gross	£/ha	2,047,238	941,509	707,960	1,108,412	2,371,739	2,647,550	1,768,154	3,208,379	2,044,469	2,536,812	3,317,450	5,420,258	4,660,300	4,317,360	2,516,920	2,520,337	2,999,307	3,003,805	4,756,135	4,821,863	2,223,977	3,966,369
Net	£/ha	2,047,238	941,509	707,960	1,108,412	2,371,739	2,647,550	1,768,154	3,208,379	2,044,469	2,536,812	3,317,450	5,420,258	4,660,300	4,317,360	2,516,920	2,520,337	2,999,307	3,003,805	4,756,135	4,821,863	2,223,977	3,966,369
	£ site	7,873,992	941,509	495,572	387,944	16,940,995	7,128,019	2,475,415	2,994,487	1,431,129	1,479,807	663,490	813,039	353,053	370,059	4,404,610	2,205,295	1,124,740	750,951	713,420	361,640	1,556,784	5,552,916
Additional Profit	£ site	46,653,426	18,414,124	6,413,656	3,428,442	44,927,364	18,124,005	6,424,563	4,772,365	3,559,671	1,859,115	1,041,945	885,307	415,787	289,937	4,657,226	2,264,450	1,333,212	929,177	641,874	323,715	1,911,734	3,582,275
	£/m2	1,087	1,227	1,068	1,142	1,047	1,208	1,070	1,465	1,185	1,152	1,493	2,045	1,706	1,729	1,100	1,082	1,577	1,357	1,914	1,930	318	596

Base - Appendix
Site 7



SITE NAME Site 7 High Density 140						
INCOME	Av Size m2	%	Number	Price £/m2	GDV £	GIA m2
Market Housing	66.0	65%	91	5,050	30,330,300	6,006
Shared Ownership	61.8	11%	15	3,535	3,211,406	908
Affordable Rent	61.8	25%	34	2,500	5,299,350	2,120
Social Rent	61.8	0%	0	1,800	0	0
Grant and Subsidy	Shared Ownership			0	0	
	Affordable Rent			0	0	
	Social Rent			0	0	
SITE AREA - Net	0.70 ha		200	/ha	38,841,056	9,034
SITE AREA - Gross	0.70 ha		200	/ha		

Sales per Quarter	0
Unit Build Time	3 Quarters

	Whole Site	Per ha NET	Per ha GROSS
Residual Land Value	495,572	707,960	707,960
Alternative Use Value	2,100,000		3,000,000
Uplift	20% 420,000		600,000
Plus /ha	0	0	0
Viability Threshold	2,520,000		3,600,000

	£/m2	
Additional Profit	6,413,656	1,068

RUN Residual MACRO ctrl+r
Closing balance = 0

RUN CIL MACRO ctrl+l
Closing balance = -11,465,255

Check on phasing dwgs nos
correct

DEVELOPMENT COSTS				
	/unit or m2	Total		
LAND				
Land	3,540	14,279	495,572	
Stamp Duty		14,279		
Easements etc.		0		
Legals Acquisition	1.50%	7,434	21,712	
PLANNING				
Planning Fee		35,520		
Architects	4.00%	1,097,279		
QS / PM	0.50%	137,160		
Planning Consultants	1.00%	274,320		
Other Professional	2.50%	685,800	2,230,079	
CONSTRUCTION				
Build Cost - BCIS Based	2,575	23,259,770		
s106 / CIL / IT		1,709,939		
Contingency	5.00%	1,162,988		
Abnormals		1,299,287	27,431,985	
FINANCE				
Fees		0		
Interest	6.50%			
Legal and Valuation		0	0	
SALES				
Agents	3.0%	1,165,232		
Legals	0.5%	194,205		
Misc.		0	1,359,437	31,538,785
Developers Profit				
Market Housing	17.50%		5,307,803	
Affordable Housing	5.00%		425,538	

Planning fee calc			
Planning app fe	dwgs	rate	
No dwgs	140		
No dwgs under 5	50	462	23,100
No dwgs over 5	90	138	12,420
		Total	35,520

Stamp duty calc - Residual	
Land payment	495,572
Total	14,279

Stamp duty calc - Add Profit		
Land payment		2,520,000
125,000	0%	1%
250,000	1%	3%
500,000	3%	0%
1,000,000	4%	0%
above	5%	3%
		Total
		75,600

Pre CIL s106	7,500	£/ Unit (all)	
Total	1,050,000		

Post CIL s106	7,500	£/ Unit (all)	1,050,000
CIL	110	£/m2	659,939
Total			1,709,939

Build Cost		/m2	
BCIS	2,209		
FHS	91		4.10%
Energy	20		
Design	0		
Acc & Adpt	20		
Water	0		
Small Sites	0		0%
Site Costs	235		11%
	2,575		

LIT	% GDV	0
	0.00%	

RESIDUAL CASH FLOW FOR INTEREST	Year 1				Year 2				Year 3				Year 4				Year 5				Year 6			
	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4
INCOME																								
UNITS Started			20	20	25	25	25	25																
Market Housing			0	0	0	0	4,332,900	4,332,900	5,416,125	5,416,125	5,416,125	5,416,125	0	0	0	0	0	0	0	0	0	0	0	0
Shared Ownership			0	0	0	0	458,772	458,772	573,465	573,465	573,465	573,465	0	0	0	0	0	0	0	0	0	0	0	0
Affordable Rent			0	0	0	0	757,050	757,050	946,313	946,313	946,313	946,313	0	0	0	0	0	0	0	0	0	0	0	0
Social Rent			0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Grant and Subsidy			0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
INCOME	0	0	0	0	0	0	5,548,722	5,548,722	6,935,903	6,935,903	6,935,903	6,935,903	0	0	0	0	0	0	0	0	0	0	0	0
EXPENDITURE																								
Stamp Duty	14,279																							
Easements etc.	0																							
Legals Acquisition	7,434																							
Planning Fee	35,520																							
Architects	548,640		548,640																					
QS	68,580		68,580																					
Planning Consultants	137,160		137,160																					
Other Professional	342,900		342,900																					
Build Cost - BCIS Base		0	1,107,608	2,215,216	3,599,726	3,876,628	4,153,530	4,153,530	2,769,020	1,384,510	0	0	0	0	0	0	0	0	0	0	0	0	0	0
s106/CIL		659,939	50,000	100,000	162,500	175,000	187,500	187,500	125,000	62,500	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Contingency		0	55,380	110,761	179,986	193,831	207,677	207,677	138,451	69,226	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Abnormals		0	61,871	123,742	201,080	216,548	232,016	232,016	154,677	77,339	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Finance Fees	0																							
Legal and Valuation	0																							
Agents	0	0	0	0	0	0	166,462	166,462	208,077	208,077	208,077	208,077	0	0	0	0	0	0	0	0	0	0	0	0
Legals	0	0	0	0	0	0	27,744	27,744	34,680	34,680	34,680	34,680	0	0	0	0	0	0	0	0	0	0	0	0
Misc.			0																					
COSTS BEFORE LAND INT AND PROF	1,154,512	659,939	2,372,139	2,549,719	4,143,293	4,462,008	4,974,928	4,974,928	3,429,905	1,836,331	242,757	242,757	0	0	0	0	0	0	0	0	0	0	0	0
For Residual Valuation																								
Land	495,572																							
Interest		26,814	37,974	77,138	119,824	189,100	264,680	259,657	254,553	201,717	122,127	15,347	0	0	0	0	0	0	0	0	0	0	0	0
Market Housing																								
Affordable Housing																								
Cash Flow	-1,650,084	-686,753	-2,410,112	-2,626,857	-4,263,117	-4,651,108	309,114	314,137	3,251,445	4,897,855	6,571,020	6,677,799	0	0	0	0	0	0	0	0	0	0	0	-5,733,340
Opening Balance	0																							
Closing Balance	-1,650,084	-2,336,837	-4,746,949	-7,373,806	-11,636,923	-16,288,030	-15,978,916	-15,664,779	-12,413,334	-7,515,478	-944,459	5,733,340	5,733,340	5,733,340	5,733,340	5,733,340	5,733,340	5,733,340	5,733,340	5,733,340	5,733,340	5,733,340	5,733,340	0

Base - Appendix
Site 8



SITE NAME						
Site 8 High Density 70						
INCOME	Av Size m2	%	Number	Price £/m2	GDV £	GIA m2
Market Housing	66.0	65%	46	5,050	15,165,150	3,003
Shared Ownership	61.8	11%	7	3,535	1,605,703	454
Affordable Rent	61.8	25%	17	2,500	2,649,675	1,060
Social Rent	61.8	0%	0	1,800	0	0
Grant and Subsidy	Shared Ownership			0	0	
	Affordable Rent			0	0	
	Social Rent			0	0	
SITE AREA - Net	0.35 ha		200	/ha	19,420,528	4,517
SITE AREA - Gross	0.35 ha		200	/ha		

Sales per Quarter	0
Unit Build Time	3 Quarters

	Whole Site	Per ha NET	Per ha GROSS
Residual Land Value	387,944	1,108,412	1,108,412
Alternative Use Value	1,050,000		3,000,000
Uplift	20%	210,000	600,000
Plus /ha	0	0	0
Viability Threshold	1,260,000	3,600,000	

	£/m2
Additional Profit	3,428,442 1,142

RUN Residual MACRO ctrl+r
Closing balance = 0

RUN CIL MACRO ctrl+l
Closing balance = -5,675,067

Check on phasing dwgs nos
correct

DEVELOPMENT COSTS				
	/unit or m2	Total		
LAND				
Land	5,542	387,944		
Stamp Duty		8,897		
Easements etc.		0		
Legals Acquisition	1.50%	5,819	14,716	
PLANNING				
Planning Fee		25,860		
Architects	4.00%	542,040		
QS / PM	0.50%	67,755		
Planning Consultants	1.00%	135,510		
Other Professional	2.50%	338,775	1,109,939	
CONSTRUCTION				
Build Cost - BCIS Based	2,575	11,629,885		
s106 / CIL / IT		679,970		
Contingency	5.00%	581,494		
Abnormals		659,644	13,550,993	
FINANCE				
Fees		0		
Interest	6.50%			
Legal and Valuation		0	0	
SALES				
Agents	3.0%	582,616		
Legals	0.5%	97,103		
Misc.		0	679,718	15,743,311
Developers Profit				
Market Housing	17.50%		2,653,901	
Affordable Housing	5.00%		212,769	

Planning fee calc			
Planning app fe	dwgs	rate	
No dwgs	70		
No dwgs under 5	50	462	23,100
No dwgs over 5	20	138	2,760
Total			25,860

Stamp duty calc - Residual	
Land payment	387,944
Total 8,897	

Stamp duty calc - Add Profit		
Land payment		1,260,000
125,000	0%	1%
250,000	1%	3%
500,000	3%	0%
1,000,000	4%	0%
above	5%	3%
Total 37,800		

Pre CIL s106	5,000 £/ Unit (all)	
Total		350,000

Post CIL s106	5,000 £/ Unit (all)	350,000
CIL	110 £/m2	329,970
Total		679,970

Build Cost /m2	
BCIS	2,209
FHS	91
Energy	20
Design	0
Acc & Adpt	20
Water	0
Small Sites	0
Site Costs	235
Total	2,575

LIT	% GDV	0
	0.00%	

RESIDUAL CASH FLOW FOR INTEREST	Year 1				Year 2				Year 3				Year 4				Year 5				Year 6			
	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4
INCOME																								
UNITS Started			20	25	25																			
Market Housing			0	0	0	0	4,332,900	5,416,125	5,416,125	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Shared Ownership			0	0	0	0	458,772	573,465	573,465	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Affordable Rent			0	0	0	0	757,050	946,313	946,313	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Social Rent			0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Grant and Subsidy			0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
INCOME	0	0	0	0	0	0	5,548,722	6,935,903	6,935,903	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
EXPENDITURE																								
Stamp Duty	8,897																							
Easements etc.	0																							
Legals Acquisition	5,819																							
Planning Fee	25,860																							
Architects	271,020		271,020																					
QS	33,877		33,877																					
Planning Consultants	67,755		67,755																					
Other Professional	169,387		169,387																					
Build Cost - BCIS Base		0	1,107,608	2,492,118	3,876,628	2,769,020	1,384,510	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
s106/CIL		329,970	33,333	75,000	116,667	83,333	41,667	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Contingency		0	55,380	124,606	193,831	138,451	69,226	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Abnormals		0	62,823	141,352	219,881	157,058	78,529	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Finance Fees	0																							
Legal and Valuation	0																							
Agents	0	0	0	0	0	0	166,462	208,077	208,077	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Legals	0	0	0	0	0	0	27,744	34,680	34,680	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Misc.			0																					
COSTS BEFORE LAND INT AND PROF	582,616	329,970	1,801,185	2,833,076	4,407,008	3,147,863	1,768,137	242,757	242,757	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
For Residual Valuation																								
Land	387,944																							
Interest		15,772	21,390	51,007	97,873	171,077	225,010	167,232	61,186	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Market Housing																								
Affordable Housing																								
Cash Flow	-970,560	-345,741	-1,822,575	-2,884,083	-4,504,881	-3,318,940	3,555,576	6,525,914	6,631,960	0	0	0	0	0	0	0	0	0	0	0	0	0	0	-2,866,670
Opening Balance	0																							
Closing Balance	-970,560	-1,316,302	-3,138,876	-6,022,959	-10,527,840	-13,846,780	-10,291,204	-3,765,290	2,866,670	2,866,670	2,866,670	2,866,670	2,866,670	2,866,670	2,866,670	2,866,670	2,866,670	2,866,670	2,866,670	2,866,670	2,866,670	2,866,670	2,866,670	0

Base - Appendix
Site 9



SITE NAME						
Site 9 Medium Density 1,000						
INCOME	Av Size m2	%	Number	Price £/m2	GDV £	GIA m2
Market Housing	66.0	65%	650	4,550	195,195,000	42,900
Shared Ownership	61.8	11%	105	3,185	20,667,465	6,489
Affordable Rent	61.8	25%	245	2,500	37,852,500	15,141
Social Rent	61.8	0%	0	1,800	0	0
Grant and Subsidy	Shared Ownership			0	0	
	Affordable Rent			0	0	
	Social Rent			0	0	
SITE AREA - Net	7.14 ha		140	/ha	253,714,965	64,530
SITE AREA - Gross	7.14 ha		140	/ha		

Sales per Quarter	0
Unit Build Time	3 Quarters

	Whole Site	Per ha NET	Per ha GROSS
Residual Land Value	16,940,995	2,371,739	2,371,739
Alternative Use Value	21,428,571		3,000,000
Uplift	20%	4,285,714	600,000
Plus /ha	0	0	0
Viability Threshold	25,714,286		3,600,000

	£/m2
Additional Profit	44,927,364 1,047

RUN Residual MACRO ctrl+r
Closing balance = 0

RUN CIL MACRO ctrl+l
Closing balance = -179,614,360

Check on phasing dwgs nos
correct

DEVELOPMENT COSTS			
	/unit or m2	Total	
LAND			
Land	16,941	16,940,995	
Stamp Duty		836,550	
Easements etc.		0	
Legals Acquisition	1.50%	254,115	1,090,665
PLANNING			
Planning Fee		154,200	
Architects	4.00%	6,762,451	
QS / PM	0.50%	845,306	
Planning Consultants	1.00%	1,690,613	
Other Professional	2.50%	4,226,532	13,679,102
CONSTRUCTION			
Build Cost - BCIS Based	2,178	140,567,803	
s106 / CIL / IT		13,713,852	
Contingency	5.00%	7,028,390	
Abnormals		7,751,229	169,061,275
FINANCE			
Fees		0	
Interest	6.50%		
Legal and Valuation		0	0
SALES			
Agents	3.0%	7,611,449	
Legals	0.5%	1,268,575	
Misc.		0	8,880,024 209,652,060
Developers Profit			
Market Housing	15.00%		29,279,250
Affordable Housing	5.00%		2,925,998

Planning fee calc			
Planning app fe	dwgs	rate	
No dwgs	1000		
No dwgs under 5	50	462	23,100
No dwgs over 5	950	138	131,100
		Total	154,200

Stamp duty calc - Residual	
Land payment	16,940,995
Total	836,550

Stamp duty calc - Add Profit		
Land payment		25,714,286
125,000	0%	1%
250,000	1%	3%
500,000	3%	4%
1,000,000	4%	5%
above	5%	5%
		Total 1,285,714

Pre CIL s106	9,000	£/ Unit (all)	
Total			9,000,000

Post CIL s106	9,000	£/ Unit (all)	9,000,000
CIL	110	£/m2	4,713,852
		Total	13,713,852

Build Cost /m2	
BCIS	1,858
FHS	76
Energy	20
Design	6
Acc & Adpt	20
Water	0
Small Sites	0
Site Costs	198
Total	2,178

LIT	% GDV	0.00%	0
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RESIDUAL CASH FLOW FOR INTEREST

	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10	Year 11	Year 12	Year 13	Year 14	Year 15	Year 16	Year 17	Year 18	Year 19	Year 20	Year 21	Year 22	Year 23	Year 24
INCOME																								
UNITS Started	25	50	100	100	100	100	100	100	100	100	100	25												
Market Housing		4,879,875	9,759,750	19,519,500	19,519,500	19,519,500	19,519,500	19,519,500	19,519,500	19,519,500	19,519,500	19,519,500	4,879,875	0	0	0	0	0	0	0	0	0	0	0
Shared Ownership		516,687	1,033,373	2,066,747	2,066,747	2,066,747	2,066,747	2,066,747	2,066,747	2,066,747	2,066,747	2,066,747	516,687	0	0	0	0	0	0	0	0	0	0	0
Affordable Rent		946,313	1,892,625	3,785,250	3,785,250	3,785,250	3,785,250	3,785,250	3,785,250	3,785,250	3,785,250	3,785,250	946,313	0	0	0	0	0	0	0	0	0	0	0
Social Rent		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Grant and Subsidy		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
INCOME	0	6,342,874	12,685,748	25,371,497	25,371,497	25,371,497	25,371,497	25,371,497	25,371,497	25,371,497	25,371,497	25,371,497	6,342,874	0	0	0	0	0	0	0	0	0	0	0
EXPENDITURE																								
Stamp Duty		836,550																						
Easements etc.		0																						
Legals Acquisition		254,115																						
Planning Fee		154,200																						
Architects		6,762,451	0																					
QS		845,306	0																					
Planning Consultants		1,690,613	0																					
Other Professional		4,226,532	0																					
Build Cost - BCIS Base			3,514,195	7,028,390	14,056,780	14,056,780	14,056,780	14,056,780	14,056,780	14,056,780	14,056,780	14,056,780	3,514,195	0	0	0	0	0	0	0	0	0	0	0
s106/CIL			4,938,852	450,000	900,000	900,000	900,000	900,000	900,000	900,000	900,000	900,000	225,000	0	0	0	0	0	0	0	0	0	0	0
Contingency			175,710	351,420	702,839	702,839	702,839	702,839	702,839	702,839	702,839	702,839	175,710	0	0	0	0	0	0	0	0	0	0	0
Abnormals			193,781	387,561	775,123	775,123	775,123	775,123	775,123	775,123	775,123	775,123	193,781	0	0	0	0	0	0	0	0	0	0	0
Finance Fees		0																						
Legal and Valuation		0																						
Agents		0	190,286	380,572	761,145	761,145	761,145	761,145	761,145	761,145	761,145	761,145	190,286	0	0	0	0	0	0	0	0	0	0	0
Legals		0	31,714	63,429	126,857	126,857	126,857	126,857	126,857	126,857	126,857	126,857	31,714	0	0	0	0	0	0	0	0	0	0	0
Misc.			0																					
COSTS BEFORE LAND INT AND PROF	14,769,767	9,044,538	8,661,372	17,322,745	17,322,745	17,322,745	17,322,745	17,322,745	17,322,745	17,322,745	17,322,745	17,322,745	4,330,686	0	0	0	0	0	0	0	0	0	0	0
For Residual Valuation																								
Land		16,940,995																						
Interest			2,061,200	2,370,786	2,263,302	1,887,248	1,486,750	1,060,220	605,966	122,185	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Profit on Costs																								
Profit on GDV																								29,279,250
																								2,925,998
Cash Flow	-31,710,762	-4,762,864	1,653,590	5,785,450	6,161,504	6,562,002	6,988,532	7,442,786	7,926,567	8,048,752	8,048,752	8,048,752	2,012,188	0	0	0	0	0	0	0	0	0	0	-32,205,248
Opening Balance	0																							
Closing Balance	-31,710,762	-36,473,626	-34,820,035	-29,034,586	-22,873,082	-16,311,080	-9,322,549	-1,879,763	6,046,805	14,095,557	22,144,308	30,193,060	32,205,248	32,205,248	32,205,248	32,205,248	32,205,248	32,205,248	32,205,248	32,205,248	32,205,248	32,205,248	32,205,248	0

Base - Appendix
Site 11



SITE NAME						
Site 11 Medium Density 140						
INCOME	Av Size m2	%	Number	Price £/m2	GDV £	GIA m2
			140			
Market Housing	66.0	65%	91	4,550	27,327,300	6,006
Shared Ownership	61.8	11%	15	3,185	2,893,445	908
Affordable Rent	61.8	25%	34	2,500	5,299,350	2,120
Social Rent	61.8	0%	0	1,800	0	0
Grant and Subsidy	Shared Ownership			0	0	
	Affordable Rent			0	0	
	Social Rent			0	0	
SITE AREA - Net	1.40 ha		100	/ha	35,520,095	9,034
SITE AREA - Gross	1.40 ha		100	/ha		

Sales per Quarter	0
Unit Build Time	3 Quarters

	Whole Site	Per ha NET	Per ha GROSS
Residual Land Value	2,475,415	1,768,154	1,768,154
Alternative Use Value	4,200,000		3,000,000
Uplift	20%	840,000	600,000
Plus /ha	0	0	0
Viability Threshold	5,040,000	3,600,000	

	£/m2
Additional Profit	6,424,563 1,070

RUN Residual MACRO ctrl+r
Closing balance = 0

RUN CIL MACRO ctrl+h
Closing balance = -13,047,720

Check on phasing dwgs nos
correct

DEVELOPMENT COSTS			
	/unit or m2	Total	
LAND			
Land	17,682	2,475,415	
Stamp Duty		113,271	
Easements etc.		0	
Legals Acquisition	1.50%	37,131	150,402
PLANNING			
Planning Fee		35,520	
Architects	4.00%	939,031	
QS / PM	0.50%	117,379	
Planning Consultants	1.00%	234,758	
Other Professional	2.50%	586,894	1,913,582
CONSTRUCTION			
Build Cost - BCIS Based	2,178	19,679,492	
s106 / CIL / IT		1,709,939	
Contingency	5.00%	983,975	
Abnormals		1,102,372	23,475,778
FINANCE			
Fees		0	
Interest	6.50%		
Legal and Valuation		0	0
SALES			
Agents	3.0%	1,065,603	
Legals	0.5%	177,600	
Misc.		0	1,243,203 29,258,381
Developers Profit			
Market Housing	15.00%		4,099,095
Affordable Housing	5.00%		409,640

Planning fee calc			
Planning app fe	dwgs	rate	
No dwgs	140		
No dwgs under 5	50	462	23,100
No dwgs over 5	90	138	12,420
		Total	35,520

Stamp duty calc - Residual	
Land payment	2,475,415
Total	113,271

Stamp duty calc - Add Profit		
Land payment		5,040,000
125,000	0%	1%
250,000	1%	3%
500,000	3%	4%
1,000,000	4%	5%
above	5%	5%
		Total
		252,000

Pre CIL s106	7,500	£/ Unit (all)	
Total	1,050,000		

Post CIL s106	7,500	£/ Unit (all)	1,050,000
CIL	110	£/m2	659,939
Total	1,709,939		

Build Cost		/m2	
BCIS	1,858		
FHS	76		4.10%
Energy	20		
Design	6		
Acc & Adpt	20		
Water	0		
Small Sites	0		0%
Site Costs	198		11%
	2,178		

LIT	% GDV	0
	0.00%	

RESIDUAL CASH FLOW FOR INTEREST	Year 1				Year 2				Year 3				Year 4				Year 5				Year 6			
	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4
INCOME																								
UNITS Started			12	13	12	13	12	13	12	13	12	13	12	3										
Market Housing			0	0	0	0	2,342,340	2,537,535	2,342,340	2,537,535	2,342,340	2,537,535	2,342,340	2,537,535	2,342,340	2,537,535	2,342,340	585,585	0	0	0	0	0	0
Shared Ownership			0	0	0	0	248,010	268,677	248,010	268,677	248,010	268,677	248,010	268,677	248,010	268,677	248,010	62,002	0	0	0	0	0	0
Affordable Rent			0	0	0	0	454,230	492,083	454,230	492,083	454,230	492,083	454,230	492,083	454,230	492,083	454,230	113,558	0	0	0	0	0	0
Social Rent			0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Grant and Subsidy			0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
INCOME	0	0	0	0	0	0	3,044,580	3,298,295	3,044,580	3,298,295	3,044,580	3,298,295	3,044,580	3,298,295	3,044,580	3,298,295	3,044,580	761,145	0	0	0	0	0	0
EXPENDITURE																								
Stamp Duty	113,271																							
Easements etc.	0																							
Legals Acquisition	37,131																							
Planning Fee	35,520																							
Architects	469,516		469,516																					
QS	58,689		58,689																					
Planning Consultants	117,379		117,379																					
Other Professional	293,447		293,447																					
Build Cost - BCIS Base		0	562,271	1,171,398	1,733,670	1,780,526	1,733,670	1,780,526	1,733,670	1,780,526	1,733,670	1,780,526	1,733,670	1,311,966	702,839	140,568	0	0	0	0	0	0	0	0
s106/CIL		659,939	30,000	62,500	92,500	95,000	92,500	95,000	92,500	95,000	92,500	95,000	92,500	70,000	37,500	7,500	0	0	0	0	0	0	0	0
Contingency		0	28,114	58,570	86,683	89,026	86,683	89,026	86,683	89,026	86,683	89,026	86,683	65,598	35,142	7,028	0	0	0	0	0	0	0	0
Abnormals		0	31,496	65,617	97,114	99,738	97,114	99,738	97,114	99,738	97,114	99,738	97,114	73,491	39,370	7,874	0	0	0	0	0	0	0	0
Finance Fees	0																							
Legal and Valuation	0																							
Agents	0	0	0	0	0	0	91,337	98,949	91,337	98,949	91,337	98,949	91,337	98,949	91,337	98,949	91,337	22,834	0	0	0	0	0	0
Legals	0	0	0	0	0	0	15,223	16,491	15,223	16,491	15,223	16,491	15,223	16,491	15,223	16,491	15,223	3,806	0	0	0	0	0	0
Misc.			0																					
COSTS BEFORE LAND INT AND PROF	1,124,953	659,939	1,590,912	1,358,086	2,009,967	2,064,290	2,116,527	2,179,731	2,116,527	2,179,731	2,116,527	2,179,731	2,116,527	1,636,496	921,412	278,411	106,560	26,640	0	0	0	0	0	0
For Residual Valuation																								
Land	2,475,415																							
Interest		58,506	70,181	97,173	120,821	155,447	191,517	179,549	164,290	151,879	136,170	123,302	107,129	93,789	68,309	34,917	0	0	0	0	0	0	0	0
Market Housing																								
Affordable Housing																								
Cash Flow	-3,600,369	-718,445	-1,661,093	-1,455,259	-2,130,788	-2,219,737	736,535	939,015	763,763	966,685	791,883	995,262	820,924	1,568,009	2,054,859	2,984,967	2,938,019	734,505	0	0	0	0	0	-4,508,735
Opening Balance	0																							
Closing Balance	-3,600,369	-4,318,814	-5,979,907	-7,435,166	-9,565,954	-11,785,691	-11,049,156	-10,110,141	-9,346,378	-8,379,693	-7,587,810	-6,592,548	-5,771,625	-4,203,615	-2,148,756	836,211	3,774,230	4,508,735	4,508,735	4,508,735	4,508,735	4,508,735	4,508,735	0

Base - Appendix
Site 12



SITE NAME						
Site 12 Medium Density 70a						
INCOME	Av Size m2	%	Number	Price £/m2	GDV £	GIA m2
Market Housing	71.6	65%	46	4,550	14,822,990	3,258
Shared Ownership	61.8	11%	7	3,185	1,446,723	454
Affordable Rent	61.8	25%	17	2,500	2,649,675	1,060
Social Rent	61.8	0%	0	1,800	0	0
Grant and Subsidy	Shared Ownership			0	0	
	Affordable Rent			0	0	
	Social Rent			0	0	
SITE AREA - Net	0.93 ha		75	/ha	18,919,388	4,772
SITE AREA - Gross	0.93 ha		75	/ha		

Sales per Quarter	0
Unit Build Time	3 Quarters

	Whole Site	Per ha NET	Per ha GROSS
Residual Land Value	2,994,487	3,208,379	3,208,379
Alternative Use Value	2,800,000		3,000,000
Uplift	20%	560,000	600,000
Plus /ha	0	0	0
Viability Threshold	3,360,000	3,600,000	

	£/m2	
Additional Profit	4,772,365	1,465

RUN Residual MACRO ctrl+r
Closing balance = 0

RUN CIL MACRO ctrl+l
Closing balance = -7,049,139

Check on phasing dwgs nos
correct

DEVELOPMENT COSTS				
	/unit or m2	Total		
LAND				
Land	42,778	2,994,487		
Stamp Duty		139,224		
Easements etc.		0		
Legals Acquisition	1.50%	44,917	184,142	
PLANNING				
Planning Fee		25,860		
Architects	4.00%	429,411		
QS / PM	0.50%	53,676		
Planning Consultants	1.00%	107,353		
Other Professional	2.50%	268,382	884,682	
CONSTRUCTION				
Build Cost - BCIS Based	1,898	9,056,385		
s106 / CIL / IT		707,967		
Contingency	5.00%	452,819		
Abnormals		518,101	10,735,272	
FINANCE				
Fees		0		
Interest	6.50%			
Legal and Valuation		0	0	
SALES				
Agents	3.0%	567,582		
Legals	0.5%	94,597		
Misc.		0	662,179	15,460,762
Developers Profit				
Market Housing	15.00%		2,223,449	
Affordable Housing	5.00%		204,820	

Planning fee calc			
Planning app fe	dwgs	rate	
No dwgs	70		
No dwgs under 5	50	462	23,100
No dwgs over 5	20	138	2,760
		Total	25,860

Stamp duty calc - Residual	
Land payment	2,994,487
Total	139,224

Stamp duty calc - Add Profit		
Land payment		3,360,000
125,000	0%	1%
250,000	1%	3%
500,000	3%	4%
1,000,000	4%	5%
above	5%	5%
		Total
		168,000

Pre CIL s106	5,000	£/ Unit (all)	
Total			350,000

Post CIL s106	5,000	£/ Unit (all)	350,000
CIL	110	£/m2	357,967
Total			707,967

Build Cost /m2		
BCIS	1,614	
FHS	66	4.10%
Energy	20	
Design	6	
Acc & Adpt	20	
Water	0	
Small Sites	0	0%
Site Costs	172	11%
Total	1,898	

LIT	% GDV	0
	0.00%	

RESIDUAL CASH FLOW FOR INTEREST	Year 1				Year 2				Year 3				Year 4				Year 5				Year 6			
	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4
INCOME																								
UNITS Started			12	13	12	13	12	8																
Market Housing			0	0	0	0	2,541,084	2,752,841	2,541,084	2,752,841	2,541,084	1,694,056	0	0	0	0	0	0	0	0	0	0	0	0
Shared Ownership			0	0	0	0	248,010	268,677	248,010	268,677	248,010	165,340	0	0	0	0	0	0	0	0	0	0	0	0
Affordable Rent			0	0	0	0	454,230	492,083	454,230	492,083	454,230	302,820	0	0	0	0	0	0	0	0	0	0	0	0
Social Rent			0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Grant and Subsidy			0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
INCOME	0	0	0	0	0	0	3,243,324	3,513,601	3,243,324	3,513,601	3,243,324	2,162,216	0	0	0	0	0	0	0	0	0	0	0	0
EXPENDITURE																								
Stamp Duty	139,224																							
Easements etc.	0																							
Legals Acquisition	44,917																							
Planning Fee	25,860																							
Architects	214,705		214,705																					
QS	26,838		26,838																					
Planning Consultants	53,676		53,676																					
Other Professional	134,191		134,191																					
Build Cost - BCIS Base		0	517,508	1,078,141	1,595,649	1,638,774	1,595,649	1,423,146	862,513	345,005	0	0	0	0	0	0	0	0	0	0	0	0	0	0
s106/CIL		357,967	20,000	41,667	61,667	63,333	61,667	55,000	33,333	13,333	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Contingency		0	25,875	53,907	79,782	81,939	79,782	71,157	43,126	17,250	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Abnormals		0	29,606	61,679	91,284	93,752	91,284	81,416	49,343	19,737	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Finance Fees	0																							
Legal and Valuation	0																							
Agents	0	0	0	0	0	0	97,300	105,408	97,300	105,408	97,300	64,866	0	0	0	0	0	0	0	0	0	0	0	0
Legals	0	0	0	0	0	0	16,217	17,568	16,217	17,568	16,217	10,811	0	0	0	0	0	0	0	0	0	0	0	0
Misc.			0																					
COSTS BEFORE LAND INT AND PROF	639,413	357,967	1,022,400	1,235,393	1,828,382	1,877,798	1,941,899	1,753,695	1,101,831	518,302	113,516	75,678	0	0	0	0	0	0	0	0	0	0	0	0
For Residual Valuation																								
Land	2,994,487																							
Interest		59,051	65,827	83,511	104,943	136,360	169,090	150,689	124,540	91,764	44,582	0	0	0	0	0	0	0	0	0	0	0	0	0
Market Housing																								
Affordable Housing																								
Cash Flow	-3,633,900	-417,018	-1,088,227	-1,318,905	-1,933,326	-2,014,158	1,132,335	1,609,216	2,016,953	2,903,534	3,085,225	2,086,538	0	0	0	0	0	0	0	0	0	0	0	-2,428,268
Opening Balance	0																							
Closing Balance	-3,633,900	-4,050,918	-5,139,145	-6,458,049	-8,391,375	-10,405,533	-9,273,198	-7,663,982	-5,647,030	-2,743,495	341,730	2,428,268	2,428,268	2,428,268	2,428,268	2,428,268	2,428,268	2,428,268	2,428,268	2,428,268	2,428,268	2,428,268	2,428,268	0

Base - Appendix
Site 13



SITE NAME						
Site 13 Medium Density 70						
INCOME	Av Size m2	%	Number	Price £/m2	GDV £	GIA m2
Market Housing	66.0	65%	46	4,550	13,663,650	3,003
Shared Ownership	61.8	11%	7	3,185	1,446,723	454
Affordable Rent	61.8	25%	17	2,500	2,649,675	1,060
Social Rent	61.8	0%	0	1,800	0	0
Grant and Subsidy	Shared Ownership			0	0	
	Affordable Rent			0	0	
	Social Rent			0	0	
SITE AREA - Net	0.70 ha		100	/ha	17,760,048	4,517
SITE AREA - Gross	0.70 ha		100	/ha		

Sales per Quarter	0
Unit Build Time	3 Quarters

	Whole Site	Per ha NET	Per ha GROSS
Residual Land Value	1,431,129	2,044,469	2,044,469
Alternative Use Value	2,100,000		3,000,000
Uplift	20%	420,000	600,000
Plus /ha	0	0	0
Viability Threshold	2,520,000	3,600,000	

	£/m2	
Additional Profit	3,559,671	1,185

RUN Residual MACRO ctrl+r
Closing balance = 0

RUN CIL MACRO ctrl+l
Closing balance = -6,533,592

Check on phasing dwgs nos
correct

DEVELOPMENT COSTS				
	/unit or m2	Total		
LAND				
Land	20,445	1,431,129		
Stamp Duty		61,056		
Easements etc.		0		
Legals Acquisition	1.50%	21,467	82,523	
PLANNING				
Planning Fee		25,860		
Architects	4.00%	462,916		
QS / PM	0.50%	57,864		
Planning Consultants	1.00%	115,729		
Other Professional	2.50%	289,322	951,691	
CONSTRUCTION				
Build Cost - BCIS Based	2,178	9,839,746		
s106 / CIL / IT		679,970		
Contingency	5.00%	491,987		
Abnormals		561,186	11,572,889	
FINANCE				
Fees		0		
Interest	6.50%			
Legal and Valuation		0	0	
SALES				
Agents	3.0%	532,801		
Legals	0.5%	88,800		
Misc.		0	621,602	14,659,834
Developers Profit				
Market Housing	15.00%		2,049,548	
Affordable Housing	5.00%		204,820	

Planning fee calc			
Planning app fe	dwgs	rate	
No dwgs	70		
No dwgs under 5	50	462	23,100
No dwgs over 5	20	138	2,760
Total			25,860

Stamp duty calc - Residual	
Land payment	1,431,129
Total 61,056	

Stamp duty calc - Add Profit		
Land payment		2,520,000
125,000	0%	1%
250,000	1%	3%
500,000	3%	4%
1,000,000	4%	5%
above	5%	5%
Total 126,000		

Pre CIL s106	5,000	£/ Unit (all)	
Total			350,000

Post CIL s106	5,000	£/ Unit (all)	350,000
CIL	110	£/m2	329,970
Total			679,970

Build Cost		/m2	
BCIS	1,858		
FHS	76		4.10%
Energy	20		
Design	6		
Acc & Adpt	20		
Water	0		
Small Sites	0		0%
Site Costs	198		11%
Total		2,178	

LIT	% GDV	0
	0.00%	

RESIDUAL CASH FLOW FOR INTEREST	Year 1				Year 2				Year 3				Year 4				Year 5				Year 6			
	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4
INCOME																								
UNITS Started			12	13	12	13	12	8																
Market Housing			0	0	0	0	2,342,340	2,537,535	2,342,340	2,537,535	2,342,340	1,561,560	0	0	0	0	0	0	0	0	0	0	0	0
Shared Ownership			0	0	0	0	248,010	268,677	248,010	268,677	248,010	165,340	0	0	0	0	0	0	0	0	0	0	0	0
Affordable Rent			0	0	0	0	454,230	492,083	454,230	492,083	454,230	302,820	0	0	0	0	0	0	0	0	0	0	0	0
Social Rent			0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Grant and Subsidy			0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
INCOME	0	0	0	0	0	0	3,044,580	3,298,295	3,044,580	3,298,295	3,044,580	2,029,720	0	0	0	0	0	0	0	0	0	0	0	0
EXPENDITURE																								
Stamp Duty	61,056																							
Easements etc.	0																							
Legals Acquisition	21,467																							
Planning Fee	25,860																							
Architects	231,458		231,458																					
QS	28,932		28,932																					
Planning Consultants	57,864		57,864																					
Other Professional	144,661		144,661																					
Build Cost - BCIS Base		0	562,271	1,171,398	1,733,670	1,780,526	1,733,670	1,546,246	937,119	374,847	0	0	0	0	0	0	0	0	0	0	0	0	0	0
s106/CIL		329,970	20,000	41,667	61,667	63,333	61,667	55,000	33,333	13,333	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Contingency		0	28,114	58,570	86,683	89,026	86,683	77,312	46,856	18,742	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Abnormals		0	32,068	66,808	98,876	101,548	98,876	88,186	53,446	21,379	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Finance Fees	0																							
Legal and Valuation	0																							
Agents	0	0	0	0	0	0	91,337	98,949	91,337	98,949	91,337	60,892	0	0	0	0	0	0	0	0	0	0	0	0
Legals	0	0	0	0	0	0	15,223	16,491	15,223	16,491	15,223	10,149	0	0	0	0	0	0	0	0	0	0	0	0
Misc.			0																					
COSTS BEFORE LAND INT AND PROF	571,299	329,970	1,105,368	1,338,443	1,980,895	2,034,433	2,087,456	1,882,185	1,177,315	543,742	106,560	71,040	0	0	0	0	0	0	0	0	0	0	0	0
For Residual Valuation																								
Land	1,431,129																							
Interest		32,539	38,430	57,017	79,693	113,178	148,076	134,929	114,110	85,621	42,251	0	0	0	0	0	0	0	0	0	0	0	0	0
Market Housing																								
Affordable Housing																								
Cash Flow	-2,002,428	-362,509	-1,143,798	-1,395,460	-2,060,589	-2,147,611	809,048	1,281,180	1,753,155	2,668,931	2,895,768	1,958,680	0	0	0	0	0	0	0	0	0	0	0	-2,254,367
Opening Balance	0																							
Closing Balance	-2,002,428	-2,364,937	-3,508,735	-4,904,195	-6,964,783	-9,112,394	-8,303,346	-7,022,166	-5,269,011	-2,600,080	295,688	2,254,367	2,254,367	2,254,367	2,254,367	2,254,367	2,254,367	2,254,367	2,254,367	2,254,367	2,254,367	2,254,367	2,254,367	0

Base - Appendix
Site 15



SITE NAME						
Site 15 Medium Density 15						
INCOME	Av Size m2	%	Number	Price £/m2	GDV £	GIA m2
Market Housing	71.6	65%	10	4,550	3,176,355	698
Shared Ownership	61.8	11%	2	3,185	310,012	97
Affordable Rent	61.8	25%	4	2,500	567,788	227
Social Rent	61.8	0%	0	1,800	0	0
Grant and Subsidy	Shared Ownership			0	0	
	Affordable Rent			0	0	
	Social Rent			0	0	
SITE AREA - Net	0.20 ha		75	/ha	4,054,154	1,023
SITE AREA - Gross	0.20 ha		75	/ha		

Sales per Quarter	0
Unit Build Time	3 Quarters

	Whole Site	Per ha NET	Per ha GROSS
Residual Land Value	663,490	3,317,450	3,317,450
Alternative Use Value	600,000		3,000,000
Uplift	20%	120,000	600,000
Plus /ha	0	0	0
Viability Threshold	720,000	3,600,000	

	£/m2	
Additional Profit	1,041,945	1,493

RUN Residual MACRO ctrl+r
Closing balance = 0

RUN CIL MACRO ctrl+h
Closing balance = -1,496,244

Check on phasing dwgs nos
correct

DEVELOPMENT COSTS				
	/unit or m2	Total		
LAND				
Land	44,233	663,490		
Stamp Duty		22,675		
Easements etc.		0		
Legals Acquisition	1.50%	9,952	32,627	
PLANNING				
Planning Fee		6,930		
Architects	4.00%	91,421		
QS / PM	0.50%	11,428		
Planning Consultants	1.00%	22,855		
Other Professional	2.50%	57,138	189,771	
CONSTRUCTION				
Build Cost - BCIS Based	1,888	1,931,047		
s106 / CIL / IT		151,707		
Contingency	5.00%	96,552		
Abnormals		106,208	2,285,514	
FINANCE				
Fees		0		
Interest	6.50%			
Legal and Valuation		0	0	
SALES				
Agents	3.0%	121,625		
Legals	0.5%	20,271		
Misc.		0	141,895	3,313,298
Developers Profit				
Market Housing	15.00%		476,453	
Affordable Housing	5.00%		43,890	

Planning fee calc			
Planning app fe	dwgs	rate	
No dwgs	15		6,930
No dwgs under 5	15	462	6,930
No dwgs over 5	0	138	0
Total			6,930

Stamp duty calc - Residual	
Land payment	663,490
Total 22,675	

Stamp duty calc - Add Profit		
Land payment		720,000
125,000	0%	1%
250,000	1%	3%
500,000	3%	4%
1,000,000	4%	0%
above	5%	4%
Total 28,800		

Pre CIL s106	5,000 £/ Unit (all)	
Total		75,000

Post CIL s106	5,000 £/ Unit (all)	75,000
CIL	110 £/m2	76,707
Total		151,707

Build Cost /m2		
BCIS	1,605	
FHS	66	4.10%
Energy	20	
Design	6	
Acc & Adpt	20	
Water	0	
Small Sites	0	0%
Site Costs	171	11%
Total	1,888	

LIT	% GDV	0
	0.00%	

RESIDUAL CASH FLOW FOR INTEREST	Year 1				Year 2				Year 3				Year 4				Year 5				Year 6			
	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4
INCOME																								
UNITS Started			3	3	3	3	3																	
Market Housing			0	0	0	0	635,271	635,271	635,271	635,271	635,271	0	0	0	0	0	0	0	0	0	0	0	0	0
Shared Ownership			0	0	0	0	62,002	62,002	62,002	62,002	62,002	0	0	0	0	0	0	0	0	0	0	0	0	0
Affordable Rent			0	0	0	0	113,558	113,558	113,558	113,558	113,558	0	0	0	0	0	0	0	0	0	0	0	0	0
Social Rent			0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Grant and Subsidy			0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
INCOME	0	0	0	0	0	0	810,831	810,831	810,831	810,831	810,831	0	0	0	0	0	0	0	0	0	0	0	0	0
EXPENDITURE																								
Stamp Duty	22,675																							
Easements etc.	0																							
Legals Acquisition	9,952																							
Planning Fee	6,930																							
Architects	45,710		45,710																					
QS	5,714		5,714																					
Planning Consultants	11,428		11,428																					
Other Professional	28,569		28,569																					
Build Cost - BCIS Base		0	128,736	257,473	386,209	386,209	386,209	257,473	128,736	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
s106/CIL		76,707	5,000	10,000	15,000	15,000	15,000	10,000	5,000	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Contingency		0	6,437	12,874	19,310	19,310	19,310	12,874	6,437	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Abnormals		0	7,081	14,161	21,242	21,242	21,242	14,161	7,081	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Finance Fees	0																							
Legal and Valuation	0																							
Agents	0	0	0	0	0	0	24,325	24,325	24,325	24,325	24,325	0	0	0	0	0	0	0	0	0	0	0	0	0
Legals	0	0	0	0	0	0	4,054	4,054	4,054	4,054	4,054	0	0	0	0	0	0	0	0	0	0	0	0	0
Misc.			0																					
COSTS BEFORE LAND INT AND PROF	130,977	76,707	238,674	294,508	441,761	441,761	470,141	322,887	175,633	28,379	28,379	0	0	0	0	0	0	0	0	0	0	0	0	0
For Residual Valuation																								
Land	663,490																							
Interest		12,910	14,366	18,478	23,564	31,126	38,810	33,905	26,527	16,636	4,191	0	0	0	0	0	0	0	0	0	0	0	0	0
Market Housing																								
Affordable Housing																								
Cash Flow	-794,467	-89,617	-253,041	-312,986	-465,326	-472,887	301,880	454,039	608,671	765,816	778,261	0	0	0	0	0	0	0	0	0	0	0	0	-520,343
Opening Balance	0																							
Closing Balance	-794,467	-884,085	-1,137,126	-1,450,112	-1,915,437	-2,388,325	-2,086,444	-1,632,405	-1,023,734	-257,917	520,343	520,343	520,343	520,343	520,343	520,343	520,343	520,343	520,343	520,343	520,343	520,343	520,343	0

Base - Appendix
Site 16



SITE NAME						
Site 16 Medium Density 9						
INCOME	Av Size m2	%	Number	Price £/m2	GDV £	GIA m2
Market Housing	74.0	65%	6	5,500	2,380,950	433
Shared Ownership	58.0	11%	1	3,850	211,019	55
Affordable Rent	58.0	25%	2	2,500	319,725	128
Social Rent	58.0	0%	0	1,800	0	0
Grant and Subsidy	Shared Ownership			0	0	
	Affordable Rent			0	0	
	Social Rent			0	0	
SITE AREA - Net	0.15 ha		60	/ha	2,911,694	616
SITE AREA - Gross	0.15 ha		60	/ha		

Sales per Quarter	0
Unit Build Time	3 Quarters

	Whole Site	Per ha NET	Per ha GROSS
Residual Land Value	813,039	5,420,258	5,420,258
Alternative Use Value	450,000		3,000,000
Uplift	20%	90,000	600,000
Plus /ha	0	0	0
Viability Threshold	540,000	3,600,000	

	£/m2
Additional Profit	885,307 2,045

RUN Residual MACRO ctrl+r
Closing balance = 0

RUN CIL MACRO ctrl+l
Closing balance = -733,654

Check on phasing dwgs nos
correct

DEVELOPMENT COSTS				
	/unit or m2	Total		
LAND				
Land	90,338	813,039		
Stamp Duty		30,152		
Easements etc.		0		
Legals Acquisition	1.50%	12,196	42,348	
PLANNING				
Planning Fee		4,158		
Architects	4.00%	51,599		
QS / PM	0.50%	6,450		
Planning Consultants	1.00%	12,900		
Other Professional	2.50%	32,249	107,355	
CONSTRUCTION				
Build Cost - BCIS Based	1,793	1,103,979		
s106 / CIL / IT		70,067		
Contingency	5.00%	55,199		
Abnormals		60,719	1,289,964	
FINANCE				
Fees		0		
Interest	6.50%			
Legal and Valuation		0	0	
SALES				
Agents	3.0%	87,351		
Legals	0.5%	14,558		
Misc.		0	101,909	2,354,615
Developers Profit				
Market Housing	15.00%			357,143
Affordable Housing	5.00%			26,537

Planning fee calc			
Planning app fe	dwgs	rate	
No dwgs	9		4,158
No dwgs under 5	9	462	4,158
No dwgs over 5	0	138	0
Total			4,158

Stamp duty calc - Residual	
Land payment	813,039
Total 30,152	

Stamp duty calc - Add Profit		
Land payment		540,000
125,000	0%	1%
250,000	1%	3%
500,000	3%	4%
1,000,000	4%	0%
above	5%	4%
Total 21,600		

Pre CIL s106	2,500	£/ Unit (all)	
Total			22,500

Post CIL s106	2,500	£/ Unit (all)	22,500
CIL	110	£/m2	47,567
Total			70,067

Build Cost /m2		
BCIS	1,592	
FHS	65	4.10%
Energy	20	
Design	6	
Acc & Adpt	20	
Water	0	
Small Sites	0	0%
Site Costs	90	6%
Total		1,793

LIT	% GDV	0
	0.00%	

RESIDUAL CASH FLOW FOR INTEREST	Year 1				Year 2				Year 3				Year 4				Year 5				Year 6			
	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4
INCOME																								
UNITS Started			3	3	3																			
Market Housing			0	0	0	0	793,650	793,650	793,650	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Shared Ownership			0	0	0	0	70,340	70,340	70,340	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Affordable Rent			0	0	0	0	106,575	106,575	106,575	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Social Rent			0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Grant and Subsidy			0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
INCOME	0	0	0	0	0	0	970,565	970,565	970,565	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
EXPENDITURE																								
Stamp Duty	30,152																							
Easements etc.	0																							
Legals Acquisition	12,196																							
Planning Fee	4,158																							
Architects	25,799		25,799																					
QS	3,225		3,225																					
Planning Consultants	6,450		6,450																					
Other Professional	16,125		16,125																					
Build Cost - BCIS Base		0	122,664	245,329	367,993	245,329	122,664	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
s106/CIL		47,567	2,500	5,000	7,500	5,000	2,500	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Contingency		0	6,133	12,266	18,400	12,266	6,133	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Abnormals		0	6,747	13,493	20,240	13,493	6,747	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Finance Fees	0																							
Legal and Valuation	0																							
Agents	0	0	0	0	0	0	29,117	29,117	29,117	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Legals	0	0	0	0	0	0	4,853	4,853	4,853	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Misc.			0																					
COSTS BEFORE LAND INT AND PROF	98,104	47,567	189,643	276,088	414,132	276,088	172,014	33,970	33,970	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
For Residual Valuation																								
Land	813,039																							
Interest		14,806	15,820	19,158	23,956	31,075	36,066	23,676	8,841	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Market Housing																								
Affordable Housing																								
Cash Flow	-911,143	-62,373	-205,462	-295,247	-438,088	-307,163	762,484	912,919	927,754	0	0	0	0	0	0	0	0	0	0	0	0	0	0	-383,680
Opening Balance	0																							
Closing Balance	-911,143	-973,516	-1,178,978	-1,474,225	-1,912,313	-2,219,477	-1,456,992	-544,074	383,680	383,680	383,680	383,680	383,680	383,680	383,680	383,680	383,680	383,680	383,680	383,680	383,680	383,680	383,680	0

Base - Appendix
Site 17



SITE NAME						
Site 17 Medium Density 5						
INCOME	Av Size m2	%	Number	Price £/m2	GDV £	GIA m2
Market Housing	75.0	65%	3	5,500	1,340,625	244
Shared Ownership	50.0	11%	1	3,850	101,063	26
Affordable Rent	50.0	25%	1	2,500	153,125	61
Social Rent	50.0	0%	0	1,800	0	0
Grant and Subsidy	Shared Ownership			0	0	
	Affordable Rent			0	0	
	Social Rent			0	0	
SITE AREA - Net	0.08 ha		66	/ha	1,594,813	331
SITE AREA - Gross	0.08 ha		66	/ha		

Sales per Quarter	0
Unit Build Time	3 Quarters

	Whole Site	Per ha NET	Per ha GROSS
Residual Land Value	353,053	4,660,300	4,660,300
Alternative Use Value	227,273		3,000,000
Uplift	20%	45,455	600,000
Plus /ha	0	0	0
Viability Threshold	272,727	3,600,000	

	£/m2
Additional Profit	415,787 1,706

RUN Residual MACRO ctrl+r
Closing balance = 0

RUN CIL MACRO ctrl+l
Closing balance = -408,469

Check on phasing dwgs nos
correct

DEVELOPMENT COSTS			
	/unit or m2	Total	
LAND			
Land	70,611	353,053	
Stamp Duty		7,153	
Easements etc.		0	
Legals Acquisition	1.50%	5,296	12,448
PLANNING			
Planning Fee		2,310	
Architects	4.00%	32,105	
QS / PM	0.50%	4,013	
Planning Consultants	1.00%	8,026	
Other Professional	2.50%	20,065	66,519
CONSTRUCTION			
Build Cost - BCIS Based	2,085	690,798	
s106 / CIL / IT		39,283	
Contingency	5.00%	34,540	
Abnormals		37,994	802,615
FINANCE			
Fees		0	
Interest	6.50%		
Legal and Valuation		0	0
SALES			
Agents	3.0%	47,844	
Legals	0.5%	7,974	
Misc.		0	55,818 1,290,454
Developers Profit			
Market Housing	15.00%		201,094
Affordable Housing	5.00%		12,709

Planning fee calc			
Planning app fe	dwgs	rate	
No dwgs	5		
No dwgs under 5	5	462	2,310
No dwgs over 5	0	138	0
Total			2,310

Stamp duty calc - Residual	
Land payment	353,053
Total	7,153

Stamp duty calc - Add Profit		
Land payment		272,727
125,000	0%	1%
250,000	1%	3%
500,000	3%	0%
1,000,000	4%	0%
above	5%	3%
Total		8,182

Pre CIL s106	2,500 £/ Unit (all)	
Total		12,500

Post CIL s106	2,500 £/ Unit (all)	12,500
CIL	110 £/m2	26,783
Total		39,283

Build Cost /m2	
BCIS	1,858
FHS	76
Energy	20
Design	6
Acc & Adpt	20
Water	0
Small Sites	0
Site Costs	105
Total	2,085

LIT	% GDV	0
	0.00%	

RESIDUAL CASH FLOW FOR INTEREST	Year 1				Year 2				Year 3				Year 4				Year 5				Year 6			
	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4
INCOME																								
UNITS Started			1	2	2																			
Market Housing			0	0	0	0	268,125	536,250	536,250	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Shared Ownership			0	0	0	0	20,213	40,425	40,425	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Affordable Rent			0	0	0	0	30,625	61,250	61,250	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Social Rent			0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Grant and Subsidy			0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
INCOME	0	0	0	0	0	0	318,963	637,925	637,925	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
EXPENDITURE																								
Stamp Duty	7,153																							
Easements etc.	0																							
Legals Acquisition	5,296																							
Planning Fee	2,310																							
Architects	16,052		16,052																					
QS	2,007		2,007																					
Planning Consultants	4,013		4,013																					
Other Professional	10,033		10,033																					
Build Cost - BCIS Base		0	46,053	138,160	230,266	184,213	92,106	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
s106/CIL		26,783	833	2,500	4,167	3,333	1,667	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Contingency		0	2,303	6,908	11,513	9,211	4,605	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Abnormals		0	2,533	7,599	12,665	10,132	5,066	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Finance Fees	0																							
Legal and Valuation	0																							
Agents	0	0	0	0	0	0	9,569	19,138	19,138	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Legals	0	0	0	0	0	0	1,595	3,190	3,190	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Misc.			0																					
COSTS BEFORE LAND INT AND PROF	46,863	26,783	83,827	155,166	258,611	206,889	114,608	22,327	22,327	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
For Residual Valuation																								
Land	353,053																							
Interest		6,499	7,039	8,516	11,176	15,560	19,175	16,166	6,425	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Market Housing																								
Affordable Housing																								
Cash Flow	-399,916	-33,282	-90,866	-163,682	-269,787	-222,448	185,180	599,432	609,173	0	0	0	0	0	0	0	0	0	0	0	0	0	0	-213,803
Opening Balance	0																							
Closing Balance	-399,916	-433,198	-524,064	-687,747	-957,533	-1,179,982	-994,802	-395,370	213,803	213,803	213,803	213,803	213,803	213,803	213,803	213,803	213,803	213,803	213,803	213,803	213,803	213,803	213,803	0

Base - Appendix
Site 18



SITE NAME						
Site 18 Medium Density 3						
INCOME	Av Size m2	%	Number	Price £/m2	GDV £	GIA m2
Market Housing	86.0	65%	2	5,500	922,350	168
Shared Ownership	84.0	11%	0	3,850	101,871	26
Affordable Rent	84.0	25%	1	2,500	154,350	62
Social Rent	84.0	0%	0	1,800	0	0
Grant and Subsidy	Shared Ownership			0	0	
	Affordable Rent			0	0	
	Social Rent			0	0	
SITE AREA - Net	0.09 ha		35	/ha	1,178,571	256
SITE AREA - Gross	0.09 ha		35	/ha		

Sales per Quarter	0
Unit Build Time	3 Quarters

	Whole Site	Per ha NET	Per ha GROSS
Residual Land Value	370,059	4,317,360	4,317,360
Alternative Use Value	257,143		3,000,000
Uplift	51,429		600,000
Plus /ha	0	0	0
Viability Threshold	308,571		3,600,000

RUN Residual MACRO ctrl+r
Closing balance = 0

RUN CIL MACRO ctrl+l
Closing balance = -286,755

Check on phasing dwgs nos
correct

	£/m2
Additional Profit	289,937 1,729

DEVELOPMENT COSTS			
	/unit or m2	Total	
LAND			
Land	123,353	370,059	
Stamp Duty		8,003	
Easements etc.		0	
Legals Acquisition	1.50%	5,551	13,554
PLANNING			
Planning Fee		1,386	
Architects	4.00%	19,571	
QS / PM	0.50%	2,446	
Planning Consultants	1.00%	4,893	
Other Professional	2.50%	12,232	40,528
CONSTRUCTION			
Build Cost - BCIS Based	1,639	419,322	
s106 / CIL / IT		25,927	
Contingency	5.00%	20,966	
Abnormals		23,063	489,278
FINANCE			
Fees		0	
Interest	6.50%		
Legal and Valuation		0	0
SALES			
Agents	3.0%	35,357	
Legals	0.5%	5,893	
Misc.		0	41,250 954,669
Developers Profit			
Market Housing	15.00%		138,353
Affordable Housing	5.00%		12,811

Planning fee calc			
Planning app fe	dwgs	rate	
No dwgs	3		1,386
No dwgs under 5	3	462	1,386
No dwgs over 5	0	138	0
Total			1,386

Stamp duty calc - Residual	
Land payment	370,059
Total	8,003

Stamp duty calc - Add Profit		
Land payment		308,571
125,000	0%	1%
250,000	1%	3%
500,000	3%	0%
1,000,000	4%	0%
above	5%	3%
Total		9,257

Pre CIL s106	2,500 £/ Unit (all)	
Total		7,500

Post CIL s106	2,500 £/ Unit (all)	7,500
CIL	110 £/m2	18,427
Total		25,927

Build Cost /m2		
BCIS	1,451	
FHS	59	4.10%
Energy	20	
Design	6	
Acc & Adpt	20	
Water	0	
Small Sites	0	0%
Site Costs	82	6%
Total	1,639	

LIT	% GDV	0
	0.00%	

RESIDUAL CASH FLOW FOR INTEREST	Year 1				Year 2				Year 3				Year 4				Year 5				Year 6			
	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4
INCOME																								
UNITS Started			1	1	1																			
Market Housing							307,450	307,450	307,450															
Shared Ownership							33,957	33,957	33,957															
Affordable Rent							51,450	51,450	51,450															
Social Rent																								
Grant and Subsidy																								
INCOME	0	0	0	0	0	0	392,857	392,857	392,857	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
EXPENDITURE																								
Stamp Duty	8,003																							
Easements etc.	0																							
Legals Acquisition	5,551																							
Planning Fee	1,386																							
Architects	9,786		9,786																					
QS	1,223		1,223																					
Planning Consultants	2,446		2,446																					
Other Professional	6,116		6,116																					
Build Cost - BCIS Base		0	46,591	93,183	139,774	93,183	46,591	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
s106/CIL		18,427	833	1,667	2,500	1,667	833	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Contingency		0	2,330	4,659	6,989	4,659	2,330	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Abnormals		0	2,563	5,125	7,688	5,125	2,563	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Finance Fees	0																							
Legal and Valuation	0																							
Agents	0	0	0	0	0	0	11,786	11,786	11,786	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Legals	0	0	0	0	0	0	1,964	1,964	1,964	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Misc.																								
COSTS BEFORE LAND INT AND PROF	34,511	18,427	71,888	104,634	156,950	104,634	66,067	13,750	13,750	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
For Residual Valuation																								
Land	370,059																							
Interest		6,574	6,981	8,262	10,097	12,811	14,720	9,649	3,645	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Market Housing																								
Affordable Housing																								
Cash Flow	-404,570	-25,001	-78,868	-112,896	-167,047	-117,445	312,071	369,458	375,462	0	0	0	0	0	0	0	0	0	0	0	0	0	0	-151,164
Opening Balance	0																							
Closing Balance	-404,570	-429,572	-508,440	-621,336	-788,383	-905,828	-593,757	-224,299	151,164	151,164	151,164	151,164	151,164	151,164	151,164	151,164	151,164	151,164	151,164	151,164	151,164	151,164	151,164	0

Base - Appendix
Site 20



SITE NAME						
Site 20 Low Density 35						
INCOME	Av Size m2	%	Number	Price £/m2	GDV £	GIA m2
Market Housing	92.0	65%	23	4,550	9,523,150	2,093
Shared Ownership	74.5	11%	4	3,185	871,563	274
Affordable Rent	74.5	25%	9	2,500	1,596,269	639
Social Rent	74.5	0%	0	1,800	0	0
Grant and Subsidy	Shared Ownership			0	0	
	Affordable Rent			0	0	
	Social Rent			0	0	
SITE AREA - Net	0.88 ha		40	/ha	11,990,982	3,005
SITE AREA - Gross	0.88 ha		40	/ha		

Sales per Quarter	0
Unit Build Time	3 Quarters

	Whole Site	Per ha NET	Per ha GROSS
Residual Land Value	2,205,295	2,520,337	2,520,337
Alternative Use Value	2,625,000		3,000,000
Uplift	20%	525,000	600,000
Plus /ha	0	0	0
Viability Threshold	3,150,000		3,600,000

	£/m2	
Additional Profit	2,264,450	1,082

RUN Residual MACRO ctrl+r
Closing balance = 0

RUN CIL MACRO ctrl+l
Closing balance = -4,506,539

Check on phasing dwgs nos
correct

DEVELOPMENT COSTS				
	/unit or m2	Total		
LAND				
Land	63,008	2,205,295		
Stamp Duty		99,765		
Easements etc.		0		
Legals Acquisition	1.50%	33,079	132,844	
PLANNING				
Planning Fee		16,170		
Architects	4.00%	257,858		
QS / PM	0.50%	32,232		
Planning Consultants	1.00%	64,464		
Other Professional	2.50%	161,161	531,885	
CONSTRUCTION				
Build Cost - BCIS Based	1,819	5,467,387		
s106 / CIL / IT		404,979		
Contingency	5.00%	273,369		
Abnormals		300,706	6,446,442	
FINANCE				
Fees		0		
Interest	6.50%			
Legal and Valuation		0	0	
SALES				
Agents	3.0%	359,729		
Legals	0.5%	59,955		
Misc.		0	419,684	9,736,151
Developers Profit				
Market Housing	15.00%		1,428,473	
Affordable Housing	5.00%		123,392	

Planning fee calc			
Planning app fe	dwgs	rate	
No dwgs	35		16,170
No dwgs under 5	35	462	16,170
No dwgs over 5	0	138	0
Total			16,170

Stamp duty calc - Residual	
Land payment	2,205,295
Total 99,765	

Stamp duty calc - Add Profit		
Land payment		3,150,000
125,000	0%	1%
250,000	1%	3%
500,000	3%	4%
1,000,000	4%	5%
above	5%	5%
Total 157,500		

Pre CIL s106	5,000 £/ Unit (all)	
Total		175,000

Post CIL s106	5,000 £/ Unit (all)	175,000
CIL	110 £/m2	229,979
Total		404,979

Build Cost /m2		
BCIS	1,542	
FHS	63	4.10%
Energy	20	
Design	10	
Acc & Adpt	20	
Water	0	
Small Sites	0	0%
Site Costs	164	11%
Total		1,819

LIT	% GDV	0
	0.00%	

RESIDUAL CASH FLOW FOR INTEREST	Year 1				Year 2				Year 3				Year 4				Year 5				Year 6			
	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4
INCOME																								
UNITS Started			5	5	5	5	5	5	5															
Market Housing			0	0	0	0	1,360,450	1,360,450	1,360,450	1,360,450	1,360,450	1,360,450	1,360,450	0	0	0	0	0	0	0	0	0	0	0
Shared Ownership			0	0	0	0	124,509	124,509	124,509	124,509	124,509	124,509	124,509	0	0	0	0	0	0	0	0	0	0	0
Affordable Rent			0	0	0	0	228,038	228,038	228,038	228,038	228,038	228,038	228,038	0	0	0	0	0	0	0	0	0	0	0
Social Rent			0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Grant and Subsidy			0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
INCOME	0	0	0	0	0	0	1,712,997	1,712,997	1,712,997	1,712,997	1,712,997	1,712,997	1,712,997	0	0	0	0	0	0	0	0	0	0	0
EXPENDITURE																								
Stamp Duty	99,765																							
Easements etc.	0																							
Legals Acquisition	33,079																							
Planning Fee	16,170																							
Architects	128,929		128,929																					
QS	16,116		16,116																					
Planning Consultants	32,232		32,232																					
Other Professional	80,581		80,581																					
Build Cost - BCIS Base		0	260,352	520,704	781,055	781,055	781,055	781,055	781,055	520,704	260,352	0	0	0	0	0	0	0	0	0	0	0	0	0
s106/CIL		229,979	8,333	16,667	25,000	25,000	25,000	25,000	25,000	16,667	8,333	0	0	0	0	0	0	0	0	0	0	0	0	0
Contingency		0	13,018	26,035	39,053	39,053	39,053	39,053	39,053	26,035	13,018	0	0	0	0	0	0	0	0	0	0	0	0	0
Abnormals		0	14,319	28,639	42,958	42,958	42,958	42,958	42,958	28,639	14,319	0	0	0	0	0	0	0	0	0	0	0	0	0
Finance Fees	0																							
Legal and Valuation	0																							
Agents	0	0	0	0	0	0	51,390	51,390	51,390	51,390	51,390	51,390	51,390	0	0	0	0	0	0	0	0	0	0	0
Legals	0	0	0	0	0	0	8,565	8,565	8,565	8,565	8,565	8,565	8,565	0	0	0	0	0	0	0	0	0	0	0
Misc.			0																					
COSTS BEFORE LAND INT AND PROF	406,872	229,979	553,880	592,044	888,066	888,066	948,021	948,021	948,021	651,999	355,977	59,955	59,955	0	0	0	0	0	0	0	0	0	0	0
For Residual Valuation																								
Land	2,205,295																							
Interest		42,448	46,875	56,637	67,178	82,701	98,476	87,645	76,638	65,453	49,275	28,024	1,618	0	0	0	0	0	0	0	0	0	0	0
Market Housing																								
Affordable Housing																								
Cash Flow	-2,612,167	-272,427	-600,754	-648,681	-955,244	-970,767	666,501	677,331	688,338	995,546	1,307,745	1,625,018	1,651,425	0	0	0	0	0	0	0	0	0	0	-1,551,864
Opening Balance	0																							
Closing Balance	-2,612,167	-2,884,594	-3,485,348	-4,134,029	-5,089,273	-6,060,040	-5,393,539	-4,716,208	-4,027,870	-3,032,324	-1,724,579	-99,561	1,551,864	1,551,864	1,551,864	1,551,864	1,551,864	1,551,864	1,551,864	1,551,864	1,551,864	1,551,864	1,551,864	0

Base - Appendix
Site 22



SITE NAME Site 22 Low Density 10						
INCOME	Av Size m2	%	Number	Price £/m2	GDV £	GIA m2
Market Housing	105.3	65%	7	4,550	3,115,233	685
Shared Ownership	84.0	11%	1	3,185	280,917	88
Affordable Rent	84.0	25%	2	2,500	514,500	206
Social Rent	84.0	0%	0	1,800	0	0
Grant and Subsidy	Shared Ownership			0	0	
	Affordable Rent			0	0	
	Social Rent			0	0	
SITE AREA - Net	0.25 ha		40	/ha	3,910,650	979
SITE AREA - Gross	0.25 ha		40	/ha		

Sales per Quarter	0
Unit Build Time	3 Quarters

	Whole Site	Per ha NET	Per ha GROSS
Residual Land Value	750,951	3,003,805	3,003,805
Alternative Use Value	750,000		3,000,000
Uplift	20%	150,000	600,000
Plus /ha	0	0	0
Viability Threshold	900,000	3,600,000	

	£/m2	
Additional Profit	929,177	1,357

RUN Residual MACRO ctrl+r
Closing balance = 0

RUN CIL MACRO ctrl+h
Closing balance = -1,460,060

Check on phasing dwgs nos
correct

DEVELOPMENT COSTS				
	/unit or m2	Total		
LAND				
Land	75,095	750,951		
Stamp Duty		27,048		
Easements etc.		0		
Legals Acquisition	1.50%	11,264	38,312	
PLANNING				
Planning Fee		4,620		
Architects	4.00%	83,779		
QS / PM	0.50%	10,472		
Planning Consultants	1.00%	20,945		
Other Professional	2.50%	52,362	172,178	
CONSTRUCTION				
Build Cost - BCIS Based	1,821	1,782,118		
s106 / CIL / IT		125,231		
Contingency	5.00%	89,106		
Abnormals		98,016	2,094,471	
FINANCE				
Fees		0		
Interest	6.50%			
Legal and Valuation		0	0	
SALES				
Agents	3.0%	117,320		
Legals	0.5%	19,553		
Misc.		0	136,873	3,192,785
Developers Profit				
Market Housing	15.00%		467,285	
Affordable Housing	5.00%		39,771	

Planning fee calc			
Planning app fe	dwgs	rate	
No dwgs	10		4,620
No dwgs under 5	10	462	4,620
No dwgs over 5	0	138	0
Total			4,620

Stamp duty calc - Residual	
Land payment	750,951
Total 27,048	

Stamp duty calc - Add Profit		
Land payment		900,000
125,000	0%	1%
250,000	1%	3%
500,000	3%	4%
1,000,000	4%	0%
above	5%	4%
Total 36,000		

Pre CIL s106	5,000	£/ Unit (all)	
Total			50,000

Post CIL s106	5,000	£/ Unit (all)	50,000
CIL	110	£/m2	75,231
Total			125,231

Build Cost /m2		
BCIS	1,543	
FHS	63	4.10%
Energy	20	
Design	10	
Acc & Adpt	20	
Water	0	
Small Sites	0	0%
Site Costs	165	11%
Total		1,821

LIT	% GDV	0
	0.00%	

RESIDUAL CASH FLOW FOR INTEREST	Year 1				Year 2				Year 3				Year 4				Year 5				Year 6			
	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4
INCOME																								
UNITS Started			3	3	3	1																		
Market Housing			0	0	0	0	934,570	934,570	934,570	311,523	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Shared Ownership			0	0	0	0	84,275	84,275	84,275	28,092	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Affordable Rent			0	0	0	0	154,350	154,350	154,350	51,450	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Social Rent			0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Grant and Subsidy			0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
INCOME	0	0	0	0	0	0	1,173,195	1,173,195	1,173,195	391,065	0	0	0	0	0	0	0	0	0	0	0	0	0	0
EXPENDITURE																								
Stamp Duty	27,048																							
Easements etc.	0																							
Legals Acquisition	11,264																							
Planning Fee	4,620																							
Architects	41,889		41,889																					
QS	5,236		5,236																					
Planning Consultants	10,472		10,472																					
Other Professional	26,181		26,181																					
Build Cost - BCIS Base		0	178,212	356,424	534,635	415,827	237,616	59,404	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
s106/CIL		75,231	5,000	10,000	15,000	11,667	6,667	1,667	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Contingency		0	8,911	17,821	26,732	20,791	11,881	2,970	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Abnormals		0	9,802	19,603	29,405	22,871	13,069	3,267	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Finance Fees	0																							
Legal and Valuation	0																							
Agents	0	0	0	0	0	0	35,196	35,196	35,196	11,732	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Legals	0	0	0	0	0	0	5,866	5,866	5,866	1,955	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Misc.			0																					
COSTS BEFORE LAND INT AND PROF	126,711	75,231	285,703	403,848	605,772	471,156	310,294	108,370	41,062	13,687	0	0	0	0	0	0	0	0	0	0	0	0	0	0
For Residual Valuation																								
Land	750,951																							
Interest		14,262	15,716	20,614	27,512	37,803	46,073	32,800	16,029	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Market Housing																								
Affordable Housing																								
Cash Flow	-877,662	-89,493	-301,419	-424,462	-633,284	-508,959	816,828	1,032,025	1,116,104	377,378	0	0	0	0	0	0	0	0	0	0	0	0	0	-507,056
Opening Balance	0																							
Closing Balance	-877,662	-967,155	-1,268,574	-1,693,037	-2,326,320	-2,835,279	-2,018,451	-986,426	129,678	507,056	507,056	507,056	507,056	507,056	507,056	507,056	507,056	507,056	507,056	507,056	507,056	507,056	507,056	0

Base - Appendix
Site 24



SITE NAME Site 24 Low Density 3						
INCOME	Av Size m2	%	Number	Price £/m2	GDV £	GIA m2
Market Housing	86.0	65%	2	5,500	922,350	168
Shared Ownership	70.0	11%	0	3,850	84,893	22
Affordable Rent	70.0	25%	1	2,500	128,625	51
Social Rent	70.0	0%	0	1,800	0	0
Grant and Subsidy	Shared Ownership			0	0	
	Affordable Rent			0	0	
	Social Rent			0	0	
SITE AREA - Net	0.08 ha		40	/ha	1,135,868	241
SITE AREA - Gross	0.08 ha		40	/ha		

Sales per Quarter	0
Unit Build Time	3 Quarters

	Whole Site	Per ha NET	Per ha GROSS
Residual Land Value	361,640	4,821,863	4,821,863
Alternative Use Value	225,000		3,000,000
Uplift	20%	45,000	600,000
Plus /ha	0	0	0
Viability Threshold	270,000		3,600,000

	£/m2	
Additional Profit	323,715	1,930

RUN Residual MACRO ctrl+r
Closing balance = 0

RUN CIL MACRO ctrl+l
Closing balance = -283,975

Check on phasing dwgs nos
correct

DEVELOPMENT COSTS			
	/unit or m2	Total	
LAND			
Land	120,547	361,640	
Stamp Duty		7,582	
Easements etc.		0	
Legals Acquisition	1.50%	5,425	13,007
PLANNING			
Planning Fee		1,386	
Architects	4.00%	18,549	
QS / PM	0.50%	2,319	
Planning Consultants	1.00%	4,637	
Other Professional	2.50%	11,593	38,484
CONSTRUCTION			
Build Cost - BCIS Based	1,643	396,199	
s106 / CIL / IT		25,927	
Contingency	5.00%	19,810	
Abnormals		21,791	463,727
FINANCE			
Fees		0	
Interest	6.50%		
Legal and Valuation		0	0
SALES			
Agents	3.0%	34,076	
Legals	0.5%	5,679	
Misc.		0	39,755
			916,613
Developers Profit			
Market Housing	15.00%		138,353
Affordable Housing	5.00%		10,676

Planning fee calc			
Planning app fe	dwgs	rate	
No dwgs	3		
No dwgs under 5	3	462	1,386
No dwgs over 5	0	138	0
		Total	1,386

Stamp duty calc - Residual	
Land payment	361,640
Total	7,582

Stamp duty calc - Add Profit			
Land payment			270,000
125,000	0%	1%	
250,000	1%	3%	
500,000	3%	0%	
1,000,000	4%	0%	
above	5%	3%	
		Total	8,100

Pre CIL s106	2,500	£/ Unit (all)	
Total			7,500

Post CIL s106	2,500	£/ Unit (all)	7,500
CIL	110	£/m2	18,427
Total			25,927

Build Cost /m2		
BCIS	1,451	
FHS	59	4.10%
Energy	20	
Design	10	
Acc & Adpt	20	
Water	0	
Small Sites	0	0%
Site Costs	82	6%
Total	1,643	

LIT	% GDV	
	0.00%	0

RESIDUAL CASH FLOW FOR INTEREST	Year 1				Year 2				Year 3				Year 4				Year 5				Year 6			
	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4
INCOME																								
UNITS Started			1	1	1																			
Market Housing							307,450	307,450	307,450															
Shared Ownership							28,298	28,298	28,298															
Affordable Rent							42,875	42,875	42,875															
Social Rent							0	0	0															
Grant and Subsidy							0	0	0															
INCOME	0	0	0	0	0	0	378,623	378,623	378,623	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
EXPENDITURE																								
Stamp Duty	7,582																							
Easements etc.	0																							
Legals Acquisition	5,425																							
Planning Fee	1,386																							
Architects	9,275		9,275																					
QS	1,159		1,159																					
Planning Consultants	2,319		2,319																					
Other Professional	5,797		5,797																					
Build Cost - BCIS Base		0	44,022	88,044	132,066	88,044	44,022	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
s106/CIL		18,427	833	1,667	2,500	1,667	833	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Contingency		0	2,201	4,402	6,603	4,402	2,201	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Abnormals		0	2,421	4,842	7,264	4,842	2,421	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Finance Fees	0																							
Legal and Valuation	0																							
Agents	0	0	0	0	0	0	11,359	11,359	11,359	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Legals	0	0	0	0	0	0	1,893	1,893	1,893	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Misc.																								
COSTS BEFORE LAND INT AND PROF	32,942	18,427	68,027	98,956	148,433	98,956	62,730	13,252	13,252	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
For Residual Valuation																								
Land	361,640																							
Interest		6,412	6,816	8,032	9,770	12,341	14,150	9,246	3,459	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Market Housing																								
Affordable Housing																								
Cash Flow	-394,581	-24,839	-74,842	-106,987	-158,204	-111,297	301,743	356,124	361,911	0	0	0	0	0	0	0	0	0	0	0	0	0	0	-149,028
Opening Balance	0																							
Closing Balance	-394,581	-419,420	-494,263	-601,250	-759,454	-870,751	-569,007	-212,883	149,028	149,028	149,028	149,028	149,028	149,028	149,028	149,028	149,028	149,028	149,028	149,028	149,028	149,028	149,028	0

Base - Appendix
Site 25



SITE NAME Site 25 BTR HD 140						
INCOME	Av Size m2	%	Number	Price £/m2	GDV £	GIA m2
			140			
Market Housing	66.0	65%	91	5,000	30,030,000	6,006
Shared Ownership	61.8	11%	15	3,500	3,179,610	908
Affordable Rent	61.8	25%	34	2,500	5,299,350	2,120
Social Rent	61.8	0%	0	1,800	0	0
Grant and Subsidy	Shared Ownership			0	0	
	Affordable Rent			0	0	
	Social Rent			0	0	
SITE AREA - Net	0.70 ha		200	/ha	38,508,960	9,034
SITE AREA - Gross	0.70 ha		200	/ha		

Sales per Quarter	0
Unit Build Time	3 Quarters

	Whole Site	Per ha NET	Per ha GROSS
Residual Land Value	1,556,784	2,223,977	2,223,977
Alternative Use Value	2,100,000		3,000,000
Uplift	20% 420,000		600,000
Plus /ha	0	0	0
Viability Threshold	2,520,000		3,600,000

RUN Residual MACRO ctrl+r
Closing balance = 0

RUN CIL MACRO ctrl+h
Closing balance = -3,250,578

Check on phasing dwgs nos
correct

	£/m2
Additional Profit	1,911,734 318

DEVELOPMENT COSTS			
	/unit or m2	Total	
LAND			
Land	11,120	1,556,784	
Stamp Duty		67,339	
Easements etc.		0	
Legals Acquisition	1.50%	23,352	90,691
PLANNING			
Planning Fee		35,520	
Architects	4.00%	1,099,675	
QS / PM	0.50%	137,459	
Planning Consultants	1.00%	274,919	
Other Professional	2.50%	687,297	2,234,871
CONSTRUCTION			
Build Cost - BCIS Based	2,581	23,313,975	
s106 / CIL / IT		1,709,939	
Contingency	5.00%	1,165,699	
Abnormals		1,302,269	27,491,882
FINANCE			
Fees		0	
Interest	6.50%		
Legal and Valuation		0	0
SALES			
Agents	3.0%	1,155,269	
Legals	0.5%	192,545	
Misc.		0	1,347,814 32,722,040
Developers Profit			
Market Housing	12.00%		3,603,600
Affordable Housing	5.00%		423,948

Planning fee calc			
Planning app fe	dwgs	rate	
No dwgs	140		
No dwgs under 5	50	462	23,100
No dwgs over 5	90	138	12,420
		Total	35,520

Stamp duty calc - Residual	
Land payment	1,556,784
Total	67,339

Stamp duty calc - Add Profit		
Land payment		2,520,000
125,000	0%	1%
250,000	1%	3%
500,000	3%	4%
1,000,000	4%	5%
above	5%	5%
		Total
		126,000

Pre CIL s106	7,500 £/ Unit (all)	
Total		1,050,000

Post CIL s106	7,500 £/ Unit (all)	1,050,000
CIL	110 £/m2	659,939
Total		1,709,939

Build Cost /m2	
BCIS	2,209
FHS	91 4.10%
Energy	20
Design	6
Acc & Adpt	20
Water	0
Small Sites	0 0%
Site Costs	235 11%
Total	2,581

LIT	% GDV	0
	0.00%	

RESIDUAL CASH FLOW FOR INTEREST	Year 1				Year 2				Year 3				Year 4				Year 5				Year 6			
	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4
INCOME																								
UNITS Started			25	25	25	25	25	15																
Market Housing			0	0	0	0	5,362,500	5,362,500	5,362,500	5,362,500	5,362,500	3,217,500	0	0	0	0	0	0	0	0	0	0	0	0
Shared Ownership			0	0	0	0	567,788	567,788	567,788	567,788	567,788	340,673	0	0	0	0	0	0	0	0	0	0	0	0
Affordable Rent			0	0	0	0	946,313	946,313	946,313	946,313	946,313	567,788	0	0	0	0	0	0	0	0	0	0	0	0
Social Rent			0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Grant and Subsidy			0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
INCOME	0	0	0	0	0	0	6,876,600	6,876,600	6,876,600	6,876,600	6,876,600	4,125,960	0	0	0	0	0	0	0	0	0	0	0	0
EXPENDITURE																								
Stamp Duty	67,339																							
Easements etc.	0																							
Legals Acquisition	23,352																							
Planning Fee	35,520																							
Architects	549,838		549,838																					
QS	68,730		68,730																					
Planning Consultants	137,459		137,459																					
Other Professional	343,649		343,649																					
Build Cost - BCIS Base		0	1,387,737	2,775,473	4,163,210	4,163,210	4,163,210	3,608,115	2,220,379	832,642	0	0	0	0	0	0	0	0	0	0	0	0	0	0
s106/CIL		659,939	62,500	125,000	187,500	187,500	187,500	162,500	100,000	37,500	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Contingency		0	69,387	138,774	208,160	208,160	208,160	180,406	111,019	41,632	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Abnormals		0	77,516	155,032	232,548	232,548	232,548	201,542	124,026	46,510	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Finance Fees	0																							
Legal and Valuation	0																							
Agents	0	0	0	0	0	0	206,298	206,298	206,298	206,298	206,298	123,779	0	0	0	0	0	0	0	0	0	0	0	0
Legals	0	0	0	0	0	0	34,383	34,383	34,383	34,383	34,383	20,630	0	0	0	0	0	0	0	0	0	0	0	0
Misc.			0																					
COSTS BEFORE LAND INT AND PROF	1,225,886	659,939	2,696,815	3,194,279	4,791,418	4,791,418	5,032,099	4,393,244	2,796,104	1,198,965	240,681	144,409	0	0	0	0	0	0	0	0	0	0	0	0
For Residual Valuation																								
Land	1,556,784																							
Interest		45,218	56,677	101,421	154,977	235,355	317,041	292,219	256,613	194,475	105,374	0	0	0	0	0	0	0	0	0	0	0	0	0
Market Housing																								
Affordable Housing																								
Cash Flow	-2,782,670	-705,158	-2,753,492	-3,295,700	-4,946,395	-5,026,774	1,527,460	2,191,137	3,823,883	5,483,160	6,530,545	3,981,551	0	0	0	0	0	0	0	0	0	0	0	-4,027,548
Opening Balance	0																							
Closing Balance	-2,782,670	-3,487,828	-6,241,319	-9,537,020	-14,483,415	-19,510,188	-17,982,728	-15,791,591	-11,967,709	-6,484,548	45,997	4,027,548	4,027,548	4,027,548	4,027,548	4,027,548	4,027,548	4,027,548	4,027,548	4,027,548	4,027,548	4,027,548	4,027,548	0

Base - Appendix
Site 26



SITE NAME Site 26 BTR 140						
INCOME	Av Size m2	%	Number	Price £/m2	GDV £	GIA m2
Market Housing	66.0	65%	91	5,000	30,030,000	6,006
Shared Ownership	61.8	11%	15	3,500	3,179,610	908
Affordable Rent	61.8	25%	34	2,500	5,299,350	2,120
Social Rent	61.8	0%	0	1,800	0	0
Grant and Subsidy	Shared Ownership			0	0	
	Affordable Rent			0	0	
	Social Rent			0	0	
SITE AREA - Net	1.40 ha		100	/ha	38,508,960	9,034
SITE AREA - Gross	1.40 ha		100	/ha		

Sales per Quarter	0
Unit Build Time	3 Quarters

	Whole Site	Per ha NET	Per ha GROSS
Residual Land Value	5,552,916	3,966,369	3,966,369
Alternative Use Value	4,200,000		3,000,000
Uplift	20%	840,000	600,000
Plus /ha	0	0	0
Viability Threshold	5,040,000		3,600,000

	£/m2
Additional Profit	3,582,275 596

RUN Residual MACRO ctrl+r
Closing balance = 0

RUN CIL MACRO ctrl+l
Closing balance = -3,257,671

Check on phasing dwgs nos
correct

DEVELOPMENT COSTS			
	/unit or m2	Total	
LAND			
Land	39,664	5,552,916	
Stamp Duty		267,146	
Easements etc.		0	
Legals Acquisition	1.50%	83,294	350,440
PLANNING			
Planning Fee		35,520	
Architects	4.00%	939,031	
QS / PM	0.50%	117,379	
Planning Consultants	1.00%	234,758	
Other Professional	2.50%	586,894	1,913,582
CONSTRUCTION			
Build Cost - BCIS Based	2,178	19,679,492	
s106 / CIL / IT		1,709,939	
Contingency	5.00%	983,975	
Abnormals		1,102,372	23,475,778
FINANCE			
Fees		0	
Interest	6.50%		
Legal and Valuation		0	0
SALES			
Agents	3.0%	1,155,269	
Legals	0.5%	192,545	
Misc.		0	1,347,814 32,640,530
Developers Profit			
Market Housing	11.00%		3,303,300
Affordable Housing	5.00%		423,948

Planning fee calc			
Planning app fe	dwgs	rate	
No dwgs	140		
No dwgs under 5	50	462	23,100
No dwgs over 5	90	138	12,420
		Total	35,520

Stamp duty calc - Residual	
Land payment	5,552,916
Total	267,146

Stamp duty calc - Add Profit		
Land payment		5,040,000
125,000	0%	1%
250,000	1%	3%
500,000	3%	4%
1,000,000	4%	5%
above	5%	5%
	Total	252,000

Pre CIL s106	7,500 £/ Unit (all)	
Total	1,050,000	

Post CIL s106	7,500 £/ Unit (all)	1,050,000
CIL	110 £/m2	659,939
Total	1,709,939	

Build Cost /m2	
BCIS	1,858
FHS	76
Energy	20
Design	6
Acc & Adpt	20
Water	0
Small Sites	0
Site Costs	198
Total	2,178

LIT	% GDV	0
	0.00%	

RESIDUAL CASH FLOW FOR INTEREST	Year 1				Year 2				Year 3				Year 4				Year 5				Year 6			
	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4
INCOME																								
UNITS Started			25	25	25	25	25	15																
Market Housing			0	0	0	0	5,362,500	5,362,500	5,362,500	5,362,500	5,362,500	3,217,500	0	0	0	0	0	0	0	0	0	0	0	0
Shared Ownership			0	0	0	0	567,788	567,788	567,788	567,788	567,788	340,673	0	0	0	0	0	0	0	0	0	0	0	0
Affordable Rent			0	0	0	0	946,313	946,313	946,313	946,313	946,313	567,788	0	0	0	0	0	0	0	0	0	0	0	0
Social Rent			0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Grant and Subsidy			0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
INCOME	0	0	0	0	0	0	6,876,600	6,876,600	6,876,600	6,876,600	6,876,600	4,125,960	0	0	0	0	0	0	0	0	0	0	0	0
EXPENDITURE																								
Stamp Duty	267,146																							
Easements etc.	0																							
Legals Acquisition	83,294																							
Planning Fee	35,520																							
Architects	469,516		469,516																					
QS	58,689		58,689																					
Planning Consultants	117,379		117,379																					
Other Professional	293,447		293,447																					
Build Cost - BCIS Base		0	1,171,398	2,342,797	3,514,195	3,514,195	3,514,195	3,045,636	1,874,237	702,839	0	0	0	0	0	0	0	0	0	0	0	0	0	0
s106/CIL		659,939	62,500	125,000	187,500	187,500	187,500	162,500	100,000	37,500	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Contingency		0	58,570	117,140	175,710	175,710	175,710	152,282	93,712	35,142	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Abnormals		0	65,617	131,235	196,852	196,852	196,852	170,605	104,988	39,370	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Finance Fees	0																							
Legal and Valuation	0																							
Agents	0	0	0	0	0	0	206,298	206,298	206,298	206,298	206,298	123,779	0	0	0	0	0	0	0	0	0	0	0	0
Legals	0	0	0	0	0	0	34,383	34,383	34,383	34,383	34,383	20,630	0	0	0	0	0	0	0	0	0	0	0	0
Misc.			0																					
COSTS BEFORE LAND INT AND PROF	1,324,991	659,939	2,297,117	2,716,171	4,074,257	4,074,257	4,314,938	3,771,704	2,413,618	1,055,532	240,681	144,409	0	0	0	0	0	0	0	0	0	0	0	0
For Residual Valuation																								
Land	5,552,916																							
Interest		111,766	124,306	163,654	210,451	280,078	350,836	314,910	269,573	201,430	110,111	4,066	0	0	0	0	0	0	0	0	0	0	0	0
Market Housing																								
Affordable Housing																								
Cash Flow	-6,877,907	-771,705	-2,421,423	-2,879,826	-4,284,708	-4,354,335	2,210,826	2,789,986	4,193,409	5,619,638	6,525,808	3,977,485	0	0	0	0	0	0	0	0	0	0	0	-3,727,248
Opening Balance	0																							
Closing Balance	-6,877,907	-7,649,612	-10,071,035	-12,950,861	-17,235,570	-21,589,905	-19,379,079	-16,589,092	-12,395,683	-6,776,045	-250,237	3,727,248	3,727,248	3,727,248	3,727,248	3,727,248	3,727,248	3,727,248	3,727,248	3,727,248	3,727,248	3,727,248	3,727,248	0

Appendix 13 – Appraisal Results – Affordable Housing v Developer Contributions

Higher Value Area

All Policy (excluding District Heating and Sprinklers) - 35% Affordable Housing - Varied Developer Contributions in addition to CIL		Residual Value												
		EUV	£0	£5,000	£10,000	£15,000	£20,000	£25,000	£30,000	£35,000	£40,000	£45,000	£50,000	
Site 1	V Large Green 5,000	Higher	1,786,009	1,723,724	1,661,439	1,599,154	1,536,868	1,473,583	1,410,298	1,348,013	1,285,728	1,223,443	1,161,158	
Site 2	V Large Green 1,200	Higher	3,206,416	3,104,298	3,002,180	2,900,062	2,797,944	2,695,826	2,593,708	2,491,590	2,389,472	2,287,354	2,185,236	
Site 3	Medium Green 50	Higher	3,499,341	3,375,924	3,252,507	3,129,090	3,005,673	2,882,256	2,758,839	2,635,422	2,511,005	2,386,588	2,262,171	
Site 4	Small Green 10	Higher	6,516,612	6,348,361	6,180,110	6,011,859	5,843,608	5,675,357	5,507,106	5,338,855	5,170,604	5,002,353	4,834,102	
Site 5	High Density 1,000	Higher	14,617,138	13,614,364	12,611,590	11,608,816	10,606,042	9,603,268	8,600,494	7,597,720	6,594,946	5,592,172	4,589,398	
Site 6	High Density 350	Higher	19,443,527	17,901,172	16,358,817	14,816,462	13,274,107	11,731,752	10,189,397	8,647,042	7,104,687	5,562,332	4,020,977	
Site 7	High Density 140	Higher	11,598,998	10,667,317	9,735,636	8,803,955	7,872,274	6,940,593	6,008,912	5,077,231	4,145,550	3,213,869	2,282,188	
Site 8	High Density 70	Higher	11,769,046	10,815,649	9,862,252	8,908,855	7,955,457	6,999,060	6,042,663	5,086,266	4,129,869	3,173,472	2,217,075	
Site 9	Medium Density 1,000	Higher	9,190,294	8,691,579	8,192,864	7,694,149	7,195,434	6,696,719	6,198,004	5,699,289	5,199,574	4,699,859	4,199,144	
Site 10	Medium Density 350	Higher	9,247,576	8,748,861	8,250,146	7,751,431	7,252,716	6,754,001	6,255,286	5,756,571	5,257,856	4,759,141	4,260,426	
Site 11	Medium Density 140	Higher	7,624,044	7,174,657	6,725,270	6,275,883	5,826,496	5,377,109	4,927,722	4,478,335	4,028,948	3,579,561	3,130,174	
Site 12	Medium Density 70a	Higher	7,911,864	7,500,946	7,090,028	6,679,110	6,268,192	5,857,274	5,446,356	5,035,438	4,624,520	4,213,602	3,802,684	
Site 13	Medium Density 70	Higher	7,910,088	7,442,197	6,974,306	6,506,416	6,038,525	5,570,634	5,102,743	4,634,852	4,166,961	3,699,070	3,231,179	
Site 14	Medium Density 35	Higher	6,239,621	5,961,566	5,683,511	5,405,457	5,127,402	4,849,347	4,571,292	4,293,237	4,015,182	3,737,127	3,459,072	
Site 15	Medium Density 15	Higher	8,042,797	7,690,115	7,337,433	6,984,751	6,632,070	6,279,388	5,926,706	5,574,025	5,221,343	4,868,661	4,515,979	
Site 16	Medium Density 9	Higher	8,542,337	8,256,013	7,969,689	7,683,364	7,397,040	7,110,716	6,824,392	6,538,068	6,251,744	5,965,420	5,679,096	
Site 17	Medium Density 5	Higher	8,075,717	7,761,700	7,447,683	7,133,666	6,819,649	6,505,632	6,191,615	5,877,598	5,563,581	5,249,564	4,935,547	
Site 18	Medium Density 3	Higher	6,469,956	6,302,532	6,135,108	5,968,684	5,802,260	5,635,836	5,469,412	5,302,988	5,136,564	4,970,140	4,803,716	
Site 19	Low Density 70	Higher	5,693,472	5,506,315	5,319,158	5,132,001	4,944,844	4,757,687	4,570,530	4,383,373	4,196,216	4,009,059	3,821,902	
Site 20	Low Density 35	Higher	5,640,999	5,455,029	5,269,059	5,084,089	4,899,119	4,714,149	4,529,179	4,344,209	4,159,239	3,974,269	3,789,299	
Site 21	Low Density 15	Higher	6,730,673	6,542,576	6,354,479	6,166,382	5,978,285	5,790,188	5,602,092	5,413,995	5,225,898	5,037,801	4,849,704	
Site 22	Low Density 10	Higher	6,639,133	6,448,810	6,258,487	6,068,164	5,877,842	5,687,520	5,497,197	5,306,875	5,116,552	4,926,229	4,735,907	
Site 23	Low Density 6	Higher	7,168,356	6,977,473	6,786,591	6,595,708	6,404,825	6,213,942	6,023,060	5,832,177	5,641,294	5,450,411	5,259,528	
Site 24	Low Density 3	Higher	7,234,084	7,043,201	6,852,318	6,661,435	6,470,552	6,279,670	6,088,787	5,897,904	5,707,021	5,516,138	5,325,255	
Site 25	BR HD 140	Higher	6,120,436	5,184,357	4,248,279	3,312,200	2,376,121	1,440,043	503,964	-468,179	-1,450,370	-2,440,782	-3,438,293	
Site 26	BTR 140	Higher	5,931,767	5,463,728	4,995,688	4,527,649	4,059,610	3,591,570	3,123,531	2,655,492	2,187,452	1,719,413	1,251,374	
All Policy (excluding District Heating and Sprinklers) - 40% Affordable Housing - Varied Developer Contributions in addition to CIL		Residual Value												
		EUV	£0	£5,000	£10,000	£15,000	£20,000	£25,000	£30,000	£35,000	£40,000	£45,000	£50,000	
Site 1	V Large Green 5,000	Higher	1,678,905	1,616,619	1,554,334	1,492,049	1,429,764	1,366,478	1,303,193	1,240,908	1,178,623	1,115,338	1,052,053	
Site 2	V Large Green 1,200	Higher	3,020,077	2,917,959	2,815,841	2,713,723	2,611,604	2,509,486	2,407,368	2,305,250	2,203,132	2,099,014	1,996,896	
Site 3	Medium Green 50	Higher	3,293,799	3,170,382	3,046,965	2,923,548	2,800,131	2,676,714	2,553,297	2,429,880	2,306,463	2,183,046	2,059,629	
Site 4	Small Green 10	Higher	6,151,526	5,983,275	5,815,024	5,646,773	5,478,522	5,310,271	5,142,020	4,973,769	4,805,518	4,637,267	4,469,016	
Site 5	High Density 1,000	Higher	13,281,139	12,278,364	11,275,590	10,272,815	9,270,040	8,267,265	7,264,490	6,261,715	5,258,940	4,256,165	3,253,390	
Site 6	High Density 350	Higher	17,494,035	15,951,681	14,409,326	12,866,972	11,324,618	9,782,264	8,239,910	6,697,556	5,155,202	3,612,847	2,070,493	
Site 7	High Density 140	Higher	10,430,979	9,499,336	8,568,693	7,638,050	6,707,407	5,776,764	4,846,121	3,915,478	2,984,835	2,054,192	1,123,549	
Site 8	High Density 70	Higher	10,590,591	9,627,194	8,673,797	7,720,399	6,767,002	5,813,605	4,860,208	3,906,811	2,953,414	2,000,017	1,046,620	
Site 9	Medium Density 1,000	Higher	8,547,891	8,049,176	7,550,461	7,051,746	6,553,030	6,054,315	5,555,600	5,056,885	4,558,170	4,059,455	3,560,740	
Site 10	Medium Density 350	Higher	9,151,245	8,631,636	8,112,027	7,592,418	7,072,809	6,553,199	6,033,589	5,513,979	4,994,369	4,474,759	3,955,149	
Site 11	Medium Density 140	Higher	7,066,559	6,717,173	6,367,787	6,018,401	5,669,015	5,319,629	4,970,243	4,620,857	4,271,471	3,922,085	3,572,699	
Site 12	Medium Density 70a	Higher	7,429,565	7,078,647	6,727,729	6,376,811	6,025,893	5,674,975	5,324,057	4,973,139	4,622,221	4,271,303	3,920,384	
Site 13	Medium Density 70	Higher	7,332,156	6,864,265	6,396,374	5,928,483	5,460,592	4,992,701	4,524,810	4,056,919	3,589,028	3,121,138	2,653,247	
Site 14	Medium Density 35	Higher	5,861,713	5,583,658	5,305,603	5,027,548	4,749,493	4,471,438	4,193,383	3,915,328	3,637,273	3,359,218	3,081,163	
Site 15	Medium Density 15	Higher	7,581,615	7,204,934	6,829,252	6,453,570	6,077,888	5,702,206	5,326,524	4,950,842	4,575,160	4,199,478	3,823,796	
Site 16	Medium Density 9	Higher	8,044,184	7,717,462	7,390,740	7,064,018	6,737,296	6,410,574	6,083,852	5,757,130	5,430,408	5,103,686	4,776,964	
Site 17	Medium Density 5	Higher	7,533,479	7,217,452	6,901,424	6,585,397	6,269,370	5,953,343	5,637,316	5,321,289	5,005,262	4,689,235	4,373,208	
Site 18	Medium Density 3	Higher	6,148,184	5,981,162	5,814,140	5,647,117	5,480,095	5,313,072	5,146,050	4,979,027	4,812,005	4,644,983	4,477,960	
Site 19	Low Density 70	Higher	5,163,932	4,976,775	4,791,618	4,606,461	4,421,304	4,236,147	4,051,000	3,865,843	3,680,686	3,495,529	3,310,372	
Site 20	Low Density 35	Higher	5,305,789	5,120,419	4,935,049	4,749,679	4,564,309	4,378,939	4,193,569	4,008,199	3,822,829	3,637,459	3,452,089	
Site 21	Low Density 15	Higher	6,000,438	5,816,341	5,632,244	5,448,147	5,264,050	5,079,953	4,895,856	4,711,759	4,527,662	4,343,565	4,159,468	
Site 22	Low Density 10	Higher	6,246,436	6,056,113	5,865,790	5,675,467	5,485,144	5,294,821	5,104,498	4,914,175	4,723,852	4,533,529	4,343,206	
Site 23	Low Density 6	Higher	6,780,335	6,589,452	6,398,570	6,207,687	6,016,804	5,825,921	5,635,038	5,444,155	5,253,272	5,062,389	4,871,506	
Site 24	Low Density 3	Higher	6,846,063	6,655,180	6,464,297	6,273,414	6,082,531	5,891,648	5,700,765	5,509,882	5,318,999	5,128,116	4,937,233	
Site 25	BR HD 140	Higher	5,189,062	4,252,974	3,316,895	2,380,816	1,444,737	508,659	-463,253	-1,445,844	-2,438,931	-3,432,018	-4,425,105	
Site 26	BTR 140	Higher	5,442,343	4,974,304	4,506,265	4,038,225	3,570,186	3,102,147	2,634,107	2,166,068	1,698,029	1,229,989	761,950	

All Policy (excluding District Heating and Sprinklers) - 45% Affordable Housing - Varied Developer Contributions in addition to CIL		Residual Value												
		EUV	BLY	£0	£5,000	£10,000	£15,000	£20,000	£25,000	£30,000	£35,000	£40,000	£45,000	£50,000
Site 1	V Large Green 5,000	25,000	3,600,000	1,571,800	1,509,515	1,447,229	1,384,944	1,322,557	1,259,694	1,196,832	1,133,969	1,071,106	1,008,244	945,381
Site 2	V Large Green 1,200	25,000	3,600,000	2,833,738	2,731,620	2,629,502	2,527,383	2,425,265	2,323,147	2,221,029	2,118,911	2,016,793	1,913,247	1,809,730
Site 3	Medium Green 50	25,000	3,600,000	3,088,257	2,964,819	2,841,380	2,717,942	2,594,503	2,471,064	2,347,626	2,224,187	2,100,749	1,977,310	1,853,871
Site 4	Small Green 10	100,000	3,600,000	5,786,440	5,618,179	5,449,918	5,281,657	5,113,396	4,945,135	4,776,874	4,608,614	4,440,353	4,272,092	4,103,831
Site 5	High Density 1,000	3,000,000	3,600,000	11,945,139	10,942,365	9,939,591	8,936,817	7,934,043	6,931,269	5,928,495	4,925,721	3,922,947	2,920,173	1,917,399
Site 6	High Density 350	3,000,000	3,600,000	15,544,543	14,301,189	13,057,835	11,814,481	10,571,127	9,327,773	8,084,419	6,841,065	5,597,711	4,354,357	3,111,003
Site 7	High Density 140	3,000,000	3,600,000	9,282,986	8,331,356	7,379,726	6,428,096	5,476,466	4,524,836	3,573,206	2,621,576	1,670,946	70,316	-70,822
Site 8	High Density 70	3,000,000	3,600,000	9,392,136	8,438,739	7,485,342	6,531,945	5,578,547	4,625,150	3,671,753	2,718,356	1,764,959	811,561	-178,830
Site 9	Medium Density 1,000	3,000,000	3,600,000	7,905,487	7,406,772	6,908,057	6,409,342	5,910,627	5,411,912	4,913,197	4,414,482	3,915,767	3,417,052	2,918,337
Site 10	Medium Density 350	3,000,000	3,600,000	8,474,914	7,985,303	7,495,692	6,996,081	6,496,470	5,996,859	5,497,248	4,997,637	4,498,026	3,998,415	3,498,804
Site 11	Medium Density 140	3,000,000	3,600,000	6,509,075	6,059,689	5,610,302	5,160,915	4,711,528	4,262,141	3,812,754	3,363,368	2,913,981	2,464,594	2,015,207
Site 12	Medium Density 70a	3,000,000	3,600,000	6,470,267	6,056,348	5,642,430	5,228,512	4,814,594	4,400,676	3,986,758	3,572,840	3,158,922	2,745,004	2,331,086
Site 13	Medium Density 70	3,000,000	3,600,000	6,754,223	6,266,333	5,778,443	5,290,553	4,802,663	4,314,773	3,826,883	3,338,993	2,851,103	2,363,213	1,875,323
Site 14	Medium Density 35	3,000,000	3,600,000	5,483,804	5,205,749	4,927,694	4,649,639	4,371,584	4,093,529	3,815,474	3,537,419	3,259,364	2,981,309	2,703,254
Site 15	Medium Density 15	3,000,000	3,600,000	7,072,434	6,719,752	6,367,070	6,014,388	5,661,706	5,309,024	4,956,342	4,603,660	4,250,978	3,898,296	3,545,614
Site 16	Medium Density 5	3,000,000	3,600,000	7,546,031	7,289,707	7,033,382	6,777,058	6,520,734	6,264,410	6,008,086	5,751,762	5,495,438	5,239,114	4,982,790
Site 17	Medium Density 3	3,000,000	3,600,000	6,987,241	6,721,231	6,455,221	6,189,211	5,923,201	5,657,191	5,391,181	5,125,171	4,859,161	4,593,151	4,327,141
Site 18	Medium Density 70	3,000,000	3,600,000	5,028,704	4,821,548	4,614,392	4,407,236	4,200,080	4,002,924	3,805,768	3,608,612	3,411,456	3,214,300	3,017,144
Site 19	Low Density 70	3,000,000	3,600,000	4,971,178	4,785,809	4,600,439	4,415,069	4,229,699	4,044,329	3,858,959	3,673,589	3,488,219	3,302,849	3,117,479
Site 20	Low Density 35	3,000,000	3,600,000	6,470,202	6,282,105	6,094,008	5,905,911	5,717,814	5,529,717	5,341,620	5,153,523	4,965,426	4,777,329	4,589,232
Site 21	Low Density 15	3,000,000	3,600,000	5,853,738	5,663,416	5,473,093	5,282,771	5,092,448	4,902,125	4,711,803	4,521,480	4,331,158	4,140,835	3,950,512
Site 22	Low Density 10	3,000,000	3,600,000	6,392,314	6,201,431	6,010,548	5,819,665	5,628,782	5,437,900	5,247,018	5,056,135	4,865,252	4,674,370	4,483,487
Site 23	Low Density 6	3,000,000	3,600,000	6,458,042	6,267,159	6,076,276	5,885,393	5,694,510	5,503,628	5,312,745	5,121,862	4,930,980	4,740,097	4,549,214
Site 24	Low Density 3	3,000,000	3,600,000	4,256,228	4,065,345	3,874,462	3,683,579	3,492,696	3,301,813	3,110,930	2,920,047	2,729,164	2,538,281	2,347,398
Site 25	BTR HD 140	3,000,000	3,600,000	4,952,919	4,484,880	4,016,841	3,548,801	3,080,762	2,612,723	2,144,683	1,676,644	1,208,605	740,565	272,526
Site 26	BTR 140	3,000,000	3,600,000	4,952,919	4,484,880	4,016,841	3,548,801	3,080,762	2,612,723	2,144,683	1,676,644	1,208,605	740,565	272,526

All Policy (excluding District Heating and Sprinklers) - 50% Affordable Housing - Varied Developer Contributions in addition to CIL		Residual Value												
		EUV	BLY	£0	£5,000	£10,000	£15,000	£20,000	£25,000	£30,000	£35,000	£40,000	£45,000	£50,000
Site 1	V Large Green 5,000	25,000	3,600,000	1,484,695	1,402,410	1,340,125	1,277,840	1,215,555	1,153,270	1,090,985	1,028,700	966,415	904,130	841,845
Site 2	V Large Green 1,200	25,000	3,600,000	2,647,399	2,545,281	2,443,163	2,341,044	2,238,926	2,136,808	2,034,690	1,932,571	1,830,453	1,728,335	1,626,217
Site 3	Medium Green 50	25,000	3,600,000	2,882,716	2,759,277	2,635,838	2,512,400	2,388,961	2,265,522	2,142,084	2,018,645	1,895,207	1,771,768	1,648,329
Site 4	Small Green 10	100,000	3,600,000	5,421,354	5,253,093	5,084,832	4,916,571	4,748,310	4,580,049	4,411,788	4,243,527	4,075,266	3,907,005	3,738,744
Site 5	High Density 1,000	3,000,000	3,600,000	10,609,140	9,606,365	8,603,591	7,600,816	6,598,041	5,595,266	4,592,491	3,589,716	2,586,941	1,584,166	581,391
Site 6	High Density 350	3,000,000	3,600,000	13,593,539	12,051,185	10,508,831	8,966,477	7,424,123	5,881,769	4,339,414	2,797,060	1,254,706	-312,163	-1,830,495
Site 7	High Density 140	3,000,000	3,600,000	8,095,016	7,163,375	6,231,734	5,300,093	4,368,452	3,436,811	2,505,170	1,573,529	641,888	-318,804	-1,296,339
Site 8	High Density 70	3,000,000	3,600,000	8,203,662	7,250,284	6,296,907	5,343,530	4,390,152	3,436,774	2,483,396	1,529,901	572,510	-425,017	-1,425,379
Site 9	Medium Density 1,000	3,000,000	3,600,000	7,263,084	6,764,369	6,265,654	5,766,939	5,268,224	4,769,509	4,269,794	3,769,079	3,268,364	2,767,649	2,266,934
Site 10	Medium Density 350	3,000,000	3,600,000	7,798,582	7,278,972	6,759,362	6,239,751	5,720,141	5,200,530	4,680,920	4,161,310	3,641,700	3,122,090	2,602,480
Site 11	Medium Density 140	3,000,000	3,600,000	5,951,591	5,502,205	5,052,819	4,603,433	4,154,047	3,704,661	3,255,275	2,805,889	2,356,497	1,907,110	1,457,723
Site 12	Medium Density 70a	3,000,000	3,600,000	6,484,968	6,114,050	5,743,131	5,372,213	5,001,295	4,630,377	4,259,459	3,888,541	3,517,623	3,146,705	2,775,787
Site 13	Medium Density 70	3,000,000	3,600,000	6,176,291	5,708,400	5,240,509	4,772,618	4,304,728	3,836,837	3,368,946	2,901,055	2,433,164	1,965,273	1,497,382
Site 14	Medium Density 35	3,000,000	3,600,000	5,105,886	4,827,841	4,549,796	4,271,751	3,993,706	3,715,661	3,437,616	3,159,571	2,881,526	2,603,481	2,325,436
Site 15	Medium Density 15	3,000,000	3,600,000	6,587,252	6,234,571	5,881,890	5,529,209	5,176,528	4,823,847	4,471,166	4,118,485	3,765,798	3,413,117	3,060,435
Site 16	Medium Density 9	3,000,000	3,600,000	7,047,878	6,761,554	6,475,229	6,188,905	5,902,581	5,616,257	5,329,933	5,043,609	4,757,285	4,466,961	4,178,637
Site 17	Medium Density 5	3,000,000	3,600,000	6,443,002	6,128,985	5,814,967	5,500,950	5,186,933	4,872,916	4,558,898	4,244,881	3,930,864	3,626,847	3,322,830
Site 18	Medium Density 3	3,000,000	3,600,000	5,505,443	5,338,421	5,171,399	5,004,376	4,837,353	4,670,331	4,503,309	4,336,286	4,169,264	4,002,242	3,835,220
Site 19	Low Density 70	3,000,000	3,600,000	4,666,320	4,479,164	4,292,007	4,104,851	3,917,695	3,730,539	3,543,383	3,356,226	3,169,070	2,981,913	2,794,757
Site 20	Low Density 35	3,000,000	3,600,000	4,636,568	4,451,198	4,265,828	4,080,458	3,895,088	3,709,718	3,524,348	3,338,978	3,153,608	2,968,238	2,782,868
Site 21	Low Density 15	3,000,000	3,600,000	6,339,966	6,151,870	5,965,774	5,779,678	5,593,582	5,407,486	5,221,390	5,035,294	4,849,198	4,663,102	4,477,006
Site 22	Low Density 10	3,000,000	3,600,000	5,461,041	5,270,718	5,080,396	4,890,073	4,699,751	4,509,428	4,319,105	4,128,783	3,938,460	3,748,138	3,557,815
Site 23	Low Density 6	3,000,000	3,600,000	6,004,293	5,813,411	5,622,528	5,431,645	5,240,762	5,049,880	4,858,997	4,668,114	4,477,231	4,286,348	4,095,466
Site 24	Low Density 3	3,000,000	3,600,000	6,070,021	5,879,138	5,688,256	5,497,373	5,306,490	5,115,607	4,924,725	4,733,842	4,542,959	4,352,076	4,161,194
Site 25	BTR HD 140	3,000,000	3,600,000	4,323,404	3,973,228	3,623,052	3,272,876	2,922,700	2,572,524	2,222,348	1,872,172	1,522,000	1,171,824	821,648
Site 26	BTR 140	3,000,000	3,600,000	4,323,404	3,973,228	3,623,052	3,272,876	2,922,700	2,572,524	2,222,348	1,872,172	1,522,000	1,171,824	821,648

All Policy (excluding District Heating and Sprinklers) - 45% Affordable Housing - Varied Developer Contributions in addition to CIL		BLV Residual Value												
		EUV	£0	£5,000	£10,000	£15,000	£20,000	£25,000	£30,000	£35,000	£40,000	£45,000	£50,000	
Site 5	High Density 1,000	3,000,000	3,390,650	2,358,814	1,308,428	258,042	-864,324	-2,006,310	-3,189,196	-4,412,791	-5,761,946	-7,145,197	-8,528,448	
Site 6	High Density 350	3,000,000	2,970,546	1,428,192	-1,130,131	-1,748,463	-3,373,996	-5,023,065	-6,692,160	-8,361,256	-10,030,366	-11,726,677	-13,419,997	
Site 7	High Density 140	3,000,000	1,677,801	746,610	-209,396	-1,186,931	-2,172,571	-3,172,813	-4,181,084	-5,189,366	-6,197,627	-7,212,314	-8,234,926	
Site 8	High Density 70	3,000,000	683,313	382,313	-312,030	-1,312,393	-2,322,571	-3,348,754	-4,380,601	-5,412,448	-6,444,296	-7,476,144	-8,507,991	
Site 9	Medium Density 1,000	3,000,000	5,544,840	5,046,125	4,547,410	4,043,513	3,536,921	3,030,328	2,523,735	2,017,142	1,502,468	984,904	467,340	
Site 10	Medium Density 350	3,000,000	5,963,548	5,443,938	4,924,327	4,404,717	3,885,107	3,357,858	2,828,538	2,299,217	1,769,897	1,240,576	706,161	
Site 11	Medium Density 140	3,000,000	4,415,148	3,965,761	3,516,374	3,066,988	2,617,601	2,168,214	1,718,827	1,269,440	820,053	370,667	-89,987	
Site 12	Medium Density 70a	3,000,000	4,568,760	4,100,889	3,632,988	3,165,108	2,697,217	2,229,326	1,761,435	1,293,544	825,653	357,762	-130,332	
Site 14	Medium Density 35	3,000,000	4,102,288	3,624,233	3,146,178	2,668,123	2,190,069	1,712,014	1,233,959	755,904	287,849	1,599,794	1,321,729	
Site 15	Medium Density 15	3,000,000	5,309,669	4,957,007	4,604,325	4,251,644	3,898,962	3,546,280	3,193,598	2,840,917	2,488,235	2,135,553	1,782,871	
Site 16	Medium Density 9	3,000,000	5,799,275	5,121,951	4,454,627	3,787,303	3,120,000	2,452,697	1,785,394	1,118,091	450,788	-118,515	-782,782	
Site 17	Medium Density 3	3,000,000	5,089,870	4,775,853	4,461,836	4,147,818	3,833,801	3,519,784	3,205,767	2,891,750	2,577,733	2,263,716	1,949,699	
Site 18	Medium Density 5	3,000,000	4,600,474	4,343,452	4,086,429	3,829,406	3,572,383	3,315,360	3,058,337	2,801,314	2,544,291	2,287,268	2,030,245	
Site 19	Low Density 70	3,000,000	3,809,652	3,622,495	3,435,339	3,248,183	3,061,026	2,873,870	2,686,713	2,499,557	2,312,401	2,125,244	1,938,088	
Site 20	Low Density 35	3,000,000	3,792,934	3,607,865	3,422,796	3,237,727	3,052,658	2,867,589	2,682,520	2,497,451	2,312,382	2,127,313	1,942,244	
Site 21	Low Density 15	3,000,000	4,895,051	4,706,954	4,518,857	4,330,760	4,142,663	3,954,566	3,766,469	3,578,372	3,390,275	3,202,178	3,014,081	
Site 22	Low Density 10	3,000,000	4,469,818	4,279,495	4,089,173	3,898,850	3,708,527	3,518,204	3,327,882	3,137,560	2,947,237	2,756,914	2,566,592	
Site 23	Low Density 6	3,000,000	5,031,437	4,840,555	4,649,673	4,458,791	4,267,907	4,077,024	3,886,141	3,695,258	3,504,376	3,313,493	3,122,610	
Site 24	Low Density 3	3,000,000	5,097,165	4,906,282	4,715,400	4,524,517	4,333,634	4,142,751	3,951,868	3,760,985	3,570,103	3,379,220	3,184,335	
Site 25	BTR HD 140	3,000,000	1,817,684	881,605	-71,935	-1,054,126	-2,041,975	-3,045,165	-4,058,246	-5,071,326	-6,084,406	-7,097,486	-8,120,566	
Site 26	BTR 140	3,000,000	3,719,374	3,291,333	2,783,293	2,315,256	1,847,217	1,379,177	911,138	443,099	-33,958	-524,854	-1,018,443	

All Policy (excluding District Heating and Sprinklers) - 50% Affordable Housing - Varied Developer Contributions in addition to CIL		BLV Residual Value												
		EUV	£0	£5,000	£10,000	£15,000	£20,000	£25,000	£30,000	£35,000	£40,000	£45,000	£50,000	
Site 5	High Density 1,000	3,000,000	2,536,615	1,491,548	441,163	-659,764	-1,798,351	-2,974,795	-4,191,515	-5,530,625	-6,913,876	-8,297,127	-9,680,379	
Site 6	High Density 350	3,000,000	1,733,706	189,652	-1,427,899	-3,049,572	-4,687,205	-6,366,300	-8,035,396	-9,704,491	-11,401,449	-13,094,760	-14,803,721	
Site 7	High Density 140	3,000,000	943,035	-2,823	-980,357	-1,963,103	-2,962,453	-3,970,724	-4,978,998	-5,987,272	-6,995,546	-8,003,820	-9,012,094	
Site 8	High Density 70	3,000,000	891,562	-94,438	-1,094,801	-2,102,217	-3,127,014	-4,151,811	-5,176,608	-6,201,405	-7,226,202	-8,251,000	-9,275,797	
Site 9	Medium Density 1,000	3,000,000	5,034,432	4,535,717	4,037,002	3,538,287	3,039,572	2,540,857	2,042,142	1,543,427	1,044,712	546,000	46,288	
Site 10	Medium Density 350	3,000,000	5,428,466	4,908,856	4,389,245	3,869,635	3,349,024	2,828,413	2,307,802	1,787,191	1,266,580	745,969	235,358	
Site 11	Medium Density 140	3,000,000	3,975,922	3,526,133	3,076,344	2,626,555	2,176,766	1,726,977	1,277,188	827,399	377,610	-122,180	-551,269	
Site 12	Medium Density 70a	3,000,000	4,813,413	4,462,495	4,111,577	3,760,659	3,409,741	3,058,823	2,707,905	2,356,987	2,006,069	1,655,150	1,304,232	
Site 13	Medium Density 70	3,000,000	4,113,929	3,646,038	3,178,147	2,710,256	2,242,365	1,774,474	1,306,584	838,693	370,802	-116,650	-607,590	
Site 14	Medium Density 35	3,000,000	3,804,428	3,526,373	3,248,318	2,970,263	2,692,208	2,414,153	2,136,098	1,858,043	1,579,988	1,301,933	1,023,878	
Site 15	Medium Density 15	3,000,000	4,927,841	4,575,159	4,222,478	3,869,796	3,517,114	3,164,432	2,811,751	2,459,069	2,106,387	1,753,705	1,401,024	
Site 16	Medium Density 9	3,000,000	5,408,880	5,122,556	4,836,232	4,549,908	4,263,584	3,977,260	3,690,935	3,404,611	3,118,287	2,831,963	2,545,639	
Site 17	Medium Density 5	3,000,000	4,689,887	4,355,869	4,041,852	3,727,835	3,413,818	3,099,801	2,785,784	2,471,767	2,157,750	1,843,733	1,529,716	
Site 18	Medium Density 3	3,000,000	4,347,471	4,180,448	4,013,426	3,846,403	3,679,381	3,512,358	3,345,336	3,178,314	3,011,291	2,844,269	2,677,247	
Site 19	Low Density 70	3,000,000	3,540,476	3,353,320	3,166,163	2,979,007	2,791,851	2,604,694	2,417,538	2,230,381	2,043,225	1,856,069	1,668,912	
Site 20	Low Density 35	3,000,000	3,529,408	3,344,038	3,158,668	2,973,298	2,787,928	2,602,558	2,417,188	2,231,818	2,046,448	1,861,078	1,675,708	
Site 21	Low Density 15	3,000,000	4,783,021	4,594,924	4,406,827	4,218,730	4,030,633	3,842,536	3,654,439	3,466,342	3,278,245	3,090,148	2,902,051	
Site 22	Low Density 10	3,000,000	4,161,116	3,970,794	3,780,471	3,590,148	3,399,826	3,209,503	3,019,181	2,828,858	2,638,535	2,448,213	2,257,890	
Site 23	Low Density 6	3,000,000	4,726,068	4,535,185	4,344,302	4,153,419	3,962,537	3,771,654	3,580,771	3,389,888	3,199,006	3,008,123	2,817,240	
Site 24	Low Density 3	3,000,000	4,791,795	4,600,913	4,410,030	4,219,147	4,028,264	3,837,382	3,646,499	3,455,616	3,264,733	3,073,850	2,882,967	
Site 25	BTR HD 140	3,000,000	1,017,668	70,831	-1,897,663	-2,900,704	-3,913,745	-4,926,786	-5,941,827	-6,956,868	-7,971,909	-8,986,950	-9,999,991	
Site 26	BTR 140	3,000,000	3,297,652	2,829,613	2,361,573	1,893,534	1,425,495	957,455	489,416	15,040	-476,055	-969,435	-1,471,189	

Lower Value Area

All Policy (excluding District Heating and Sprinklers) - 35% Affordable Housing - Varied Developer Contributions in addition to CIL		BLV Residual Value										BLV Residual Value															
		EUV	£0	£5,000	£10,000	£15,000	£20,000	£25,000	£30,000	£35,000	£40,000	£45,000	£50,000			EUV	£0	£5,000	£10,000	£15,000	£20,000	£25,000	£30,000	£35,000	£40,000	£45,000	£50,000
Site 5	High Density 1,000	3,000,000	3,620,888	2,897,161	1,857,161	986,175	-309,431	-1,448,018	-2,626,321	-3,833,041	-5,114,511	-6,487,762	-7,881,013			3,000,000	3,128,076	2,078,101	1,027,715	-41,798	-1,180,385	-2,345,622	-3,541,327	-4,802,570	-6,185,821	-7,569,073	-8,952,324
Site 6	High Density 350	3,000,000	3,717,746	2,175,392	633,038	-964,455	-2,592,787	-4,220,537	-5,882,975	-7,552,071	-9,221,166	-10,904,701	-12,598,013			3,000,000	2,568,577	1,028,223	-551,901	-2,170,233	-3,802,611	-5,461,618	-7,130,714	-8,799,610	-10,481,934	-12,175,244	-13,868,823
Site 7	High Density 140	3,000,000	3,000,000	2,105,421	1,173,780	238,006	-738,245	-1,716,152	-3,217,979	-4,716,250	-6,214,522	-7,712,793	-9,211,064			3,000,000	1,420,884	489,243	-478,989	-1,456,504	-2,446,205	-3,432,908	-4,461,179	-5,489,451	-6,477,722	-7,488,589	-8,521,172
Site 8	High Density 70	3,000,000	3,600,000	1,108,412	133,094	-867,768	-1,870,082	-2,889,326	-3,921,173	-4,953,021	-5,984,868	-7,016,716	-8,048,563			3,000,000	1,367,289	404,724	-595,639	-1,596,002	-2,611,497	-3,643,345	-4,675,192	-5,707,039	-6,738,887	-7,770,734	-8,802,582
Site 9	Medium Density 1,000	3,000,000	3,283,606	2,777,014	2,270,421	1,760,998	1,243,434	725,871	202,949	-346,706	-912,748	-1,480,153	-2,050,964			3,000,000	2,945,946	2,439,354	1,932,761	1,419,826	902,282	384,698	-153,819	-712,110	-1,289,516	-1,882,672	-2,513,675
Site 10	Medium Density 350	3,000,000	3,600,327	3,071,006	2,541,686	1,994,686	1,485,045	953,724	409,989	-144,264	-717,683	-1,389,070	-2,060,004			3,000,000	3,119,219	2,959,301	2,608,383	2,257,465	1,906,547	1,555,628	1,204,710	853,792	502,874	148,398	-219,847
Site 11	Medium Density 140	3,000,000	3,600,000	2,442,234	1,992,847	1,543,460	1,094,074	644,687	195,300	-273,993	-745,517	-1,223,592	-1,709,030			3,000,000	2,214,181	1,746,291	1,278,400	810,509	342,197	-146,222	-637,162	-1,133,388	-1,638,175	-2,144,554	-2,660,933
Site 12	Medium Density 70a	3,000,000	3,600,000	3,559,297	3,208,379	2,857,461	2,506,543	2,155,625	1,804,707	1,453,788	1,102,870	751,952	401,034			3,000,000	2,616,792	2,340,737	2,062,682	1,784,627	1,506,572	1,228,517	950,463	672,408	393,361	104,293	-187,460
Site 13	Medium Density 35	3,000,000	3,600,000	2,512,360	2,044,469	1,576,579	1,108,688	640,797	166,645	-324,295	-815,382	-1,314,364	-1,820,743			3,000,000	3,419,324	3,066,643	2,713,961	2,361,279	1,908,597	1,655,916	1,303,234	941,873	575,598	205,543	-164,512
Site 14	Medium Density 15	3,000,000	3,600,000	2,814,867	2,536,812	2,258,757	1,980,702	1,702,647	1,424,592	1,146,537	868,482	590,427	309,004			3,000,000	2,529,283	2,346,913	2,161,543	1,976,173	1,790,803	1,605,433	1,420,063	1,234,693	1,049,323	863,953	678,583
Site 15	Medium Density 9	3,000,000	3,600,000	3,670,132	3,317,450	2,964,769	2,612,087	2,259,405	1,906,723	1,554,042	1,199,950	837,046	468,705			3,000,000	3,151,324	2,898,653	2,645,982	2,393,311	2,140,640	1,887,969	1,635,298	1,382,627	1,129,956	877,285	624,614
Site 16	Medium Density 9	3,000,000	3,600,000	5,563,420	5,277,098	4,990,772	4,704,447	4,418,123	4,131,799	3,845,475	3,559,151	3,272,827	2,986,503			3,000,000	4,800,871	4,233,849	4,066,826	3,899,804	3,732,782	3,565,759	3,398,737	3,231,714	3,064,692	2,897,119	2,725,255
Site 17	Medium Density 3	3,000,000	3,600,000	4,407,309	4,503,291	4,189,274	3,875,257	3,561,240	3,245,692	2,922,573	2,609,454	2,296,335	1,983,216			3,000,000	4,817,304	4,680,693	4,469,811	4,278,928	4,088,045	3,897,162	3,706,280	3,515,397	3,324,514	3,133,632	2,942,749
Site 18	Medium Density 3	3,000,000	3,600,000	4,800,871	4,233,849	4,066,826	3,899,804	3,732,782	3,565,759	3,398,737	3,231,714	3,064,692	2,897,119			3,000,000	4,917,304	4,726,421	4,535,538	4,344,656	4,153,773	3,962,890	3,772,007	3,581,125	3,390,242	3,199,360	2,999,060
Site 19	Low Density 70	3,000,000	3,600,000	2,704,077	2,516,920	2,329,764	2,142,608	1,955,451	1,768,295	1,581,139	1,393,982	1,206,826	1,019,670			3,000,000	3,623,085	2,682,016	1,755,937	819,859	-136,723	-1,118,914	-2,106,403	-3,109,774	-4,122,854	-5,135,934	-6,149,015
Site 20	Low Density 35	3,000,000	3,600,000	2,705,707	2,520,337	2,334,967	2,149,597	1,964,227	1,778,858	1,593,488	1,408,118	1,222,748	1,037,378			3,000,000	4,668,428	4,200,389	3,732,349	3,264,310	2,796,271	2,328,231	1,860,192	1,392,153	924,113	456,074	-19,944
Site 21	Low Density 15	3,000,000	3,600,000	3,187,404	2,999,307	2,811,210	2,623,114	2,435,017	2,246,920	2,058,823	1,870,726	1,682,629	1,494,532			3,000,000	3,187,404	2,999,307	2,811,210	2,623,114	2,435,017	2,246,920	2,058,823	1,870,726	1,682,629	1,494,532	1,306,435
Site 22	Low Density 10	3,000,000	3,600,000	3,194,128	3,003,805	2,813,482	2,623,160	2,432,837	2,242,515	2,052,192	1,861,869	1,671,547	1,481,224			3,000,000	3,194,128	3,003,805	2,813,482	2,623,160	2,432,837	2,242,515	2,052,192	1,861,869	1,671,547	1,481,224	1,290,902
Site 23	Low Density 6	3,000,000	3,600,000	4,851,576	4,680,693	4,469,811	4,278,928	4,088,045	3,897,162	3,706,280	3,515,397	3,324,514	3,133,632			3,000,000	4,851,576	4,680,693	4,469,811	4,278,928	4,088,045	3,897,162	3,706,280	3,515,397	3,324,514	3,133,632	2,942,749
Site 24	Low Density 3	3,000,000	3,600,000	4,917,304	4,726,421	4,535,538	4,344,656	4,153,773	3,962,890	3,772,007	3,581,125	3,390,242	3,199,360			3,000,000	4,917,304	4,726,421	4,535,538	4,344,656	4,153,773	3,962,890	3,772,007	3,581,125	3,390,242	3,199,360	2,999,060
Site 25	BTR HD 140	3,000,000	3,600,000	3,623,085	2,682,016	1,755,937	819,859	-136,723	-1,118,914	-2,106,403	-3,109,774	-4,122,854	-5,135,934			3,000,000	3,623,085	2,682,016	1,755,937	819,859	-136,723	-1,118,914	-2,106,403	-3,109,774	-4,122,854	-5,135,934	-6,149,015
Site 26	BTR 140	3,000,000	3,600,000	4,668,428	4,200,389	3,732,349	3,264,310	2,796,271	2,328,231	1,860,192	1,392,153	924,113	456,074			3,000,000	4,668,428	4,200,389	3,732,349	3,264,310	2,796,271	2,328,231	1,860,192	1,392,153	924,113	456,074	-19,944

All Policy (excluding District Heating and Sprinklers) - 40% Affordable Housing - Varied Developer Contributions in addition to CIL

All Policy (excluding District Heating and Sprinklers) - 40% Affordable Housing - Varied Developer Contributions in addition to CIL		BLV Residual Value										BLV Residual Value															
		EUV	£0	£5,000	£10,000	£15,000	£20,000	£25,000	£30,000	£35,000	£40,000	£45,000	£50,000			EUV	£0	£5,000	£10,000	£15,000	£20,000	£25,000	£30,000	£35,000	£40,000	£45,000	£50,000
Site 5	High Density 1,000	3,000,000	3,128,076	2,078,101	1,027,715	-41,798	-1,180,385	-2,345,622	-3,541,327	-4,802,570	-6,185,821	-7,569,073	-8,952,324			3,000,000	3,128,076	2,078,101	1,027,715	-41,798	-1,180,385	-2,345,622	-3,541,327	-4,802,570	-6,185,821	-7,569,073	-8,952,324
Site 6	High Density 350	3,000,000	2,568,577	1,028,223	-551,901	-2,170,233	-3,802,611	-5,461,618	-7,130,714	-8,799,610	-10,481,934	-12,175,244	-13,868,823			3,000,000	2,568,577	1,028,223	-551,901	-2,170,233	-3,802,611	-5,461,618	-7,130,714	-8,799,610	-10,481,934	-12,175,244	-13,868,823
Site 7	High Density 140	3,000,000	3,000,000	1,420,884	489,243	-478,989	-1,456,504	-2,446,205	-3,432,908	-4,461,179	-5,489,451	-6,477,722	-7,488,589			3,000,000	1,420,884	489,243	-478,989	-1,456,504	-2,446,205	-3,432,908	-4,461,179	-5,489,451	-6,477,722	-7,488,589	-8,521,172
Site 8	High Density 70	3,000,000	3,600,000	1,367,289	404,724	-595,639	-1,596,002	-2,611,497	-3,643,345	-4,675,192	-5,707,039	-6,738,887	-7,770,734			3,000,000	1,367,289	404,724	-595,639	-1,596,002	-2,611,497	-3,643,345	-4,675,192	-5,707,039	-6,738,887	-7,770,734	-8,802,582
Site 9	Medium Density 1,000	3,000,000	3,245,395	2,716,074	2,186,754	1,657,434	1,128,113	592,330	47,081	-523,506	-1,098,658	-1,701,896	-2,330,296			3,000,000	2,945,946	2,439,354	1,932,761	1,419,826	902,282	384,698	-153,819	-712,110	-1,289,516	-1,882,672	-2,513,675
Site 10	Medium Density 350	3,000,000	3,600,000	2,153,444	1,704,057	1,254,670	805,283	355,896	-105,485	-577,009	-1,052,722	-1,536,340	-2,022,667			3,000,000	2,153,444	1,704,057	1,254,670	805,283	355,896	-105,485	-577,009	-1,052,722	-1,536,340	-2,022,667	-2,508,995
Site 11	Medium Density 140	3,000,000	3,600,000	3,910,219	2,959,301	2,608,383	2,257,465	1,906,547	1,555,628	1,204,710	853,792	502,874	148,398			3,000,000	3,910,219	2,959,301	2,608,383	2,257,465	1,906,547	1,555,628	1,204,710	853,792	50		

All Policy (excluding District Heating and Sprinklers) - 45% Affordable Housing - Varied Developer Contributions in addition to CIL		BLV Residual Value												
	EUV	£0	£5,000	£10,000	£15,000	£20,000	£25,000	£30,000	£35,000	£40,000	£45,000	£50,000		
Site 5	High Density 1,000	3,000,000	2,319,040	2,168,654	2,177,996	-912,752	-2,064,923	-3,249,613	-4,490,629	-5,873,881	-7,257,132	-8,640,383	-10,023,634	
Site 6	High Density 350	3,000,000	1,419,111	-139,660	-1,389,660	-3,385,000	-5,040,584	-6,709,679	-8,378,775	-10,059,493	-11,746,402	-13,446,442	-15,163,026	
Site 7	High Density 140	3,000,000	676,347	-219,693	-1,197,228	-2,183,479	-3,167,837	-4,156,108	-5,142,390	-6,126,681	-7,109,982	-8,092,293	-9,074,614	
Site 8	High Density 70	3,000,000	731,665	-324,010	-1,324,372	-2,335,500	-3,365,516	-4,397,363	-5,429,211	-6,461,058	-7,492,905	-8,524,752	-9,566,599	
Site 9	Medium Density 1,000	3,000,000	2,608,286	2,101,894	1,595,101	1,078,684	561,090	38,615	-519,136	-1,088,878	-1,674,381	-2,288,062	-2,991,900	
Site 10	Medium Density 350	3,000,000	2,890,463	2,361,143	1,831,822	1,302,502	773,181	230,893	-332,161	-910,246	-1,501,633	-2,113,621	-2,791,829	
Site 11	Medium Density 140	3,000,000	1,864,653	1,415,266	965,879	516,492	63,022	-408,502	-881,852	-1,363,650	-1,849,977	-2,336,305	-2,826,658	
Site 12	Medium Density 70a	3,000,000	3,061,141	2,107,223	2,359,305	2,008,387	1,657,468	1,306,550	955,632	604,714	253,388	-112,990	-481,195	
Site 13	Medium Density 35	3,000,000	1,916,003	1,448,112	980,221	512,330	31,850	-459,900	-952,799	-1,455,606	-1,961,986	-2,468,365	-2,974,744	
Site 14	Medium Density 15	3,000,000	2,422,718	2,144,663	1,866,608	1,588,553	1,310,498	1,032,443	754,388	476,333	190,312	-101,441	-393,193	
Site 15	Medium Density 9	3,000,000	3,168,517	2,815,835	2,463,153	2,110,472	1,757,790	1,405,108	1,045,689	682,491	312,435	-57,620	-427,675	
Site 16	Medium Density 3	3,000,000	4,895,851	4,096,927	3,297,999	2,499,071	1,699,143	800,215	0	-800,215	-1,600,430	-2,400,645	-3,200,860	
Site 17	Medium Density 5	3,000,000	3,986,935	3,799,913	3,636,891	3,473,869	3,310,847	3,147,825	2,984,803	2,821,781	2,658,759	2,495,737	2,332,715	
Site 18	Medium Density 3	3,000,000	4,107,688	4,107,688	4,107,688	4,107,688	4,107,688	4,107,688	4,107,688	4,107,688	4,107,688	4,107,688	4,107,688	
Site 19	Low Density 70	3,000,000	2,300,931	2,163,775	1,978,619	1,789,462	1,602,306	1,415,150	1,227,993	1,040,837	853,681	666,524	479,368	
Site 20	Low Density 35	3,000,000	2,368,858	2,173,488	1,978,118	1,802,748	1,617,378	1,432,008	1,246,638	1,061,268	875,898	690,528	505,158	
Site 21	Low Density 15	3,000,000	3,024,124	2,836,021	2,647,918	2,459,814	2,271,737	2,083,640	1,895,543	1,707,446	1,519,349	1,331,252	1,143,155	
Site 22	Low Density 10	3,000,000	2,788,880	2,598,557	2,408,235	2,217,912	2,027,590	1,837,267	1,646,944	1,456,622	1,266,299	1,075,977	885,654	
Site 23	Low Density 6	3,000,000	4,327,720	4,136,838	3,945,955	3,755,072	3,564,189	3,373,307	3,182,424	2,991,541	2,800,658	2,609,776	2,418,893	
Site 24	Low Density 3	3,000,000	4,393,448	4,202,565	4,011,682	3,820,799	3,629,916	3,439,033	3,248,150	3,057,267	2,866,384	2,675,501	2,484,618	
Site 25	BTR HD 140	3,000,000	1,996,408	1,060,329	1,155,583	-866,508	-1,851,513	-2,854,549	-3,857,584	-4,860,619	-5,863,654	-6,866,689	-7,869,724	
Site 26	BTR 140	3,000,000	3,808,736	3,340,691	2,872,651	2,404,618	1,936,579	1,468,539	1,000,500	532,461	60,206	-430,890	-923,212	

All Policy (excluding District Heating and Sprinklers) - 50% Affordable Housing - Varied Developer Contributions in addition to CIL		BLV Residual Value												
	EUV	£0	£5,000	£10,000	£15,000	£20,000	£25,000	£30,000	£35,000	£40,000	£45,000	£50,000		
Site 5	High Density 1,000	3,000,000	1,509,594	459,208	-645,118	-1,784,224	-2,968,110	-4,196,921	-5,561,940	-6,945,191	-8,328,442	-9,711,693	-11,094,945	
Site 6	High Density 350	3,000,000	284,417	-1,351,234	-2,972,965	-4,625,213	-6,294,309	-7,963,405	-9,642,809	-11,336,119	-13,029,911	-14,746,494	-16,463,078	
Site 7	High Density 140	3,000,000	39,583	-937,951	-2,922,766	-3,931,037	-4,939,308	-5,947,580	-6,955,851	-7,964,122	-8,972,393	-9,980,664	-10,988,935	
Site 8	High Density 70	3,000,000	52,381	-1,052,743	-2,060,220	-3,067,697	-4,119,534	-5,151,382	-6,183,229	-7,215,077	-8,246,924	-9,278,771	-10,306,618	
Site 9	Medium Density 1,000	3,000,000	2,270,627	1,764,034	1,255,046	737,482	219,918	-326,249	-888,241	-1,466,089	-2,070,831	-2,750,562	-3,495,389	
Site 10	Medium Density 350	3,000,000	2,535,531	2,006,211	1,476,890	947,570	413,254	-140,817	-711,403	-1,302,221	-1,906,142	-2,561,442	-3,259,067	
Site 11	Medium Density 140	3,000,000	1,575,862	1,126,476	677,089	227,702	-239,995	-711,519	-1,190,960	-1,677,287	-2,163,615	-2,651,746	-3,145,107	
Site 12	Medium Density 70a	3,000,000	2,812,063	2,461,745	2,110,228	1,759,308	1,408,390	1,057,472	706,554	355,636	-6,134	-374,338	-744,844	
Site 13	Medium Density 35	3,000,000	1,617,824	1,149,933	682,042	209,922	-281,017	-772,208	-1,273,038	-1,773,868	-2,274,698	-2,775,528	-3,276,358	
Site 14	Medium Density 15	3,000,000	2,226,643	1,948,588	1,670,533	1,392,478	1,114,423	836,368	558,313	275,960	-15,422	-307,174	-600,483	
Site 15	Medium Density 9	3,000,000	2,917,709	2,565,027	2,212,346	1,859,664	1,506,982	1,154,300	788,622	416,944	27,273	-320,783	-692,234	
Site 16	Medium Density 5	3,000,000	4,562,067	4,275,742	3,989,418	3,703,094	3,416,770	3,130,446	2,844,122	2,557,798	2,271,474	1,985,150	1,696,825	
Site 17	Medium Density 3	3,000,000	3,752,877	3,438,660	3,119,765	2,796,646	2,473,527	2,150,408	1,827,289	1,494,793	1,165,307	835,821	506,335	
Site 18	Low Density 70	3,000,000	3,749,967	3,582,945	3,415,923	3,248,901	3,081,877	2,914,853	2,747,830	2,580,806	2,413,782	2,246,758	2,079,734	
Site 19	Low Density 35	3,000,000	2,174,359	1,987,202	1,800,046	1,612,890	1,425,733	1,238,577	1,051,421	864,264	677,108	489,952	302,796	
Site 20	Low Density 15	3,000,000	2,185,433	2,000,063	1,814,693	1,629,324	1,443,954	1,258,584	1,073,214	887,844	702,474	517,104	331,734	
Site 21	Low Density 10	3,000,000	2,942,484	2,754,387	2,566,290	2,378,194	2,190,097	2,002,000	1,813,903	1,625,806	1,437,709	1,249,612	1,061,515	
Site 22	Low Density 6	3,000,000	2,566,256	2,395,934	2,205,611	2,015,288	1,824,966	1,634,643	1,444,321	1,253,998	1,063,675	869,682	673,843	
Site 23	Low Density 3	3,000,000	4,065,792	3,874,910	3,684,027	3,493,144	3,302,261	3,111,379	2,920,496	2,729,613	2,538,730	2,347,848	2,156,965	
Site 24	BTR HD 140	3,000,000	4,131,520	3,940,637	3,749,754	3,558,871	3,367,988	3,177,105	2,986,222	2,795,339	2,604,456	2,413,573	2,222,690	
Site 25	BTR 140	3,000,000	1,180,145	240,789	-740,880	-1,724,516	-2,727,457	-3,740,539	-4,753,621	-5,766,696	-6,779,771	-7,804,565	-8,831,874	
Site 26	BTR 140	3,000,000	3,378,890	2,910,851	2,442,812	1,974,772	1,506,733	1,038,694	570,654	100,281	-390,812	-882,862	-1,384,564	

Appendix 14 – Appraisal Results – Affordable Housing Tenure Mix

	Affordable Rent Intermediate Housing	EUV	BLV Residual Value										
			100%	100%	90%	80%	70%	60%	50%	40%	30%	20%	10%
Site 1	V Large Green 5,000	25,000	1,543,075	1,586,744	1,630,320	1,673,896	1,717,473	1,761,049	1,804,625	1,848,201	1,891,777	1,935,353	1,978,930
Site 2	V Large Green 1,200	25,000	2,800,325	2,874,418	2,948,511	3,022,604	3,096,696	3,170,789	3,244,882	3,318,975	3,393,068	3,467,161	3,541,254
Site 3	Medium Green 50	25,000	3,110,761	3,199,141	3,287,522	3,375,902	3,464,283	3,552,664	3,641,044	3,729,425	3,817,805	3,906,186	3,994,567
Site 4	Small Green 10	100,000	5,906,788	6,082,020	6,257,251	6,432,482	6,607,713	6,782,944	6,958,175	7,133,406	7,308,637	7,483,868	7,659,100
Site 5	High Density 1,000	3,000,000	10,441,287	11,231,573	12,021,858	12,812,144	13,602,429	14,392,715	15,183,000	15,973,286	16,763,571	17,553,857	18,344,143
Site 6	High Density 350	3,000,000	13,135,690	14,312,889	15,490,088	16,667,289	17,844,489	19,021,689	20,198,889	21,376,088	22,553,288	23,730,488	24,907,688
Site 7	High Density 140	3,000,000	8,072,040	8,781,859	9,491,678	10,201,497	10,911,316	11,621,135	12,330,954	13,040,773	13,750,592	14,460,411	15,170,230
Site 8	High Density 70	3,000,000	8,634,879	9,361,802	10,088,726	10,815,649	11,542,572	12,269,495	12,996,418	13,723,342	14,450,265	15,177,188	15,904,111
Site 9	Medium Density 1,000	3,000,000	7,252,949	7,599,502	7,946,054	8,292,607	8,639,160	8,985,712	9,332,265	9,678,818	10,025,371	10,371,923	10,718,476
Site 10	Medium Density 350	3,000,000	7,796,645	8,161,856	8,527,067	8,892,278	9,257,489	9,622,700	9,987,911	10,353,122	10,718,333	11,083,544	11,448,755
Site 11	Medium Density 140	3,000,000	6,037,545	6,341,685	6,645,824	6,949,963	7,254,103	7,558,242	7,862,381	8,166,521	8,470,660	8,774,799	9,078,939
Site 12	Medium Density 70a	3,000,000	6,847,402	7,085,250	7,323,098	7,560,946	7,798,794	8,036,642	8,274,490	8,512,338	8,750,186	8,988,034	9,225,882
Site 13	Medium Density 70	3,000,000	6,480,805	6,807,936	7,125,066	7,442,197	7,759,328	8,076,459	8,393,589	8,710,720	9,027,851	9,344,982	9,662,112
Site 14	Medium Density 35	3,000,000	5,388,379	5,579,441	5,770,504	5,961,566	6,152,629	6,343,691	6,534,754	6,725,816	6,916,879	7,107,941	7,299,004
Site 15	Medium Density 15	3,000,000	6,973,812	7,212,580	7,451,347	7,690,115	7,928,883	8,167,650	8,406,418	8,645,186	8,883,953	9,122,721	9,361,488
Site 16	Medium Density 9	3,000,000	7,725,475	7,950,042	8,174,608	8,399,175	8,623,741	8,848,308	9,072,874	9,297,441	9,522,007	9,746,574	9,971,141
Site 17	Medium Density 5	3,000,000	7,282,032	7,494,257	7,706,483	7,918,709	8,130,934	8,343,160	8,555,386	8,767,612	8,979,837	9,192,063	9,404,289
Site 18	Medium Density 3	3,000,000	5,816,884	6,006,604	6,196,324	6,386,044	6,575,764	6,765,484	6,955,204	7,144,924	7,334,644	7,524,364	7,714,084
Site 19	Low Density 70	3,000,000	5,055,805	5,205,975	5,356,145	5,506,315	5,656,486	5,806,656	5,956,826	6,106,996	6,257,166	6,407,336	6,557,506
Site 20	Low Density 35	3,000,000	5,001,585	5,152,733	5,303,881	5,455,029	5,606,177	5,757,325	5,908,473	6,059,621	6,210,769	6,361,917	6,513,065
Site 21	Low Density 15	3,000,000	6,682,638	6,935,951	7,189,264	7,442,577	7,695,890	7,949,203	8,202,516	8,455,829	8,709,142	8,962,455	9,215,768
Site 22	Low Density 10	3,000,000	5,922,553	6,097,972	6,273,391	6,448,810	6,624,230	6,799,649	6,975,068	7,150,487	7,325,906	7,501,326	7,676,745
Site 23	Low Density 6	3,000,000	6,530,858	6,711,543	6,892,229	7,072,915	7,253,600	7,434,286	7,614,972	7,795,658	7,976,343	8,157,029	8,337,715
Site 24	Low Density 3	3,000,000	6,596,585	6,777,271	6,957,957	7,138,642	7,319,328	7,500,014	7,680,700	7,861,385	8,042,071	8,222,757	8,403,442
Site 25	BTR HD 140	3,000,000	3,385,295	3,835,636	4,275,977	4,716,318	5,156,659	5,597,000	6,037,341	6,477,682	6,918,023	7,358,364	7,798,705
Site 26	BTR 140	3,000,000	4,589,795	4,789,766	4,989,737	5,229,708	5,449,679	5,669,651	5,889,622	6,109,593	6,329,564	6,549,535	6,769,507



Appendix 16 – Appraisal Results – First Homes

	Affordable Rent	EUV	BLV/Residual Value				75%	75%	75%	75%	70%	70%	70%
			80%	80%	80%	80%							
	First Homes												
	First Homes - % of Market Value												
Site 1	V Large Green 5,000	25,000	1,891,777	1,768,739	1,645,700	1,889,989	1,754,640	1,639,292	1,848,201	1,740,542	1,632,883	1,520,543	
Site 2	V Large Green 1,200	25,000	3,393,068	3,183,864	2,974,661	3,356,021	3,159,893	2,963,765	3,318,975	3,135,922	2,952,869	2,742,821	
Site 3	Medium Green 50	25,000	3,817,805	3,588,260	3,318,715	3,773,615	3,539,666	3,305,718	3,729,425	3,511,073	3,292,721	3,082,721	
Site 4	Small Green 10	100,000	7,308,637	6,899,765	6,490,892	7,221,022	6,837,704	6,454,386	7,133,406	6,775,643	6,417,879	6,060,118	
Site 5	High Density 1,000	3,000,000	16,763,571	14,829,357	12,895,142	16,368,429	14,555,102	12,741,776	15,973,286	14,280,848	12,588,410	10,896,410	
Site 6	High Density 350	3,000,000	22,553,288	19,672,105	16,790,922	21,964,688	19,263,579	16,562,470	21,376,088	18,855,053	16,334,018	14,818,018	
Site 7	High Density 140	3,000,000	13,750,592	12,013,318	10,276,044	13,395,683	11,766,988	10,138,294	13,040,773	11,520,658	10,000,543	8,480,543	
Site 8	High Density 70	3,000,000	14,450,265	12,671,129	10,891,992	14,086,803	12,418,863	10,750,923	13,723,342	12,166,597	10,609,853	9,049,853	
Site 9	Medium Density 1,000	3,000,000	10,025,371	9,120,235	8,215,100	9,852,094	9,003,530	8,154,966	9,678,818	8,886,825	8,094,831	7,292,831	
Site 10	Medium Density 350	3,000,000	10,718,333	9,764,465	8,810,598	10,535,727	9,641,477	8,747,226	10,353,122	9,518,488	8,683,854	7,848,854	
Site 11	Medium Density 140	3,000,000	8,470,660	7,676,301	6,881,942	8,318,590	7,573,879	6,829,168	8,166,521	7,471,457	6,776,393	6,071,393	
Site 12	Medium Density 70a	3,000,000	8,750,186	8,128,969	7,507,751	8,631,262	8,048,871	7,466,479	8,512,338	7,968,773	7,425,208	6,871,208	
Site 13	Medium Density 35	3,000,000	9,027,851	8,199,561	7,371,271	8,869,286	8,092,764	7,316,242	8,710,720	7,985,966	7,261,213	6,536,213	
Site 14	Medium Density 15	3,000,000	6,916,879	6,417,857	5,918,835	6,821,347	6,353,515	5,885,682	6,725,816	6,289,172	5,852,528	5,419,528	
Site 15	Medium Density 9	3,000,000	8,883,953	8,260,334	7,636,715	8,764,569	8,179,926	7,595,283	8,645,186	8,099,519	7,553,862	7,008,862	
Site 16	Medium Density 5	3,000,000	8,979,837	8,484,644	7,989,451	8,873,724	8,409,481	7,945,237	8,767,612	8,334,317	7,901,023	7,467,023	
Site 17	Medium Density 3	3,000,000	7,334,644	6,891,964	6,449,284	7,239,784	6,824,771	6,409,759	7,144,924	6,757,579	6,370,234	6,000,234	
Site 18	Low Density 70	3,000,000	6,257,166	5,864,948	5,472,730	6,182,081	5,814,376	5,446,672	6,106,996	5,763,805	5,420,614	5,070,614	
Site 19	Low Density 35	3,000,000	6,210,769	5,815,997	5,421,225	6,135,195	5,765,096	5,394,997	6,059,621	5,714,195	5,368,770	5,018,770	
Site 20	Low Density 15	3,000,000	6,309,139	5,936,641	5,562,142	6,332,483	5,982,328	5,632,173	6,355,827	6,029,015	5,702,204	5,375,204	
Site 21	Low Density 10	3,000,000	7,325,906	6,867,742	6,409,578	7,238,197	6,808,668	6,379,139	7,150,487	6,749,593	6,348,700	5,937,700	
Site 22	Low Density 6	3,000,000	7,976,343	7,554,743	7,133,143	7,886,960	7,490,750	7,095,500	7,795,658	7,426,758	7,057,858	6,646,858	
Site 23	Low Density 3	3,000,000	8,042,071	7,620,471	7,198,871	7,951,728	7,566,478	7,161,228	7,861,385	7,492,485	7,123,585	6,712,585	
Site 24	BTR HD 140	3,000,000	6,917,470	6,482,837	6,047,652	6,687,499	6,352,366	6,006,880	6,477,528	6,142,895	5,797,895	5,447,895	
Site 25	BTR 140	3,000,000	6,329,564	5,912,621	5,495,678	6,219,579	5,847,444	5,475,310	6,109,593	5,742,268	5,377,268	5,002,268	



		Affordable Rent	EUV	BLV Residual Value				75%	75%	75%	75%	70%	70%	70%	70%
				80%	80%	80%	80%								
		First Homes													
		First Homes - % of Market Value													
Site 5	High Density 1,000	Medium	3,000,000	3,873,857	5,420,623	2,297,434	3,754,146	2,273,780	4,987,892	3,634,454	2,250,127	3,634,454	2,250,127	3,634,454	2,250,127
Site 6	High Density 350	Medium	3,000,000	3,557,763	5,815,406	1,300,119	3,383,064	1,266,523	5,183,803	3,208,365	1,232,927	3,208,365	1,232,927	3,208,365	1,232,927
Site 7	High Density 140	Medium	3,000,000	2,292,769	3,654,066	931,472	2,187,431	911,215	3,273,227	2,082,092	890,958	2,082,092	890,958	2,082,092	890,958
Site 8	High Density 70	Medium	3,000,000	2,732,206	4,126,306	1,338,107	2,624,330	1,317,362	3,736,290	2,516,453	1,286,616	2,516,453	1,286,616	2,516,453	1,286,616
Site 9	Medium Density 1,000	Medium	3,000,000	6,870,659	6,086,683	5,302,708	6,015,413	5,280,436	6,630,121	5,944,142	5,266,164	5,944,142	5,266,164	5,944,142	5,266,164
Site 10	Medium Density 350	Medium	3,000,000	7,365,855	6,599,671	5,713,487	6,464,563	5,690,016	7,112,367	6,389,456	5,666,544	6,389,456	5,666,544	6,389,456	5,666,544
Site 11	Medium Density 140	Medium	3,000,000	4,987,788	5,675,816	4,299,761	4,925,241	4,280,215	5,464,716	4,862,693	4,260,669	4,862,693	4,260,669	4,862,693	4,260,669
Site 12	Medium Density 70a	Medium	3,000,000	6,426,461	5,888,399	5,350,336	5,839,484	5,335,050	6,261,374	5,790,569	5,319,764	5,790,569	5,319,764	5,790,569	5,319,764
Site 13	Medium Density 70	Medium	3,000,000	6,111,174	5,393,758	4,676,341	5,328,538	4,655,960	5,891,058	5,263,318	4,635,579	5,263,318	4,635,579	5,263,318	4,635,579
Site 14	Medium Density 35	Medium	3,000,000	5,083,024	4,650,801	4,218,577	4,611,508	4,206,298	4,950,410	4,572,215	4,194,019	4,572,215	4,194,019	4,572,215	4,194,019
Site 15	Medium Density 15	Medium	3,000,000	6,549,331	6,009,188	5,469,045	5,960,084	5,453,700	6,383,605	5,910,980	5,438,355	5,910,980	5,438,355	5,910,980	5,438,355
Site 16	Medium Density 9	Medium	3,000,000	7,232,242	6,783,109	6,333,976	6,731,646	6,310,584	7,073,175	6,680,183	6,287,192	6,680,183	6,287,192	6,680,183	6,287,192
Site 17	Medium Density 5	Medium	3,000,000	6,524,461	6,100,009	5,675,558	6,051,374	5,653,451	6,374,134	6,002,739	5,631,344	6,002,739	5,631,344	6,002,739	5,631,344
Site 18	Medium Density 3	Medium	3,000,000	5,694,895	5,315,455	4,936,014	5,271,977	4,916,252	5,560,510	5,228,499	4,886,489	5,228,499	4,886,489	5,228,499	4,886,489
Site 19	Low Density 70	Medium	3,000,000	4,682,003	4,342,286	4,002,570	4,311,403	3,992,918	4,577,771	4,280,519	3,983,267	4,280,519	3,983,267	4,280,519	3,983,267
Site 20	Low Density 35	Medium	3,000,000	4,659,168	4,317,239	3,975,310	4,286,155	3,965,597	4,554,258	4,255,070	3,955,883	4,255,070	3,955,883	4,255,070	3,955,883
Site 21	Low Density 15	Medium	3,000,000	4,728,824	4,405,321	4,081,818	4,445,759	4,142,475	4,769,262	4,486,197	4,203,132	4,486,197	4,203,132	4,486,197	4,203,132
Site 22	Low Density 10	Medium	3,000,000	5,505,680	5,108,845	4,712,009	5,072,769	4,700,736	5,383,924	5,036,693	4,689,462	5,036,693	4,689,462	5,036,693	4,689,462
Site 23	Low Density 6	Medium	3,000,000	6,186,864	5,825,293	5,463,921	5,783,886	5,445,100	6,058,679	5,742,479	5,426,279	5,742,479	5,426,279	5,742,479	5,426,279
Site 24	Low Density 3	Medium	3,000,000	6,252,392	5,891,021	5,529,649	5,849,613	5,510,828	6,124,406	5,808,206	5,492,006	5,808,206	5,492,006	5,808,206	5,492,006
Site 25	BTR HD 140	Medium	3,000,000	3,643,013	2,338,935	1,034,222	2,257,391	1,034,222	3,317,130	2,175,846	1,034,222	2,175,846	1,034,222	2,175,846	1,034,222
Site 26	BTR 140	Medium	3,000,000	4,675,467	4,023,701	3,371,934	3,982,965	3,371,934	4,512,526	3,942,230	3,371,934	3,942,230	3,371,934	3,942,230	3,371,934



	Affordable Rent	EUV	BLV Residual Value				75%	75%	75%	75%	70%	70%	70%
			80%	80%	80%	80%							
	First Homes		20%	20%	20%	25%	25%	25%	25%	30%	30%	30%	
	First Homes - % of Market Value		70%	60%	50%	70%	60%	50%	70%	60%	50%	50%	
Site 5	High Density 1,000	3,000,000	3,989,994	2,476,786	947,823	3,799,408	2,376,495	943,092	3,608,822	2,276,204	938,362	938,362	
Site 6	High Density 350	3,000,000	3,723,248	1,551,610	-660,916	3,445,074	1,403,164	-667,966	3,166,900	1,266,717	-675,016	-675,016	
Site 7	High Density 140	3,000,000	2,385,272	1,075,834	-259,890	2,217,541	989,943	-264,141	2,049,810	904,051	-268,392	-268,392	
Site 8	High Density 70	3,000,000	2,826,141	1,485,151	121,705	2,654,369	1,397,190	117,351	2,482,596	1,309,229	112,998	112,998	
Site 9	Medium Density 1,000	3,000,000	2,991,461	2,332,837	1,689,046	2,929,489	2,312,029	1,689,854	2,867,516	2,291,221	1,710,663	1,710,663	
Site 10	Medium Density 350	3,000,000	3,302,546	2,606,433	1,910,320	3,237,047	2,584,441	1,931,835	3,171,547	2,562,448	1,953,349	1,953,349	
Site 11	Medium Density 140	3,000,000	2,303,721	1,734,534	1,165,348	2,250,164	1,716,552	1,182,940	2,196,607	1,698,569	1,200,531	1,200,531	
Site 12	Medium Density 70a	3,000,000	3,627,212	3,182,087	2,736,963	3,585,329	3,168,024	2,750,720	3,543,445	3,153,962	2,764,478	2,764,478	
Site 13	Medium Density 70	3,000,000	2,602,913	2,009,414	1,415,915	2,547,069	1,990,663	1,434,258	2,491,224	1,971,912	1,452,601	1,452,601	
Site 14	Medium Density 35	3,000,000	2,873,259	2,515,692	2,168,125	2,839,614	2,504,395	2,169,176	2,805,969	2,493,098	2,180,227	2,180,227	
Site 15	Medium Density 15	3,000,000	3,737,902	3,291,057	2,844,212	3,695,857	3,276,940	2,858,022	3,653,812	3,262,822	2,871,833	2,871,833	
Site 16	Medium Density 9	3,000,000	6,051,851	5,640,146	5,228,440	5,988,692	5,602,718	5,216,744	5,925,532	5,565,290	5,205,048	5,205,048	
Site 17	Medium Density 5	3,000,000	5,257,185	4,868,104	4,479,024	5,197,496	4,832,734	4,467,971	5,137,808	4,797,363	4,456,917	4,456,917	
Site 18	Medium Density 3	3,000,000	4,850,947	4,503,127	4,155,307	4,797,589	4,471,507	4,145,426	4,744,230	4,439,887	4,135,545	4,135,545	
Site 19	Low Density 70	3,000,000	2,781,359	2,500,321	2,219,282	2,754,915	2,491,442	2,227,968	2,728,471	2,482,563	2,236,664	2,236,664	
Site 20	Low Density 35	3,000,000	2,786,498	2,503,630	2,220,761	2,759,882	2,494,693	2,229,504	2,733,266	2,485,756	2,238,246	2,238,246	
Site 21	Low Density 15	3,000,000	2,832,042	2,564,417	2,296,791	2,848,768	2,597,870	2,346,971	2,865,495	2,631,323	2,397,151	2,397,151	
Site 22	Low Density 10	3,000,000	3,312,705	2,984,414	2,656,123	3,281,815	2,974,042	2,666,270	3,250,925	2,963,671	2,676,416	2,676,416	
Site 23	Low Density 6	3,000,000	5,264,313	4,933,056	4,601,799	5,213,496	4,902,942	4,592,388	5,162,678	4,872,828	4,582,978	4,582,978	
Site 24	Low Density 3	3,000,000	5,330,041	4,998,764	4,667,527	5,279,223	4,968,670	4,658,116	5,228,405	4,938,555	4,648,705	4,648,705	
Site 25	BTR HD 140	3,000,000	3,854,233	2,550,155	1,245,441	3,691,291	2,468,610	1,245,441	3,528,349	2,387,066	1,245,441	1,245,441	
Site 26	BTR 140	3,000,000	4,781,077	4,129,311	3,477,544	4,699,606	4,088,575	3,477,544	4,618,135	4,047,840	3,477,544	3,477,544	





Appendix 17 – Appraisal Results – Standardised Infrastructure Tariff

35% Affordable Housing

		0.0%	EUV	BLV Residual Value	2.0%	4.0%	6.0%	8.0%	10.0%	12.5%	15.0%	17.5%	20.0%	25.0%	30.0%
Site 1	V Large Green 5,000	Higher	25,000	2,090,823	1,976,295	1,861,749	1,746,159	1,630,569	1,514,979	1,370,491	1,225,758	1,079,510	933,263	787,016	630,769
Site 2	V Large Green 1,200	Higher	25,000	3,863,959	3,374,257	2,884,556	2,394,855	1,905,154	1,415,453	925,752	436,051	-64,650	-354,949	-764,848	-1,274,747
Site 3	Medium Green 50	Higher	25,000	3,833,342	3,613,314	3,393,286	3,173,258	2,953,230	2,733,202	2,513,174	2,293,146	2,073,118	1,853,090	1,633,062	1,413,034
Site 4	Small Green 10	Higher	100,000	6,956,127	6,613,433	6,270,739	5,928,045	5,585,351	5,242,657	4,899,963	4,557,269	4,214,575	3,871,881	3,529,187	3,186,493
Site 5	High Density 1,000	Higher	3,000,000	16,942,760	15,415,949	13,889,137	12,362,325	11,222,918	9,867,047	8,485,209	7,113,078	5,740,947	4,368,816	2,996,685	1,624,554
Site 6	High Density 350	Higher	3,000,000	22,865,563	20,371,898	18,178,234	15,984,569	13,790,904	11,597,240	9,403,576	7,209,912	5,016,248	2,822,584	648,920	-521,964
Site 7	High Density 140	Higher	3,000,000	13,384,521	12,059,923	10,733,325	9,407,728	8,082,130	6,756,532	5,430,934	4,105,336	2,779,738	1,454,140	184,542	-142,956
Site 8	High Density 70	Higher	3,000,000	13,554,609	12,198,055	10,841,501	9,484,946	8,128,392	6,771,838	5,415,284	4,058,730	2,702,176	1,345,622	18,026	-181,572
Site 9	Medium Density 1,000	Higher	3,000,000	10,386,706	9,712,227	9,035,747	8,359,268	7,682,789	7,006,309	6,329,829	5,653,349	4,977,869	4,302,389	3,626,909	2,951,429
Site 10	Medium Density 350	Higher	3,000,000	10,939,426	10,234,883	9,530,340	8,825,797	8,121,254	7,416,711	6,712,168	6,007,625	5,303,082	4,598,539	3,893,996	3,189,453
Site 11	Medium Density 140	Higher	3,000,000	8,516,825	7,907,257	7,297,689	6,688,120	6,073,552	5,458,984	4,844,416	4,229,848	3,615,280	3,000,712	2,386,144	1,771,576
Site 12	Medium Density 70a	Higher	3,000,000	8,636,264	8,129,818	7,623,373	7,117,927	6,612,482	6,107,036	5,601,590	5,096,144	4,590,698	4,085,252	3,579,806	3,074,360
Site 13	Medium Density 70	Higher	3,000,000	8,602,870	8,168,202	7,733,534	7,298,866	6,864,198	6,429,530	5,994,862	5,560,194	5,125,526	4,690,858	4,256,190	3,821,522
Site 14	Medium Density 35	Higher	3,000,000	6,815,166	6,414,305	6,013,444	5,612,584	5,211,723	4,810,862	4,409,001	4,008,140	3,607,279	3,206,418	2,805,557	2,404,696
Site 15	Medium Density 15	Higher	3,000,000	8,769,196	8,288,196	7,747,195	7,236,194	6,725,193	6,214,192	5,703,191	5,192,190	4,681,189	4,170,188	3,659,187	3,148,186
Site 16	Medium Density 9	Higher	3,000,000	9,142,935	8,692,451	8,221,966	7,761,481	7,300,996	6,840,511	6,380,026	5,919,541	5,459,056	4,998,571	4,538,086	4,077,601
Site 17	Medium Density 5	Higher	3,000,000	8,745,304	8,245,890	7,746,477	7,247,064	6,747,651	6,248,238	5,748,825	5,249,412	4,749,999	4,250,586	3,751,172	3,251,759
Site 18	Medium Density 3	Higher	3,000,000	6,875,717	6,552,047	6,227,377	5,902,707	5,578,037	5,253,366	4,928,696	4,604,025	4,279,355	3,954,684	3,630,014	3,305,344
Site 19	Low Density 70	Higher	3,000,000	6,197,157	5,850,408	5,503,660	5,156,911	4,810,162	4,463,413	4,116,664	3,769,915	3,423,166	3,076,417	2,729,668	2,382,919
Site 20	Low Density 35	Higher	3,000,000	6,138,192	5,797,044	5,455,896	5,114,748	4,773,600	4,432,452	4,091,304	3,750,156	3,409,008	3,067,860	2,726,712	2,385,564
Site 21	Low Density 15	Higher	3,000,000	7,199,769	6,841,186	6,482,583	6,123,980	5,765,377	5,406,774	5,048,171	4,689,568	4,330,965	3,972,362	3,613,759	3,255,156
Site 22	Low Density 10	Higher	3,000,000	7,209,070	6,809,074	6,409,078	6,009,083	5,609,087	5,209,091	4,799,095	4,399,099	3,999,103	3,599,107	3,199,111	2,799,115
Site 23	Low Density 6	Higher	3,000,000	6,633,685	6,274,680	5,915,675	5,556,670	5,197,665	4,838,660	4,479,655	4,120,650	3,761,645	3,402,640	3,043,635	2,684,630
Site 24	Low Density 3	Higher	3,000,000	7,699,412	7,340,408	6,981,403	6,622,398	6,263,393	5,904,389	5,545,384	5,186,379	4,827,374	4,468,369	4,109,364	3,750,359
Site 25	BTR HD 140	Higher	3,000,000	6,905,999	6,767,254	6,628,508	6,489,762	6,351,016	6,212,270	6,073,524	5,934,778	5,796,032	5,657,286	5,518,540	5,379,794
Site 26	BTR 140	Higher	3,000,000	6,824,549	6,265,176	5,705,803	5,146,430	4,587,057	4,027,684	3,468,311	2,908,938	2,349,565	1,790,192	1,230,819	671,446
Site 5	High Density 1,000	Medium	3,000,000	5,095,720	3,924,398	2,732,678	1,527,152	318,082	-975,683	-2,639,059	-4,369,321	-6,283,183	-8,267,627	-10,236,514	-12,205,402
Site 6	High Density 350	Medium	3,000,000	5,433,630	3,664,098	1,894,568	120,948	-1,735,854	-3,601,022	-5,970,897	-8,364,668	-10,761,217	-13,189,621	-15,608,075	-18,026,529
Site 7	High Density 140	Medium	3,000,000	3,147,333	2,078,090	1,008,847	-78,149	-1,200,064	-2,330,952	-3,768,079	-5,214,568	-6,661,057	-8,119,993	-9,579,929	-11,039,865
Site 8	High Density 70	Medium	3,000,000	3,129,624	2,035,411	941,189	-190,106	-1,338,222	-2,497,593	-3,970,861	-5,451,173	-6,931,485	-8,411,797	-9,892,109	-11,372,421
Site 9	Medium Density 1,000	Medium	3,000,000	6,565,656	5,969,622	5,373,587	4,772,016	4,166,567	3,561,117	2,955,666	2,350,215	1,744,764	1,139,313	523,862	-87,589
Site 10	Medium Density 350	Medium	3,000,000	7,033,712	6,412,831	5,792,150	5,171,368	4,550,587	3,929,806	3,309,025	2,688,244	2,067,463	1,446,682	825,901	205,120
Site 11	Medium Density 140	Medium	3,000,000	5,294,400	4,757,319	4,220,239	3,683,158	3,146,078	2,608,997	1,937,647	1,266,296	594,946	-87,558	-505,203	-957,980
Site 12	Medium Density 70a	Medium	3,000,000	5,951,943	5,504,445	5,056,948	4,609,448	4,161,950	3,714,452	3,266,954	2,819,456	2,371,958	1,924,460	1,476,962	1,029,464
Site 13	Medium Density 70	Medium	3,000,000	5,475,483	4,919,287	4,363,092	3,806,897	3,250,702	2,694,507	2,138,312	1,582,117	1,025,922	470,727	-93,468	-544,323
Site 14	Medium Density 35	Medium	3,000,000	4,693,009	4,345,085	3,992,161	3,639,236	3,286,312	2,933,388	2,492,233	2,051,077	1,609,922	1,168,767	727,612	286,457
Site 15	Medium Density 15	Medium	3,000,000	6,073,384	5,623,637	5,173,890	4,724,143	4,274,396	3,824,649	3,374,902	2,925,155	2,475,408	2,025,661	1,575,914	1,126,167
Site 16	Medium Density 9	Medium	3,000,000	6,690,065	6,179,551	5,719,037	5,278,524	4,828,010	4,377,497	3,926,984	3,476,471	3,025,958	2,575,445	2,124,932	1,674,419
Site 17	Medium Density 5	Medium	3,000,000	5,929,837	5,496,273	5,062,709	4,629,146	4,195,582	3,762,018	3,328,454	2,894,890	2,461,326	2,027,762	1,594,198	1,160,634
Site 18	Medium Density 3	Medium	3,000,000	5,106,481	4,823,282	4,540,082	4,256,883	3,973,684	3,690,485	3,396,286	3,092,087	2,787,888	2,483,689	2,179,490	1,875,291
Site 19	Low Density 70	Medium	3,000,000	3,436,003	4,043,179	3,738,355	3,433,531	3,128,707	2,823,883	2,442,853	2,061,823	1,680,793	1,299,763	918,733	537,704
Site 20	Low Density 35	Medium	3,000,000	4,319,988	4,019,979	3,719,970	3,419,961	3,119,952	2,819,943	2,519,934	2,219,925	1,919,916	1,619,907	1,319,898	1,019,889
Site 21	Low Density 15	Medium	3,000,000	5,197,110	4,808,559	4,419,008	4,029,457	3,638,906	3,248,355	2,857,804	2,467,253	2,076,702	1,686,151	1,295,600	905,049
Site 22	Low Density 10	Medium	3,000,000	5,647,177	5,329,782	5,017,387	4,704,992	4,392,597	4,080,202	3,767,807	3,455,412	3,142,017	2,829,622	2,517,227	2,204,832
Site 23	Low Density 6	Medium	3,000,000	3,707,905	5,395,510	5,083,115	4,770,720	4,458,325	4,145,930	3,833,535	3,521,140	3,208,745	2,896,350	2,583,955	2,271,560
Site 24	Low Density 3	Medium	3,000,000	4,416,875	3,269,949	1,357,023	2,386,226	-752,220	-1,834,012	-3,209,984	-4,603,293	-5,996,603	-7,389,912	-8,783,222	-10,176,532
Site 25	BTR HD 140	Medium	3,000,000	6,824,549	6,265,176	5,705,803	5,146,430	4,587,057	4,027,684	3,468,311	2,908,938	2,349,565	1,790,192	1,230,819	671,446
Site 26	BTR 140	Medium	3,000,000	4,562,818	4,047,855	3,532,892	3,017,929	2,502,966	1,988,003	1,344,299	700,595	52,304	-623,108	-1,998,851	-3,392,161

			ELUV	BLV	Residual Value	0.0%	2.0%	4.0%	6.0%	8.0%	10.0%	12.5%	15.0%	17.5%	20.0%	25.0%	30.0%
Site 5	High Density 1,000	Lower	3,000,000	3,600,000	3,925,888	2,772,273	1,606,613	435,530	-809,246	-2,092,059	-3,753,623	-5,561,417	-7,480,236	-9,399,055	-11,213,058	-13,026,694	-14,840,332
Site 6	High Density 350	Lower	3,000,000	3,600,000	3,717,746	2,006,715	295,684	-1,495,414	-3,295,987	-5,126,570	-6,967,153	-8,807,736	-10,648,319	-12,488,902	-14,329,485	-16,170,068	-18,010,651
Site 7	High Density 140	Lower	3,000,000	3,600,000	2,105,421	1,071,538	24,731	-1,060,082	-2,151,960	-3,243,838	-4,335,716	-5,427,594	-6,519,472	-7,611,350	-8,703,228	-9,795,106	-10,886,984
Site 8	High Density 70	Lower	3,000,000	3,600,000	2,061,809	1,003,782	-86,474	-1,196,621	-2,316,074	-3,435,527	-4,554,980	-5,674,433	-6,793,886	-7,913,339	-9,032,792	-10,152,245	-11,271,698
Site 9	Medium Density 1,000	Lower	3,000,000	3,600,000	3,263,606	2,769,486	2,255,365	1,737,926	1,212,671	687,416	162,261	-224,804	-688,396	-1,250,388	-1,812,380	-2,374,372	-2,936,364
Site 10	Medium Density 350	Lower	3,000,000	3,600,000	3,600,327	3,063,310	2,526,294	1,989,277	1,452,261	914,235	379,219	-117,716	-491,776	-1,053,768	-1,615,760	-2,177,752	-2,739,744
Site 11	Medium Density 140	Lower	3,000,000	3,600,000	2,442,234	1,886,169	1,530,105	1,074,040	617,976	161,428	-435,666	-1,037,628	-1,639,590	-2,241,552	-2,843,514	-3,445,476	-4,047,438
Site 12	Medium Density 70a	Lower	3,000,000	3,600,000	3,559,297	3,179,917	2,800,537	2,421,156	2,041,776	1,662,395	1,283,015	903,635	524,255	154,875	-235,105	-515,285	-795,465
Site 13	Medium Density 70	Lower	3,000,000	3,600,000	2,512,960	2,037,517	1,562,673	1,087,829	612,986	150,169	-492,625	-1,120,248	-1,747,871	-2,375,494	-3,003,117	-3,630,740	-4,258,363
Site 14	Medium Density 35	Lower	3,000,000	3,600,000	2,814,867	2,515,519	2,216,170	1,916,822	1,617,474	1,318,126	94,940	-569,755	-1,170,411	-1,771,066	-2,371,721	-2,972,376	-3,573,031
Site 15	Medium Density 15	Lower	3,000,000	3,600,000	3,670,132	3,288,845	2,907,658	2,526,271	2,144,984	1,763,697	1,382,410	99,740	-296,533	-607,188	-1,217,843	-1,828,498	-2,439,153
Site 16	Medium Density 9	Lower	3,000,000	3,600,000	5,563,420	5,192,892	4,822,364	4,451,836	4,081,308	3,710,780	3,340,252	2,969,724	2,599,196	2,228,668	1,858,140	1,487,612	1,117,084
Site 17	Medium Density 5	Lower	3,000,000	3,600,000	4,817,309	4,416,670	4,016,031	3,615,392	3,214,753	2,814,114	2,413,475	2,012,836	1,612,197	1,211,558	810,919	410,280	10,641
Site 18	Medium Density 3	Lower	3,000,000	3,600,000	4,400,871	4,138,407	3,875,944	3,613,480	3,351,016	3,088,553	2,826,089	2,563,625	2,301,161	2,038,697	1,776,233	1,513,769	1,251,305
Site 19	Low Density 70	Lower	3,000,000	3,600,000	2,704,077	2,446,110	2,188,143	1,930,176	1,672,209	1,414,242	1,156,275	907,808	649,341	390,874	141,407	-108,160	-358,727
Site 20	Low Density 35	Lower	3,000,000	3,600,000	2,705,707	2,451,677	2,197,646	1,943,616	1,689,585	1,435,554	1,181,524	927,493	673,462	419,431	165,400	-84,631	-334,662
Site 21	Low Density 15	Lower	3,000,000	3,600,000	3,187,404	2,890,452	2,673,501	2,416,549	2,159,597	1,902,645	1,645,693	1,388,741	1,131,789	876,837	621,885	366,933	111,981
Site 22	Low Density 10	Lower	3,000,000	3,600,000	3,164,128	2,896,414	2,598,700	2,300,988	2,003,271	1,705,557	1,407,845	1,110,133	812,421	514,909	217,397	-72,115	-322,603
Site 23	Low Density 6	Lower	3,000,000	3,600,000	4,851,576	4,562,486	4,273,396	3,984,306	3,695,216	3,406,126	3,117,036	2,827,946	2,538,856	2,249,766	1,960,676	1,671,586	1,382,496
Site 24	Low Density 3	Lower	3,000,000	3,600,000	4,917,304	4,628,214	4,339,124	4,050,034	3,760,944	3,471,854	3,182,764	2,893,674	2,604,584	2,315,494	2,026,404	1,737,314	1,448,224
Site 25	BTR HD 140	Lower	3,000,000	3,600,000	3,628,085	2,698,168	1,588,242	538,316	-530,808	-1,611,267	-2,692,726	-3,784,185	-4,875,644	-5,967,103	-7,058,562	-8,149,021	-9,239,480
Site 26	BTR 140	Lower	3,000,000	3,600,000	4,688,428	4,153,465	3,638,502	3,123,539	2,608,576	2,093,612	1,578,649	1,063,686	548,723	38,760	-512,207	-1,027,244	-1,542,281



					BLV Residual Value												
						0.0%	2.0%	4.0%	6.0%	8.0%	10.0%	12.5%	15.0%	17.5%	20.0%	25.0%	30.0%
Site 5	High Density 1,000	Lower	3,000,000	3,000,000	9,510,575	8,146,448	6,782,321	5,402,932	4,002,558	2,602,184	816,770	-1,043,140	-3,011,318	-5,047,372	-9,601,210	-14,211,587	
Site 6	High Density 350	Lower	3,000,000	3,000,000	11,761,933	9,707,442	7,652,952	5,598,462	3,543,972	1,489,482	-826,534	-2,563,885	-4,230,410	-5,910,894	-9,367,387	-14,965,748	
Site 7	High Density 140	Lower	3,000,000	3,000,000	6,894,901	5,652,837	4,410,774	3,168,710	1,926,646	684,583	-826,534	-2,563,885	-4,230,410	-5,910,894	-9,367,387	-14,965,748	
Site 8	High Density 70	Lower	3,000,000	3,000,000	6,923,453	5,652,384	4,381,315	3,110,245	1,839,176	563,870	-1,100,569	-2,780,047	-4,488,975	-6,208,548	-9,647,696	-13,111,619	
Site 9	Medium Density 1,000	Lower	3,000,000	3,000,000	5,647,226	5,038,707	4,430,187	3,821,668	3,213,149	2,593,407	1,816,285	1,039,163	240,538	-591,922	-2,355,771	-4,432,525	
Site 10	Medium Density 350	Lower	3,000,000	3,000,000	6,075,661	5,449,578	4,814,308	4,179,038	3,543,767	2,908,497	2,114,409	1,307,972	492,164	-343,428	-2,123,091	-4,121,371	
Site 11	Medium Density 140	Lower	3,000,000	3,000,000	4,463,768	3,923,965	3,384,161	2,844,358	2,304,554	1,764,751	1,089,997	415,242	-279,695	-988,829	-2,438,829	-3,906,389	
Site 12	Medium Density 70a	Lower	3,000,000	3,000,000	5,302,845	4,845,556	4,388,268	3,930,979	3,473,691	3,016,402	2,444,792	1,873,181	1,301,571	729,960	-444,702	-1,662,976	
Site 13	Medium Density 70	Lower	3,000,000	3,000,000	4,599,612	4,037,581	3,475,551	2,913,520	2,351,490	1,789,459	1,086,921	384,383	-346,606	-1,088,301	-2,599,939	-4,120,596	
Site 14	Medium Density 35	Lower	3,000,000	3,000,000	4,184,433	3,625,570	3,066,707	2,507,845	1,948,982	1,390,120	842,154	1,492,963	1,044,385	595,807	-333,928	-1,289,059	
Site 15	Medium Density 15	Lower	3,000,000	3,000,000	5,425,786	4,966,199	4,506,612	4,047,026	3,587,439	3,127,852	2,653,369	1,978,886	1,404,402	817,743	-386,488	-1,608,956	
Site 16	Medium Density 9	Lower	3,000,000	3,000,000	7,899,910	7,433,775	6,967,639	6,501,504	6,035,368	5,569,232	4,896,563	4,403,893	3,821,223	3,238,554	2,073,215	883,633	
Site 17	Medium Density 5	Lower	3,000,000	3,000,000	7,300,983	6,782,854	6,264,725	5,746,597	5,228,468	4,710,340	4,062,679	3,415,018	2,751,919	2,085,485	728,433	-630,697	
Site 18	Medium Density 3	Lower	3,000,000	3,000,000	5,919,647	5,603,641	5,287,635	4,971,628	4,655,622	4,339,616	3,944,608	3,549,600	3,154,592	2,755,030	1,942,115	1,116,968	
Site 19	Low Density 70	Lower	3,000,000	3,000,000	3,940,085	3,623,022	3,305,918	2,988,834	2,671,751	2,354,667	1,956,313	1,561,958	1,165,604	789,249	-30,527	-867,712	
Site 20	Low Density 35	Lower	3,000,000	3,000,000	3,917,123	3,606,740	3,296,356	2,985,973	2,675,589	2,365,206	1,977,227	1,589,247	1,201,268	813,289	27,346	-791,114	
Site 21	Low Density 15	Lower	3,000,000	3,000,000	3,758,894	3,462,079	3,165,273	2,868,467	2,571,662	2,274,856	1,903,849	1,532,842	1,161,835	790,828	23,632	-759,171	
Site 22	Low Density 10	Lower	3,000,000	3,000,000	4,612,494	4,247,633	3,882,772	3,517,911	3,153,050	2,788,189	2,332,112	1,876,036	1,419,960	962,836	12,889	-949,828	
Site 23	Low Density 6	Lower	3,000,000	3,000,000	6,685,072	6,323,922	5,962,772	5,601,622	5,240,471	4,879,321	4,427,884	3,976,446	3,525,008	3,073,570	2,170,695	1,256,259	
Site 24	Low Density 3	Lower	3,000,000	3,000,000	6,750,800	6,389,650	6,028,499	5,667,349	5,306,198	4,945,049	4,493,611	4,042,174	3,590,736	3,133,674	2,204,628	1,261,308	
Site 25	BTR HD 140	Lower	3,000,000	3,000,000	9,328,789	8,093,145	6,857,522	5,621,898	4,386,274	3,150,650	1,806,120	49,846	-1,570,769	-3,208,926	-5,546,697	-9,896,308	
Site 26	BTR 140	Lower	3,000,000	3,000,000	7,674,563	7,056,751	6,438,939	5,821,127	5,203,315	4,585,503	3,813,238	3,040,973	2,268,708	1,496,443	-57,844	-1,688,341	



Appendix 18 – Appraisal Results – Impact of changes in cost and price

	BCIS Value	EUV	BLV Residual Value									
			+15%	+10%	+5%	0%	+5%	+10%	+15%	-5%	-10%	-15%
Site 1	Higher	25,000	1,477,205	1,583,464	1,688,935	1,899,878	1,389,485	1,591,946	1,794,407	1,996,868	2,199,329	2,401,790
Site 2	Higher	25,000	2,707,194	2,890,504	3,052,873	3,380,552	2,887,925	3,225,713	3,563,501	3,901,289	4,239,077	4,576,865
Site 3	Higher	25,000	3,014,277	3,218,508	3,422,739	3,831,202	2,866,053	3,246,512	3,626,971	4,007,429	4,387,888	4,768,346
Site 4	Higher	100,000	6,134,588	6,402,057	6,689,527	7,204,468	5,737,773	6,337,385	6,936,996	7,536,608	8,136,220	8,735,831
Site 5	Higher	3,600,000	9,432,564	11,238,320	13,042,472	16,650,777	9,769,550	12,308,087	14,846,624	17,385,162	19,923,699	22,462,236
Site 6	Higher	3,600,000	11,406,987	14,181,742	16,956,497	22,506,006	12,241,629	15,986,440	19,731,252	23,476,063	27,220,875	30,965,686
Site 7	Higher	3,600,000	7,037,224	8,713,395	10,389,566	13,741,908	7,563,726	9,814,732	12,065,737	14,316,743	16,567,749	18,818,754
Site 8	Higher	3,600,000	7,605,777	9,321,091	11,036,406	14,467,034	8,155,608	10,453,664	12,751,720	15,049,776	17,347,832	19,645,889
Site 9	Higher	3,600,000	6,934,148	7,689,000	8,443,852	9,953,556	6,761,872	7,960,288	9,198,704	10,417,120	11,635,536	12,853,952
Site 10	Higher	3,600,000	7,489,182	8,275,608	9,062,034	10,634,896	7,299,624	8,574,042	9,848,460	11,122,878	12,397,296	13,671,714
Site 11	Higher	3,600,000	5,720,641	6,400,830	7,081,019	8,441,397	5,645,156	6,703,182	7,761,208	8,819,234	9,877,260	10,935,286
Site 12	Higher	3,600,000	6,744,917	7,232,220	7,719,523	8,684,130	6,441,383	7,324,104	8,206,826	9,089,548	9,972,270	10,854,992
Site 13	Higher	3,600,000	6,176,561	6,884,757	7,592,954	9,009,347	6,102,989	7,202,070	8,301,151	9,400,231	10,499,312	11,598,393
Site 14	Higher	3,600,000	5,305,988	5,691,476	6,076,964	6,847,940	5,070,884	5,766,668	6,462,452	7,158,237	7,854,021	8,549,806
Site 15	Higher	3,600,000	6,856,508	7,343,775	7,831,043	8,805,578	6,545,357	7,431,834	8,318,311	9,204,788	10,091,265	10,977,742
Site 16	Higher	3,600,000	7,839,882	8,216,312	8,592,741	9,345,600	7,354,705	8,161,938	8,969,171	9,776,404	10,583,637	11,390,870
Site 17	Higher	3,600,000	7,077,514	7,544,217	8,010,920	8,944,328	6,722,535	7,600,079	8,477,623	9,355,167	10,232,711	11,110,255
Site 18	Higher	3,600,000	6,102,431	6,352,022	6,601,612	7,100,793	5,718,450	6,284,826	6,851,202	7,417,579	7,983,955	8,550,331
Site 19	Higher	3,600,000	4,970,189	5,285,932	5,601,676	6,233,163	4,710,120	5,313,770	5,917,419	6,521,069	7,124,718	7,728,368
Site 20	Higher	3,600,000	4,926,649	5,236,420	5,546,191	6,165,734	4,668,498	5,262,230	5,855,963	6,449,695	7,043,427	7,637,160
Site 21	Higher	3,600,000	5,658,540	5,953,419	6,248,298	6,838,056	5,224,229	5,883,703	6,543,177	7,202,651	7,862,125	8,521,599
Site 22	Higher	3,600,000	5,826,560	6,189,411	6,552,262	7,277,963	5,524,485	6,219,799	6,915,112	7,610,426	8,305,739	9,001,053
Site 23	Higher	3,600,000	6,720,103	6,988,963	7,257,824	7,795,545	6,269,000	6,897,842	7,526,684	8,155,527	8,784,369	9,413,211
Site 24	Higher	3,600,000	6,785,831	7,054,691	7,323,552	7,861,273	6,334,728	6,963,570	7,592,412	8,221,254	8,850,096	9,478,939
Site 25	Higher	3,600,000	991,616	2,675,772	4,359,927	7,728,238	6,044,082	6,044,082	6,044,082	6,044,082	6,044,082	6,044,082
Site 26	Higher	3,600,000	3,755,777	4,484,199	5,172,620	6,589,463	5,881,041	5,881,041	5,881,041	5,881,041	5,881,041	5,881,041



		BCIS Value	EUV	BIV Residual Value									
				+15%	+10%	+5%	-5%	-10%	-5%	0%	+5%	+10%	+15%
Site 5	High Density 1,000	Medium	3,000,000	337,088	2,274,146	4,163,989	7,862,381	752,110	3,415,578	6,021,484	8,599,689	11,161,622	13,700,159
Site 6	High Density 350	Medium	3,000,000	-1,772,959	1,094,893	3,869,647	9,419,157	-897,202	2,899,591	6,644,402	10,389,214	14,134,025	17,878,837
Site 7	High Density 140	Medium	3,000,000	-980,489	755,799	2,431,970	5,784,313	-428,050	1,857,136	4,108,142	6,359,147	8,610,153	10,861,159
Site 8	High Density 70	Medium	3,000,000	-612,390	1,159,844	2,875,189	6,305,787	-35,474	2,282,417	4,580,473	6,888,529	9,186,588	11,484,642
Site 9	Medium Density 1,000	Medium	3,000,000	4,854,245	5,621,020	6,380,362	7,890,066	4,689,987	5,916,798	7,135,214	8,363,630	9,572,046	10,790,462
Site 10	Medium Density 350	Medium	3,000,000	5,189,204	5,975,630	6,762,056	8,334,907	4,999,845	6,274,063	7,548,482	8,822,900	10,097,318	11,371,736
Site 11	Medium Density 140	Medium	3,000,000	3,780,912	4,461,101	5,141,290	6,501,668	3,705,427	4,763,453	5,821,479	6,879,505	7,937,531	8,995,557
Site 12	Medium Density 70a	Medium	3,000,000	5,108,124	5,595,427	6,082,730	7,057,337	4,804,590	5,687,312	6,570,034	7,452,755	8,335,477	9,218,199
Site 13	Medium Density 70	Medium	3,000,000	4,126,922	4,835,118	5,543,315	6,959,708	4,053,351	5,152,431	6,251,512	7,350,592	8,449,673	9,548,754
Site 14	Medium Density 35	Medium	3,000,000	4,018,803	4,404,291	4,789,779	5,980,755	3,783,698	4,479,482	5,175,267	5,871,051	6,566,835	7,262,620
Site 15	Medium Density 15	Medium	3,000,000	5,209,662	5,636,929	6,184,197	7,158,732	4,898,511	5,784,988	6,671,465	7,557,942	8,444,419	9,330,896
Site 16	Medium Density 9	Medium	3,000,000	6,134,100	6,570,530	6,886,960	7,639,819	5,648,923	6,456,156	7,263,389	8,070,622	8,877,855	9,685,088
Site 17	Medium Density 5	Medium	3,000,000	5,239,831	5,706,534	6,173,237	7,106,643	4,884,852	5,762,396	6,639,940	7,517,484	8,395,029	9,272,573
Site 18	Medium Density 3	Medium	3,000,000	4,891,376	5,140,966	5,390,557	5,889,737	4,507,394	5,073,771	5,640,147	6,206,523	6,772,900	7,339,276
Site 19	Low Density 70	Medium	3,000,000	3,857,804	4,173,548	4,489,291	5,120,778	3,597,735	4,201,385	4,805,034	5,408,684	6,012,334	6,615,983
Site 20	Low Density 35	Medium	3,000,000	3,834,923	4,144,694	4,454,465	5,074,008	3,576,772	4,170,504	4,764,237	5,357,969	5,951,701	6,545,433
Site 21	Low Density 15	Medium	3,000,000	4,362,136	4,657,015	4,951,893	5,541,651	3,927,824	4,587,298	5,246,772	5,906,247	6,565,721	7,225,195
Site 22	Low Density 10	Medium	3,000,000	4,535,029	4,897,879	5,260,730	5,986,431	4,232,953	4,928,267	5,623,580	6,318,894	7,014,207	7,709,521
Site 23	Low Density 6	Medium	3,000,000	5,388,740	5,657,600	5,926,461	6,464,181	4,937,637	5,566,479	6,195,321	6,824,163	7,453,005	8,081,848
Site 24	Low Density 3	Medium	3,000,000	5,454,467	5,723,328	5,992,188	6,529,909	5,003,364	5,632,207	6,261,049	6,889,891	7,518,733	8,147,575
Site 25	BTR HD 140	Medium	3,000,000	-841,890	895,876	2,580,031	5,948,342	698,583	2,481,457	4,284,187	6,046,916	7,829,646	9,612,375
Site 26	BTR 140	Medium	3,000,000	2,848,764	3,557,185	4,265,607	5,682,450	3,174,233	4,074,131	4,974,028	5,873,926	6,773,823	7,673,720



			BLV Residual Value										
		BCIS Value	EUV	+15%	+10%	+5%	-5%	-10%	-5%	0%	+5%	+10%	+15%
Site 5	High Density 1,000	Lower	3,000,000	-2,621,084	-535,376	1,416,291	5,160,528	-2,168,369	667,910	3,306,103	5,887,835	8,466,040	11,011,988
Site 6	High Density 350	Lower	3,000,000	-5,907,445	-2,933,315	-21,873	5,538,522	-5,015,191	-1,039,716	2,763,768	6,508,579	10,253,391	13,998,202
Site 7	High Density 140	Lower	3,000,000	-3,414,670	-1,618,947	139,795	3,493,658	-2,851,101	-463,357	1,823,487	4,074,493	6,325,498	8,576,504
Site 8	High Density 70	Lower	3,000,000	-3,064,848	-1,239,250	558,012	3,993,043	-2,476,503	-50,885	2,277,729	4,575,785	6,873,841	9,171,897
Site 9	Medium Density 1,000	Lower	3,000,000	506,370	1,289,752	2,069,208	3,602,759	346,407	1,601,461	2,835,984	4,068,276	5,294,978	6,513,394
Site 10	Medium Density 350	Lower	3,000,000	730,521	1,537,284	2,338,406	3,985,881	549,797	1,846,849	3,139,528	4,423,873	5,698,291	6,972,709
Site 11	Medium Density 140	Lower	3,000,000	143,800	824,969	1,505,198	2,865,536	65,319	1,127,321	2,185,347	3,243,373	4,301,399	5,369,425
Site 12	Medium Density 70a	Lower	3,000,000	2,064,187	2,571,490	3,038,793	4,033,400	1,780,653	2,663,375	3,546,096	4,428,818	5,311,540	6,194,262
Site 13	Medium Density 70	Lower	3,000,000	367,949	1,076,146	1,784,342	3,200,758	292,558	1,393,458	2,492,539	3,591,619	4,690,700	5,789,781
Site 14	Medium Density 35	Lower	3,000,000	1,633,688	2,019,176	2,404,664	3,175,640	1,398,583	2,094,367	2,790,152	3,485,936	4,181,720	4,877,505
Site 15	Medium Density 15	Lower	3,000,000	2,174,488	2,681,756	3,149,024	4,123,559	1,863,337	2,749,814	3,636,291	4,522,768	5,409,245	6,295,722
Site 16	Medium Density 9	Lower	3,000,000	4,664,469	5,040,889	5,417,328	6,170,188	4,179,292	4,986,525	5,793,758	6,600,991	7,408,224	8,215,457
Site 17	Medium Density 5	Lower	3,000,000	3,633,408	4,100,111	4,566,814	5,500,220	3,277,803	4,155,973	5,033,517	5,911,061	6,788,605	7,666,149
Site 18	Medium Density 3	Lower	3,000,000	3,867,742	4,117,333	4,366,923	4,866,104	3,483,761	4,050,137	4,616,514	5,182,890	5,749,266	6,315,643
Site 19	Low Density 70	Lower	3,000,000	1,786,229	2,101,972	2,417,716	3,049,203	1,526,160	2,129,810	2,733,459	3,337,109	3,940,758	4,544,408
Site 20	Low Density 35	Lower	3,000,000	1,796,125	2,105,897	2,415,668	3,035,211	1,537,975	2,131,707	2,725,439	3,319,172	3,912,904	4,506,636
Site 21	Low Density 15	Lower	3,000,000	2,141,740	2,436,619	2,731,498	3,321,256	1,707,429	2,366,903	3,026,377	3,685,851	4,345,325	5,004,799
Site 22	Low Density 10	Lower	3,000,000	2,154,277	2,517,127	2,879,978	3,605,679	1,852,202	2,547,515	3,242,829	3,938,142	4,633,455	5,328,769
Site 23	Low Density 6	Lower	3,000,000	4,245,223	4,514,084	4,782,944	5,320,685	3,794,120	4,422,862	5,051,805	5,680,647	6,309,489	6,938,331
Site 24	Low Density 3	Lower	3,000,000	4,310,951	4,579,811	4,848,672	5,386,393	3,859,848	4,488,690	5,117,532	5,746,374	6,375,217	7,004,059
Site 25	BTR HD 140	Lower	3,000,000	-1,829,611	-81,885	1,639,261	5,007,572	-268,896	1,540,687	3,323,416	5,106,146	6,888,875	8,671,605
Site 26	BTR 140	Lower	3,000,000	2,378,379	3,086,800	3,795,222	5,212,064	2,703,848	3,603,745	4,503,643	5,403,540	6,303,438	7,203,335





Appendix 19 – Appraisals – Older People’s Housing

The pages in this appendix are not numbered.



Sheltered Cover



Older People's

29/04/2021
14:40



Number	1	Units	NET Area	Density erage	Unit Size	Developed	Density	Total Cost	Rate	Locality een/ Brown Alternative Use
Sheltered		60	0.50	120.00	63	3,750	7,500	7,465,500	1,990.80	0% Green Paddock

Sheltered
Site make up

	Beds	No	m2	Total		BCIS	COST
Market							0
Flat	1	30	50.00	1,500.00	20%	1,659	2,986,200
	2	30	75.00	2,250.00	20%	1,659	4,479,300
Terrace	2	0		0.00			0
	3	0		0.00			0
Semi	2	0		0.00			0
	3	0		0.00			0
Det	3	0		0.00			0
	4	0		0.00			0
	5	0		0.00			0
Flat 1 High*	1	0		0.00	10%		0
Flat 2 High*	2	0		0.00	10%		0
Flat 3 High*	3	0		0.00	10%		0
Affordable							
Flat	1	0	50.00	0.00	20%	1,659	0
	2	0	75.00	0.00	20%	1,659	0
Terrace	2	0		0.00		0	0
	3	0		0.00		0	0
Semi	2	0		0.00		0	0
	3	0		0.00		0	0
Det	3	0		0.00		0	0
	4	0		0.00		0	0
	5	0		0.00		0	0
Flat 1 High*	1	0		0.00	10%	0	0
Flat 2 High*	2	0		0.00	10%	0	0
Flat 3 High*	3	0		0.00	10%	0	0

4,500.00	Area	Gross	0.500
1,800.00		Net	0.500
2,700.00			
0.00			
0.00			
0.00			
0.00			
0.00			
0.00			
0.00			
0.00			
0.00			
0.00			
0.00			
0.00			
0.00			
0.00			
0.00			
0.00			
0.00			
0.00			

Sheltered
For Apps



			Site 1	Site 2	Site 3	Site 4	Site 5	Site 6	Site 7	Site 8	Site 9	Site 10	Site 11	Site 12	Site 13	Site 14	Site 15	Site 16
			Sheltered	Sheltered	Sheltered	Sheltered	Sheltered	Sheltered	Sheltered	Sheltered	Sheltered	Sheltered	Sheltered	Sheltered	Sheltered	Sheltered	Sheltered	Sheltered
Green/brown field Use Locality			Green Paddock 0%	Green Paddock 10%	Green Paddock 20%	Green Paddock 30%	Green Paddock 35%	Green Paddock 40%	Green Paddock 45%	Green Paddock 50%	Brown PDL 0%	Brown PDL 10%	Brown PDL 20%	Brown PDL 30%	Brown PDL Base	Brown PDL 40%	Brown PDL 45%	Brown PDL 50%
Site Area	Gross	ha	0.50	0.50	0.50	0.50	0.50	0.50	0.50	0.50	0.50	0.50	0.50	0.50	0.50	0.50	0.50	0.50
	Net	ha	0.50	0.50	0.50	0.50	0.50	0.50	0.50	0.50	0.50	0.50	0.50	0.50	0.50	0.50	0.50	0.50
Units			60	60	60	60	60	60	60	60	60	60	60	60	60	60	60	60
Average Unit Size		m2	62.50	62.50	62.50	62.50	62.92	62.50	62.92	62.50	62.50	62.50	62.50	62.50	62.92	62.50	62.92	62.50
Mix	Intermediate to Buy			0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%
	Affordable Rent		0.00%	10.00%	20.00%	30.00%	35.00%	40.00%	45.00%	50.00%	0.00%	10.00%	20.00%	30.00%	35.00%	40.00%	45.00%	50.00%
	Social Rent			0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%
Price	Market	£/m2	6,600	6,600	6,600	6,600	6,600	6,600	6,600	6,600	6,600	6,600	6,600	6,600	6,600	6,600	6,600	6,600
	Intermediate to Buy	£/m2	4,620	4,620	4,620	4,620	4,620	4,620	4,620	4,620	4,620	4,620	4,620	4,620	4,620	4,620	4,620	4,620
	Affordable Rent	£/m2	2,500	2,500	2,500	2,500	2,500	2,500	2,500	2,500	2,500	2,500	2,500	2,500	2,500	2,500	2,500	2,500
	Social Rent	£/m2	1,800	1,800	1,800	1,800	1,800	1,800	1,800	1,800	1,800	1,800	1,800	1,800	1,800	1,800	1,800	1,800
Grant and Subsidy	Intermediate to Buy	£/unit																
	Affordable Rent	£/unit																
	Social Rent	£/unit																
Sales per Quarter																		
Unit Build Time		3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3
Alternative Use Value	£/ha	100,000	100,000	100,000	100,000	100,000	100,000	100,000	100,000	3,000,000	3,000,000	3,000,000	3,000,000	3,000,000	3,000,000	3,000,000	3,000,000	3,000,000
Up Lift %	%									20%	20%	20%	20%	20%	20%	20%	20%	20%
Additional Uplift	£/ha	500,000	500,000	500,000	500,000	500,000	500,000	500,000	500,000									
Easements etc	£	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Legals / Acquisition	% land	1.5%	1.5%	1.5%	1.5%	1.5%	1.5%	1.5%	1.5%	1.5%	1.5%	1.5%	1.5%	1.5%	1.5%	1.5%	1.5%	1.5%
Planning Fee	<50	£/unit	462	462	462	462	462	462	462	462	462	462	462	462	462	462	462	462
	>50	£/unit	138	138	138	138	138	138	138	138	138	138	138	138	138	138	138	138
Architects	%	4.00%	4.00%	4.00%	4.00%	4.00%	4.00%	4.00%	4.00%	4.00%	4.00%	4.00%	4.00%	4.00%	4.00%	4.00%	4.00%	4.00%
QS / PM	%	0.50%	0.50%	0.50%	0.50%	0.50%	0.50%	0.50%	0.50%	0.50%	0.50%	0.50%	0.50%	0.50%	0.50%	0.50%	0.50%	0.50%
Planning Consultants	%	1.00%	1.00%	1.00%	1.00%	1.00%	1.00%	1.00%	1.00%	1.00%	1.00%	1.00%	1.00%	1.00%	1.00%	1.00%	1.00%	1.00%
Other Professional	%	2.50%	2.50%	2.50%	2.50%	2.50%	2.50%	2.50%	2.50%	2.50%	2.50%	2.50%	2.50%	2.50%	2.50%	2.50%	2.50%	2.50%
BCIS	£/m2	1,991	1,991	1,991	1,991	1,991	1,991	1,991	1,991	1,991	1,991	1,991	1,991	1,991	1,991	1,991	1,991	1,991
Future Homes Standard	%	4.10%	4.10%	4.10%	4.10%	4.10%	4.10%	4.10%	4.10%	4.10%	4.10%	4.10%	4.10%	4.10%	4.10%	4.10%	4.10%	4.10%
Energy	£/m2	19.90	20	20	20	20	20	20	20	20	20	20	20	20	20	20	20	20
Design	£/m2	10	10	10	10	10	10	10	10	10	10	10	10	10	10	10	10	10
Acc & Adpt	£/m2	20.0	20.0	20.0	20.0	20.0	20.0	20.0	20.0	20.0	20.0	20.0	20.0	20.0	20.0	20.0	20.0	20.0
Water	£/m2	0.1	0.1	0.1	0.1	0.1	0.1	0.1	0.1	0.1	0.1	0.1	0.1	0.1	0.1	0.1	0.1	0.1
Small Sites	%																	
Site Costs	%	15.66%	15.66%	15.66%	15.66%	15.66%	15.66%	15.66%	15.66%	15.66%	15.66%	15.66%	15.66%	15.66%	15.66%	15.66%	15.66%	15.66%
Pre CIL s106	£/Unit	2,500	2,500	2,500	2,500	2,500	2,500	2,500	2,500	2,500	2,500	2,500	2,500	2,500	2,500	2,500	2,500	2,500
Post CIL s106	£/Unit	2,500	2,500	2,500	2,500	2,500	2,500	2,500	2,500	2,500	2,500	2,500	2,500	2,500	2,500	2,500	2,500	2,500
	£/m2	208.55	208.55	208.55	208.55	208.55	208.55	208.55	208.55	208.55	208.55	208.55	208.55	208.55	208.55	208.55	208.55	208.55
LIT	%		0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%
Contingency	%	2.50%	2.50%	2.50%	2.50%	2.50%	2.50%	2.50%	2.50%	5.00%	5.00%	5.00%	5.00%	5.00%	5.00%	5.00%	5.00%	5.00%
Abnormals	%									5.00%	5.00%	5.00%	5.00%	5.00%	5.00%	5.00%	5.00%	5.00%
	£/site																	
FINANCE	Fees	£																
	Interest	%	6.50%	6.50%	6.50%	6.50%	6.50%	6.50%	6.50%	6.50%	6.50%	6.50%	6.50%	6.50%	6.50%	6.50%	6.50%	6.50%
	Legal and Valuation	£																
SALES	Agents	%	3.00%	3.00%	3.00%	3.00%	3.00%	3.00%	3.00%	3.00%	3.00%	3.00%	3.00%	3.00%	3.00%	3.00%	3.00%	3.00%
	Legals	%	0.50%	0.50%	0.50%	0.50%	0.50%	0.50%	0.50%	0.50%	0.50%	0.50%	0.50%	0.50%	0.50%	0.50%	0.50%	0.50%
	Misc.	£	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Developers Profit	% Market DV		17.50%	17.50%	17.50%	17.50%	17.50%	17.50%	17.50%	17.50%	17.50%	17.50%	17.50%	17.50%	17.50%	17.50%	17.50%	17.50%
	% Affordable DV		17.50%	17.50%	17.50%	17.50%	17.50%	17.50%	17.50%	17.50%	17.50%	17.50%	17.50%	17.50%	17.50%	17.50%	17.50%	17.50%

		Site 1	Site 2	Site 3	Site 4	Site 5	Site 6	Site 7	Site 8	Site 9	Site 10	Site 11	Site 12	Site 13	Site 14	Site 15	Site 16
		Sheltered	Sheltered	Sheltered	Sheltered	Sheltered	Sheltered	Sheltered	Sheltered	Sheltered	Sheltered	Sheltered	Sheltered	Sheltered	Sheltered	Sheltered	Sheltered
Green/brown field Use		Green Paddock	Green Paddock	Green Paddock	Green Paddock	Green Paddock	Green Paddock	Green Paddock	Green Paddock	Brown PDL	Brown PDL	Brown PDL	Brown PDL	Brown PDL	Brown PDL	Brown PDL	Brown PDL
Site Are Gross	ha	0.50	0.50	0.50	0.50	0.50	0.50	0.50	0.50	0.50	0.50	0.50	0.50	0.50	0.50	0.50	0.50
Net	ha	0.50	0.50	0.50	0.50	0.50	0.50	0.50	0.50	0.50	0.50	0.50	0.50	0.50	0.50	0.50	0.50
Units		60	60	60	60	60	60	60	60	60	60	60	60	60	60	60	60
Mix	Market	100.00%	90.00%	80.00%	70.00%	65.00%	60.00%	55.00%	50.00%	100.00%	90.00%	80.00%	70.00%	65.00%	60.00%	55.00%	50.00%
	Intermediate to Buy	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%
	Affordable Rent	0.00%	10.00%	20.00%	30.00%	35.00%	40.00%	45.00%	50.00%	0.00%	10.00%	20.00%	30.00%	35.00%	40.00%	45.00%	50.00%
	Social Rent	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%
Alternative Land Value	£/ha	100,000	100,000	100,000	100,000	100,000	100,000	100,000	100,000	3,000,000	3,000,000	3,000,000	3,000,000	3,000,000	3,000,000	3,000,000	3,000,000
	£ site	50,000	50,000	50,000	50,000	50,000	50,000	50,000	50,000	1,500,000	1,500,000	1,500,000	1,500,000	1,500,000	1,500,000	1,500,000	1,500,000
Uplift	£/ha	500,000	500,000	500,000	500,000	500,000	500,000	500,000	500,000	600,000	600,000	600,000	600,000	600,000	600,000	600,000	600,000
	£ site	250,000	250,000	250,000	250,000	250,000	250,000	250,000	250,000	300,000	300,000	300,000	300,000	300,000	300,000	300,000	300,000
Viability Threshold	£/ha	600,000	600,000	600,000	600,000	600,000	600,000	600,000	600,000	3,600,000	3,600,000	3,600,000	3,600,000	3,600,000	3,600,000	3,600,000	3,600,000
	£ site	300,000	300,000	300,000	300,000	300,000	300,000	300,000	300,000	1,800,000	1,800,000	1,800,000	1,800,000	1,800,000	1,800,000	1,800,000	1,800,000
Residua Gross	£/ha	11,809,475	10,090,853	8,372,231	6,653,610	5,817,784	4,934,988	4,099,162	3,216,355	10,531,122	8,812,500	7,093,878	5,375,257	4,530,908	3,656,635	2,812,286	1,938,002
Net	£/ha	11,809,475	10,090,853	8,372,231	6,653,610	5,817,784	4,934,988	4,099,162	3,216,355	10,531,122	8,812,500	7,093,878	5,375,257	4,530,908	3,656,635	2,812,286	1,938,002
	£ site	5,904,737	5,045,427	4,186,116	3,326,805	2,908,892	2,467,494	2,049,581	1,608,177	5,265,561	4,406,250	3,546,939	2,687,628	2,265,454	1,828,317	1,406,143	969,001
Additional Profit	£ site	8,402,427	7,300,019	6,009,177	4,716,730	4,078,889	3,408,375	2,770,535	2,097,936	5,679,074	4,412,450	3,144,600	1,873,988	1,249,491	603,377	-21,121	-648,682
	£/m2	2,241	2,163	2,003	1,797	1,665	1,515	1,335	1,119	1,514	1,307	1,048	714	510	268	-10	-346

Sheltered
Site 1



SITE NAME Site 1 Sheltered						
INCOME	Av Size m2	%	Number	Price £/m2	GDV £	GIA m2
Market Housing	62.5	100%	60	6,600	24,750,000	3,750
Shared Ownership	62.5	0%	0	4,620	0	0
Affordable Rent	62.5	0%	0	2,500	0	0
Social Rent	62.5	0%	0	1,800	0	0
Grant and Subsidy	Shared Ownership			0	0	
	Affordable Rent			0	0	
	Social Rent			0	0	
SITE AREA - Net	0.50 ha		120	/ha	24,750,000	3,750
SITE AREA - Gross	0.50 ha		120	/ha		

Sales per Quarter	0
Unit Build Time	3 Quarters

	Whole Site	Per ha NET	Per ha GROSS
Residual Land Value	5,904,737	11,809,475	11,809,475
Alternative Use Value	50,000		100,000
Uplift	0%	0	0
Plus /ha	500,000	250,000	500,000
Viability Threshold	300,000		600,000

Additional Profit	6,402,427	2,241
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RUN Residual MACRO ctrl+r
Closing balance = 0

RUN CIL MACRO ctrl+l
Closing balance = 0

Check on phasing dwgs nos
correct

DEVELOPMENT COSTS			
LAND		Unit or m2	Total
Land		98,412	5,904,737
Stamp Duty			284,737
Easements etc.			0
Legals Acquisition	1.50%	88,571	373,308
PLANNING			
Planning Fee			24,480
Architects	4.00%		411,538
QS / PM	0.50%		51,442
Planning Consultants	1.00%		102,884
Other Professional	2.50%	257,211	847,556
CONSTRUCTION			
Build Cost - BCIS Based		2,434	9,128,183
s106 / CIL			932,063
Contingency	2.50%		228,205
Abnormals			0
Abnormals			10,288,450
FINANCE			
Fees			0
Interest	6.50%		0
Legal and Valuation			0
SALES			
Agents	3.0%		742,500
Legals	0.5%		123,750
Misc.			0
			866,250
			18,280,301
Developers Profit			
% Market DV	17.50%		4,331,250
% Affordable DV	17.50%		0

Planning fee calc			
Planning app fee	dwgs	rate	
No dwgs	60		23,100
No dwgs under	50	462	1,380
No dwgs over 5l	10	138	1,380
			Total 24,480

Stamp duty calc - Residual	
Land payment	Total
	5,904,737
	284,737

Stamp duty calc - Add Profit			
Land payment	0%	1%	
125,000			125,000
250,000			250,000
500,000			500,000
1,000,000			1,000,000
above			15,000
			Total 300,000

Pre CIL s106	2,500	£/ Unit (all)	150,000
			Total 150,000

Post CIL s106	2,500	£/ Unit (all)	150,000
CIL	209	£/m2	782,063
			Total 932,063

Build Cost /m2		
BCIS	1,991	
Future Homes £	82	4.10%
Energy	20	
Design	10	
Acc & Adpt	20	
Water	0	
Small Sites	0	0%
Site Costs	312	16%
	2,434	

LIT	% GDV	0.00%	0
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RESIDUAL CASH FLOW FOR INTEREST	Year 1				Year 2				Year 3				Year 4				Year 5				Year 6			
	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4
INCOME																								
UNITS Started	10				10				10				10				10				10			
Market Housing	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Shared Ownership	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Affordable Rent	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Social Rent	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Grant and Subsidy	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
INCOME	0	0	0	0	0	0	2,062,500	2,062,500	2,062,500	2,062,500	2,062,500	2,062,500	2,062,500	2,062,500	2,062,500	2,062,500	2,062,500	2,062,500	0	0	0	0	0	0
EXPENDITURE																								
Stamp Duty	284,737																							
Easements etc.	0																							
Legals Acquisition	88,571																							
Planning Fee	24,480																							
Architects	205,769		205,769																					
QS	25,721		25,721																					
Planning Consultants	51,442		51,442																					
Other Professional	128,606		128,606																					
Build Cost - BCIS Base	0	0	507,121	1,014,243	1,521,364	1,521,364	1,521,364	1,521,364	1,014,243	507,121	0	0	0	0	0	0	0	0	0	0	0	0	0	0
s106/CIL	0	8,333	212,182		220,516	416,031	25,000	25,000	16,667	8,333	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Contingency	0	12,678	25,356		38,034	38,034	38,034	38,034	25,356	12,678	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Abnormals	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Finance Fees	0																							
Legal and Valuation	0																							
Agents	0	0	0	0	0	0	61,875	61,875	61,875	61,875	61,875	61,875	61,875	61,875	61,875	61,875	61,875	61,875	0	0	0	0	0	0
Legals	0	0	0	0	0	0	10,313	10,313	10,313	10,313	10,313	10,313	10,313	10,313	10,313	10,313	10,313	10,313	0	0	0	0	0	0
Misc.	0																							
COSTS BEFORE LAND INT AND PROFIT	809,326	0	939,671	1,251,781	1,779,914	1,975,429	1,656,585	1,656,585	1,128,453	600,320	72,188	72,188	72,188	72,188	72,188	72,188	72,188	72,188	0	0	0	0	0	0
For Residual Valuation																								
Land	5,904,737																							
Interest		109,104	110,876	127,948	150,368	181,736	216,789	213,716	210,593	198,837	178,307	148,862	118,939	88,529	57,625	26,219	0	0	0	0	0	0	0	0
Profit on Costs																								
Profit on GDV																								4,331,250
Cash Flow	-6,714,063	-109,104	-1,050,547	-1,379,729	-1,930,282	-2,157,165	189,125	192,198	723,454	1,263,343	1,812,005	1,841,450	1,871,374	1,901,783	1,932,687	1,964,094	1,990,313	1,990,313	0	0	0	0	0	-4,331,250
Opening Balance	0																							
Closing Balance	-6,714,063	-6,823,167	-7,873,714	-9,253,443	-11,183,725	-13,340,889	-13,151,764	-12,959,566	-12,236,111	-10,972,768	-9,160,763	-7,319,313	-5,447,940	-3,546,156	-1,613,469	350,625	2,340,938	4,331,250	4,331,250	4,331,250	4,331,250	4,331,250	4,331,250	0

CASH FLOW FOR CIL ADDITIONAL PROFIT	Year 1				Year 2				Year 3				Year 4				Year 5				Year 6			
	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4
INCOME																								
As Above	0				0				0				0				0				0			
EXPENDITURE																								
Land	300,000																							
Stamp Duty	15,000	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Easements etc.	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Legals Acquisition	4,500	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Planning Fee	24,480	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Architects	205,769	0	205,769	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
QS	25,721	0	25,721	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Planning Consultants	51,442	0	51,442	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Other Professional	128,606	0	128,606	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Build Cost - BCIS Base	0	0	507,121	1,014,243	1,521,364	1,521,364	1,521,364	1,521,364	1,014,243	507,121	0	0	0	0	0	0	0	0	0	0	0	0	0	0
POTENTIAL CIL	-3,141,376		1,154,380	1,154,380	1,154,380	1,154,380	1,154,380	1,154,380	1,154,380	1,154,380	1,154,380	1,154,380	1,154,380											

Extracare Cover



Older People's

Extracare
For Apps



			Site 1	Site 2	Site 3	Site 4	Site 5	Site 6	Site 7	Site 8	Site 9	Site 10	Site 11	Site 12	Site 13	Site 14	Site 15	Site 16
			Extracare	Extracare	Extracare	Extracare	Extracare	Extracare	Extracare	Extracare	Extracare	Extracare	Extracare	Extracare	Extracare	Extracare	Extracare	Extracare
Green/brown field Use Locality			Green Paddock 0%	Green Paddock 10%	Green Paddock 20%	Green Paddock 30%	Green Paddock 35%	Green Paddock 40%	Green Paddock 45%	Green Paddock 50%	Brown PDL 0%	Brown PDL 10%	Brown PDL 20%	Brown PDL 30%	Brown PDL 35%	Brown PDL 40%	Brown PDL 45%	Brown PDL 50%
Site Area	Gross	ha	0.50	0.50	0.50	0.50	0.50	0.50	0.50	0.50	0.50	0.50	0.50	0.50	0.50	0.50	0.50	0.50
	Net	ha	0.50	0.50	0.50	0.50	0.50	0.50	0.50	0.50	0.50	0.50	0.50	0.50	0.50	0.50	0.50	0.50
Units			60	60	60	60	60	60	60	60	60	60	60	60	60	60	60	60
Average Unit Size		m2	71.00	71.00	71.00	71.00	71.00	71.00	71.00	71.00	71.00	71.00	71.00	71.00	71.00	71.00	71.00	71.00
Mix	Intermediate to Buy			0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%
	Affordable Rent		0.00%	10.00%	20.00%	30.00%	35.00%	40.00%	45.00%	50.00%	0.00%	10.00%	20.00%	30.00%	35.00%	40.00%	45.00%	50.00%
	Social Rent			0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%
Price	Market	£/m2	6,600	6,600	6,600	6,600	6,600	6,600	6,600	6,600	6,600	6,600	6,600	6,600	6,600	6,600	6,600	6,600
	Intermediate to Buy	£/m2	4,620	4,620	4,620	4,620	4,620	4,620	4,620	4,620	4,620	4,620	4,620	4,620	4,620	4,620	4,620	4,620
	Affordable Rent	£/m2	2,500	2,500	2,500	2,500	2,500	2,500	2,500	2,500	2,500	2,500	2,500	2,500	2,500	2,500	2,500	2,500
	Social Rent	£/m2	1,800	1,800	1,800	1,800	1,800	1,800	1,800	1,800	1,800	1,800	1,800	1,800	1,800	1,800	1,800	1,800
Grant and Subsidy	Intermediate to Buy	£/unit																
	Affordable Rent	£/unit																
	Social Rent	£/unit																
Sales per Quarter																		
Unit Build Time			3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3
Alternative Use Value		£/ha	100,000	100,000	100,000	100,000	100,000	100,000	100,000	100,000	3,000,000	3,000,000	3,000,000	3,000,000	3,000,000	3,000,000	3,000,000	3,000,000
Up Lift %		%									20%	20%	20%	20%	20%	20%	20%	20%
Additional Uplift		£/ha	500,000	500,000	500,000	500,000	500,000	500,000	500,000	500,000								
Easements etc		£	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Legals / Acquisition		% land	1.5%	1.5%	1.5%	1.5%	1.5%	1.5%	1.5%	1.5%	1.5%	1.5%	1.5%	1.5%	1.5%	1.5%	1.5%	1.5%
Planning Fee	<50	£/unit	462	462	462	462	462	462	462	462	462	462	462	462	462	462	462	462
	>50	£/unit	138	138	138	138	138	138	138	138	138	138	138	138	138	138	138	138
Architects		%	4.00%	4.00%	4.00%	4.00%	4.00%	4.00%	4.00%	4.00%	4.00%	4.00%	4.00%	4.00%	4.00%	4.00%	4.00%	4.00%
QS / PM		%	0.50%	0.50%	0.50%	0.50%	0.50%	0.50%	0.50%	0.50%	0.50%	0.50%	0.50%	0.50%	0.50%	0.50%	0.50%	0.50%
Planning Consultants		%	1.00%	1.00%	1.00%	1.00%	1.00%	1.00%	1.00%	1.00%	1.00%	1.00%	1.00%	1.00%	1.00%	1.00%	1.00%	1.00%
Other Professional		%	2.50%	2.50%	2.50%	2.50%	2.50%	2.50%	2.50%	2.50%	2.50%	2.50%	2.50%	2.50%	2.50%	2.50%	2.50%	2.50%
BCIS		£/m2	2,292	2,292	2,292	2,292	2,292	2,292	2,292	2,292	2,292	2,292	2,292	2,292	2,292	2,292	2,292	2,292
Future Homes Standard		%	4.10%	4.10%	4.10%	4.10%	4.10%	4.10%	4.10%	4.10%	4.10%	4.10%	4.10%	4.10%	4.10%	4.10%	4.10%	4.10%
Energy		£/m2	19.90	20	20	20	20	20	20	20	20	20	20	20	20	20	20	20
Design		£/m2	10	10	10	10	10	10	10	10	10	10	10	10	10	10	10	10
Acc & Adpt		£/m2		0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Water		£/m2	0.1	0.10	0.10	0.10	0.10	0.10	0.10	0.10	0.10	0.10	0.10	0.10	0.10	0.10	0.10	0.10
Small Sites		%																
Site Costs		%	15.66%	15.66%	15.66%	15.66%	15.66%	15.66%	15.66%	15.66%	15.66%	15.66%	15.66%	15.66%	15.66%	15.66%	15.66%	15.66%
Pre CIL s106		£/Unit	2,500	2,500	2,500	2,500	2,500	2,500	2,500	2,500	2,500	2,500	2,500	2,500	2,500	2,500	2,500	2,500
Post CIL s106		£/Unit	2,500	2,500	2,500	2,500	2,500	2,500	2,500	2,500	2,500	2,500	2,500	2,500	2,500	2,500	2,500	2,500
		£/m2	208.55	208.55	208.55	208.55	208.55	208.55	208.55	208.55	208.55	208.55	208.55	208.55	208.55	208.55	208.55	208.55
LIT		%		0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%
Contingency		%	2.50%	2.50%	2.50%	2.50%	2.50%	2.50%	2.50%	2.50%	5.00%	5.00%	5.00%	5.00%	5.00%	5.00%	5.00%	5.00%
Abnormals		%									5.00%	5.00%	5.00%	5.00%	5.00%	5.00%	5.00%	5.00%
		£/site																
FINANCE	Fees	£																
	Interest	%	6.50%	6.50%	6.50%	6.50%	6.50%	6.50%	6.50%	6.50%	6.50%	6.50%	6.50%	6.50%	6.50%	6.50%	6.50%	6.50%
	Legal and Valuation	£																
SALES	Agents	%	3.00%	3.00%	3.00%	3.00%	3.00%	3.00%	3.00%	3.00%	3.00%	3.00%	3.00%	3.00%	3.00%	3.00%	3.00%	3.00%
	Legals	%	0.50%	0.50%	0.50%	0.50%	0.50%	0.50%	0.50%	0.50%	0.50%	0.50%	0.50%	0.50%	0.50%	0.50%	0.50%	0.50%
	Misc.	£		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Developers Profit	% Market DV		17.50%	17.50%	17.50%	17.50%	17.50%	17.50%	17.50%	17.50%	17.50%	17.50%	17.50%	17.50%	17.50%	17.50%	17.50%	17.50%
	% Affordable DV		17.50%	17.50%	17.50%	17.50%	17.50%	17.50%	17.50%	17.50%	17.50%	17.50%	17.50%	17.50%	17.50%	17.50%	17.50%	17.50%

		Site 1	Site 2	Site 3	Site 4	Site 5	Site 6	Site 7	Site 8	Site 9	Site 10	Site 11	Site 12	Site 13	Site 14	Site 15	Site 16
		Extracare	Extracare	Extracare	Extracare	Extracare	Extracare	Extracare	Extracare	Extracare	Extracare	Extracare	Extracare	Extracare	Extracare	Extracare	Extracare
Green/brown field Use		Green Paddock	Green Paddock	Green Paddock	Green Paddock	Green Paddock	Green Paddock	Green Paddock	Green Paddock	Brown PDL	Brown PDL	Brown PDL	Brown PDL	Brown PDL	Brown PDL	Brown PDL	Brown PDL
Site Are Gross	ha	0.50	0.50	0.50	0.50	0.50	0.50	0.50	0.50	0.50	0.50	0.50	0.50	0.50	0.50	0.50	0.50
Net	ha	0.50	0.50	0.50	0.50	0.50	0.50	0.50	0.50	0.50	0.50	0.50	0.50	0.50	0.50	0.50	0.50
Units		60	60	60	60	60	60	60	60	60	60	60	60	60	60	60	60
Mix	Market	100.00%	90.00%	80.00%	70.00%	65.00%	60.00%	55.00%	50.00%	100.00%	90.00%	80.00%	70.00%	65.00%	60.00%	55.00%	50.00%
	Intermediate to Buy	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%
	Affordable Rent	0.00%	10.00%	20.00%	30.00%	35.00%	40.00%	45.00%	50.00%	0.00%	10.00%	20.00%	30.00%	35.00%	40.00%	45.00%	50.00%
	Social Rent	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%
Alternative Land Value	£/ha	100,000	100,000	100,000	100,000	100,000	100,000	100,000	100,000	3,000,000	3,000,000	3,000,000	3,000,000	3,000,000	3,000,000	3,000,000	3,000,000
	£ site	50,000	50,000	50,000	50,000	50,000	50,000	50,000	50,000	1,500,000	1,500,000	1,500,000	1,500,000	1,500,000	1,500,000	1,500,000	1,500,000
Uplift	£/ha	500,000	500,000	500,000	500,000	500,000	500,000	500,000	500,000	600,000	600,000	600,000	600,000	600,000	600,000	600,000	600,000
	£ site	250,000	250,000	250,000	250,000	250,000	250,000	250,000	250,000	300,000	300,000	300,000	300,000	300,000	300,000	300,000	300,000
Viability Threshold	£/ha	600,000	600,000	600,000	600,000	600,000	600,000	600,000	600,000	3,600,000	3,600,000	3,600,000	3,600,000	3,600,000	3,600,000	3,600,000	3,600,000
	£ site	300,000	300,000	300,000	300,000	300,000	300,000	300,000	300,000	1,800,000	1,800,000	1,800,000	1,800,000	1,800,000	1,800,000	1,800,000	1,800,000
Residua Gross	£/ha	10,680,200	8,755,344	6,761,742	4,836,886	3,874,458	2,843,285	1,880,857	918,416	9,024,794	7,099,938	5,106,336	3,181,480	2,219,052	1,187,879	215,867	-793,985
Net	£/ha	10,680,200	8,755,344	6,761,742	4,836,886	3,874,458	2,843,285	1,880,857	918,416	9,024,794	7,099,938	5,106,336	3,181,480	2,219,052	1,187,879	215,867	-793,985
	£ site	5,340,100	4,377,672	3,380,871	2,418,443	1,937,229	1,421,642	940,428	459,208	4,512,397	3,549,969	2,553,168	1,590,740	1,109,526	593,939	107,933	-396,992
Additional Profit	£ site	8,003,271	6,776,936	5,278,923	3,830,091	3,096,119	2,311,087	1,580,232	847,021	5,007,109	3,588,490	2,117,795	694,711	-16,832	-759,492	-1,392,207	-2,105,061
	£/m2	1,879	1,765	1,550	1,283	1,116	906	675	398	1,175	935	622	233	-6	-298	-595	-988

Extracare
Site 1

SITE NAME Site 1 Extracare						
INCOME	Av Size m2	%	Number	Price £/m2	GDV £	GIA m2
Market Housing	71.0	100%	60	6,600	28,116,000	4,260
Shared Ownership	71.0	0%	0	4,620	0	0
Affordable Rent	71.0	0%	0	2,500	0	0
Social Rent	71.0	0%	0	1,800	0	0
Grant and Subsidy	Shared Ownership			0	0	
	Affordable Rent			0	0	
	Social Rent			0	0	
SITE AREA - Net	0.50 ha		120	/ha	28,116,000	4,260
SITE AREA - Gross	0.50 ha		120	/ha		

Sales per Quarter	0
Unit Build Time	3 Quarters

	Whole Site	Per ha NET	Per ha GROSS
Residual Land Value	5,340,100	10,680,200	10,680,200
Alternative Use Value	50,000		100,000
Uplift	0%	0	0
Plus /ha	500,000	250,000	500,000
Viability Threshold	300,000		600,000

	£/m2	
Additional Profit	6,003,271	1,879

RUN Residual MACRO ctrl+r
Closing balance = 0

RUN CIL MACRO ctrl+i
Closing balance = 0

Check on phasing dwgs nos
correct

DEVELOPMENT COSTS			
LAND	unit or m2	Total	
Land	89,002	5,340,100	
Stamp Duty		256,505	
Easements etc.		0	
Legals Acquisition	1.50%	80,101	336,606
PLANNING			
Planning Fee		24,480	
Architects	4.00%	526,180	
QS / PM	0.50%	65,772	
Planning Consultants	1.00%	131,545	
Other Professional	2.50%	328,862	1,076,840
CONSTRUCTION			
Build Cost - BCIS Based	2,775	11,820,560	
s106 / CIL		1,038,423	
Contingency	2.50%	295,514	
Abnormals		0	13,154,497
FINANCE			
Fees		0	
Interest	6.50%	0	
Legal and Valuation		0	0
SALES			
Agents	3.0%	843,480	
Legals	0.5%	140,580	
Misc.		0	984,060
			20,892,104
Developers Profit			
% Market DV		17.50%	4,920,300
% Affordable DV		17.50%	0

Planning fee calc			
Planning app fee	dwgs	rate	
No dwgs	60		23,100
No dwgs under	50	462	1,380
No dwgs over 50	10	138	1,380
Total			24,480

Stamp duty calc - Residual	
Land payment	Total
	5,340,100
	256,505

Stamp duty calc - Add Profit			
Land payment	0%	1%	
125,000			3%
250,000			4%
500,000			5%
1,000,000			5%
above			5%
Total			15,000

Pre CIL s106	
2,500 £/ Unit (all)	Total
	150,000

Post CIL s106		
2,500 £/ Unit (all)	150,000	
CIL	209 £/m2	
	888,423	
Total		1,038,423

Build Cost /m2			
BCIS	2,292		
Future Homes £	94	4.10%	
Energy	20		
Design	10		
Acc & Adpt	0		
Water	0		
Small Sites	0	0%	
Site Costs	359	16%	
Total			2,775

LIT % GDV	
	0.00%
	0

RESIDUAL CASH FLOW FOR INTEREST	Year 1				Year 2				Year 3				Year 4				Year 5				Year 6							
	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4				
INCOME																												
UNITS Started	10				10				10				10				10				10							
Market Housing	0	0	0	0	0	0	0	0	2,343,000	2,343,000	2,343,000	2,343,000	2,343,000	2,343,000	2,343,000	2,343,000	2,343,000	2,343,000	2,343,000	2,343,000	2,343,000	2,343,000	0	0	0	0	0	0
Shared Ownership	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Affordable Rent	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Social Rent	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Grant and Subsidy	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
INCOME	0	0	0	0	0	0	2,343,000	2,343,000	2,343,000	2,343,000	2,343,000	2,343,000	2,343,000	2,343,000	2,343,000	2,343,000	2,343,000	2,343,000	0	0	0	0	0	0	0	0	0	0
EXPENDITURE																												
Stamp Duty	256,505																											
Easements etc.	0																											
Legals Acquisition	80,101																											
Planning Fee	24,480																											
Architects	263,090		263,090																									
QS	32,886		32,886																									
Planning Consultants	65,772		65,772																									
Other Professional	164,431		164,431																									
Build Cost - BCIS Base		0	656,698	1,313,396	1,970,093	1,970,093	1,970,093	1,970,093	1,313,396	656,698	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
s106/CIL		0	8,333	238,772	247,106	469,212	25,000	25,000	16,667	8,333	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Contingency		0	16,417	32,835	49,252	49,252	49,252	49,252	32,835	16,417	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Abnormals		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Finance Fees	0																											
Legal and Valuation	0																											
Agents	0	0	0	0	0	0	70,290	70,290	70,290	70,290	70,290	70,290	70,290	70,290	70,290	70,290	70,290	70,290	0	0	0	0	0	0	0	0	0	0
Legals	0	0	0	0	0	0	11,715	11,715	11,715	11,715	11,715	11,715	11,715	11,715	11,715	11,715	11,715	11,715	0	0	0	0	0	0	0	0	0	0
Misc.	0																											
COSTS BEFORE LAND INT AND PROFIT	887,266	0	1,207,628	1,585,003	2,266,451	2,488,557	2,126,351	2,126,351	1,444,902	763,454	82,005	82,005	82,005	82,005	82,005	82,005	82,005	82,005	0	0	0	0	0	0	0	0	0	0
For Residual Valuation																												
Land	5,340,100																											
Interest		101,195	102,839	124,134	151,908	191,206	234,752	235,046	235,345	224,576	202,557	169,108	135,115	100,569	65,462	29,785	0	0	0	0	0	0	0	0	0	0	0	0
Profit on Costs																												
Profit on GDV																												
Cash Flow	-6,227,366	-101,195	-1,310,468	-1,709,137	-2,418,359	-2,679,763	-18,103	-18,397	662,753	1,354,071	2,058,438	2,091,887	2,125,880	2,160,426	2,195,533	2,231,210	2,260,995	2,260,995	0	0	0	0	0	0	0	0	0	0
Opening Balance	0																											
Closing Balance	-6,227,366	-6,328,561	-7,639,029	-9,348,166	-11,706,525	-14,446,288	-14,464,391	-14,482,788	-13,820,036	-12,465,065	-10,406,627	-8,314,740	-6,188,859	-4,028,433	-1,832,900	398,310	2,659,305	4,920,300	4,920,300	4,920,300	4,920,300	4,920,300	4,920,300	4,920,300	4,920,300	4,920,300	4,920,300	0

CASH FLOW FOR CIL ADDITIONAL PROFIT	Year 1				Year 2				Year 3				Year 4				Year 5				Year 6							
	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4				
INCOME																												
As Above	0				0				2,343,000				2,343,000				2,343,000				2,343,000				2,343,000			
EXPENDITURE																												
Land	300,000																											
Stamp Duty	15,000	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Easements etc.	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Legals Acquisition	4,500	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Planning Fee	24,480	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Architects	263,090	0	263,090	0	0	0	0	0	0	0	0	0	0	0	0	0	0											

Appendix 20 – Appraisals – Student and Shared Living Housing

The pages in this appendix are not numbered.



Student Cover



Student Housing & Shared Living

29/04/2021
14:46



			Site 1	Site 2	Site 3	Site 4	Site 5	Site 6
			Studio 60	Studio 175	Studio 500	Shared Living 60	Shared Living 175	Shared Living 500
Green/brown field Use Locality			Brownfield Industrial	Brownfield Industrial	Brownfield Industrial	Brownfield Industrial	Brownfield Industrial	Brownfield Industrial
Site Area	Gross	ha	0.05	0.25	0.75	0.05	0.25	0.75
	Net	ha	0.05	0.25	0.75	0.05	0.25	0.75
Units			60	175	500	60	175	500
Average Unit Size		m2	23.00	23.00	23.00	23.00	23.00	23.00
Mix	Intermediate to Buy			0.00%	0.00%	0.00%	0.00%	0.00%
	Affordable Rent		0.00%	0.00%	0.00%	0.00%	0.00%	0.00%
	Social Rent			0.00%	0.00%	0.00%	0.00%	0.00%
Price	Market	£/m2	6,721	6,721	6,721	8,857	8,857	8,857
	Intermediate to Buy	£/m2	4,369	4,369	4,369	5,757	5,757	5,757
	Affordable Rent	£/m2	1,500	1,500	1,500	1,500	1,500	1,500
	Social Rent	£/m2	1,120	1,120	1,120	1,120	1,120	1,120
Grant and Subsidy	Intermediate to Buy	£/unit						
	Affordable Rent	£/unit						
	Social Rent	£/unit						
Sales per Quarter								
Unit Build Time			3	3	3	3	3	3
Alternative Use Value		£/ha	3,000,000	3,000,000	3,000,000	3,000,000	3,000,000	3,000,000
Up Lift %		%	20%	20%	20%	20%	20%	20%
Additional Uplift		£/ha						
Easements etc		£	0	0	0	0	0	0
Legals / Acquisition		% land	1.5%	1.5%	1.5%	1.5%	1.5%	1.5%
Planning Fee	<50	£/unit	462	462	462	462	462	462
	>50	£/unit	138	138	138	138	138	138
Architects		%	4.00%	4.00%	4.00%	4.00%	4.00%	4.00%
QS / PM		%	0.50%	0.50%	0.50%	0.50%	0.50%	0.50%
Planning Consultants		%	1.00%	1.00%	1.00%	1.00%	1.00%	1.00%
Other Professional		%	2.50%	2.50%	2.50%	2.50%	2.50%	2.50%
BCIS		£/m2	3,052	3,052	3,052	3,052	3,052	3,052
Over Extra		%		0.00%	0.00%	0.00%	0.00%	0.00%
Energy		£/m2	19.90	20	20	20	20	20
Design		£/m2	10	10	10	10	10	10
Acc & Adpt		£/m2	0.0	0.0	0.0	0.0	0.0	0.0
Water		£/m2	0.1	0	0	0	0	0
Small Sites		%						
Site Costs		%	10.0%	10.0%	10.0%	10.0%	10.0%	10.0%
Pre CIL s106		£/Unit	0	0	0	0	0	0
Post CIL s106		£/Unit	0	0	0	0	0	0
		£/m2	205.55	205.55	205.55	205.55	205.55	205.55
LIT		%		0.00%	0.00%	0.00%	0.00%	0.00%
Contingency		%	5.00%	5.00%	5.00%	5.00%	5.00%	5.00%
Abnormals		%	5.00%	5.00%	5.00%	5.00%	5.00%	5.00%
		£/site						
FINANCE	Fees	£						
	Interest	%	6.50%	6.50%	6.50%	6.50%	6.50%	6.50%
	Legal and Valuation	£						
SALES	Agents	%	3.00%	3.00%	3.00%	3.00%	3.00%	3.00%
	Legals	%	0.50%	0.50%	0.50%	0.50%	0.50%	0.50%
	Misc.	£		0	0	0	0	0
Developers Profit	% Market DV		15.00%	15.00%	15.00%	15.00%	15.00%	15.00%
	% Affordable DV		15.00%	15.00%	15.00%	15.00%	15.00%	15.00%

		Site 1	Site 2	Site 3	Site 4	Site 5	Site 6
		Studio 60	Studio 175	Studio 500	Shared Living 60	Shared Living 175	Shared Living 500
Green/brown field Use		Brownfield Industrial	Brownfield Industrial	Brownfield Industrial	Brownfield Industrial	Brownfield Industrial	Brownfield Industrial
Site Are Gross	ha	0.05	0.25	0.75	0.05	0.25	0.75
Net	ha	0.05	0.25	0.75	0.05	0.25	0.75
Units		60	175	500	60	175	500
Mix	Market	100.00%	100.00%	100.00%	100.00%	100.00%	100.00%
	Intermediate to Buy	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%
	Affordable Rent	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%
	Social Rent	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%
Alternative Land Value	£/ha	3,000,000	3,000,000	3,000,000	3,000,000	3,000,000	3,000,000
	£ site	150,000	750,000	2,250,000	150,000	750,000	2,250,000
Uplift	£/ha	600,000	600,000	600,000	600,000	600,000	600,000
	£ site	30,000	150,000	450,000	30,000	150,000	450,000
Viability Threshold	£/ha	3,600,000	3,600,000	3,600,000	3,600,000	3,600,000	3,600,000
	£ site	180,000	900,000	2,700,000	180,000	900,000	2,700,000
Residua Gross	£/ha	20,246,205	12,659,961	11,940,989	59,884,899	35,782,533	33,610,358
Net	£/ha	20,246,205	12,659,961	11,940,989	59,884,899	35,782,533	33,610,358
	£ site	1,012,310	3,164,990	8,955,742	2,994,245	8,945,633	25,207,769
Additional Profit	£ site	1,667,218	4,564,354	12,239,882	4,166,512	11,482,441	31,852,764
	£/m2	1,208	1,134	1,064	3,019	2,853	2,770

Student Site 1

SITE NAME Site 1 Studio 60

INCOME	Av Size m2	%	Number	Price £/m2	GDV £	GIA m2
Market Housing	23.0	100%	60	6,721	9,275,640	1,380
Shared Ownership	23.0	0%	0	4,369	0	0
Affordable Rent	23.0	0%	0	1,500	0	0
Social Rent	23.0	0%	0	1,120	0	0
Grant and Subsidy	Shared Ownership			0	0	
	Affordable Rent			0	0	
	Social Rent			0	0	
SITE AREA - Net	0.05 ha		1,200	/ha	9,275,640	1,380
SITE AREA - Gross	0.05 ha		1,200	/ha		

Sales per Quarter	0
Unit Build Time	3 Quarters

	Whole Site	Per ha NET	Per ha GROSS
Residual Land Value	1,012,310	20,246,205	20,246,205
Alternative Use Value	150,000		3,000,000
Uplift	20%	30,000	600,000
Plus /ha	0	0	0
Viability Threshold	180,000		3,600,000

Additional Profit	1,667,218	1,208
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RUN Residual MACRO ctrl+r Closing balance = 0

RUN CIL MACRO ctrl+h Closing balance = 0

Check on phasing dwgs nos correct

DEVELOPMENT COSTS	Unit or m2	Total
LAND		
Land	16,872	1,012,310
Stamp Duty		40,116
Easements etc.		0
Legals Acquisition	1.50%	15,185
55,300		
PLANNING		
Planning Fee		24,480
Architects	4.00%	217,041
QS / PM	0.50%	27,130
Planning Consultants	1.00%	54,260
Other Professional	2.50%	135,650
458,561		
CONSTRUCTION		
Build Cost - BCIS Based	3,388	4,674,867
s106 / CIL		283,659
Contingency	5.00%	233,743
Abnormals		233,743
5,426,013		
FINANCE		
Fees		0
Interest	6.50%	0
Legal and Valuation		0
0		
SALES		
Agents	3.0%	278,269
Legals	0.5%	46,378
Misc.		0
324,647		
Developers Profit		
% Market DV	15.00%	1,391,346
% Affordable DV	15.00%	0
7,276,832		

Planning fee calc	dwgs	rate
Planning app fee	60	
No dwgs	50	462
No dwgs under 5l	10	138
No dwgs over 5l		1,380
Total		24,480

Stamp duty calc - Residual	Total
Land payment	1,012,310
Total	40,116

Stamp duty calc - Add Profit	Total
Land payment	180,000
125,000	0%
250,000	1%
500,000	3%
1,000,000	4%
above	5%
Total	9,000

Pre CIL s106	0	£/ Unit (all)	0
Total	0		0

Post CIL s106	0	£/ Unit (all)	0
CIL	206	£/m2	283,659
Total	206		283,659

Build Cost	/m2	%
BCIS	3,052	0.00%
Over Extra	0	
Energy	20	
Design	10	
Acc & Adpt	0	
Water	0	
Small Sites	0	0%
Site Costs	305	10%
3,388		

LIT	% GDV	0.00%	0
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RESIDUAL CASH FLOW FOR INTEREST	Year 1				Year 2				Year 3				Year 4				Year 5				Year 6			
	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4
INCOME																								
UNITS Started			30	30																				
Market Housing									9,275,640															
Shared Ownership																								
Affordable Rent																								
Social Rent																								
Grant and Subsidy																								
INCOME	0	0	0	0	0	0	0	0	9,275,640	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
EXPENDITURE																								
Stamp Duty	40,116																							
Easements etc.	0																							
Legals Acquisition	15,185																							
Planning Fee	24,480																							
Architects	108,520		108,520																					
QS	13,565		13,565																					
Planning Consultants	27,130		27,130																					
Other Professional	67,825		67,825																					
Build Cost - BCIS Base		0	779,145	1,558,289	1,558,289	779,145	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
s106/CIL		0	70,915	141,830	141,830	70,915	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Contingency		0	38,957	77,914	77,914	38,957	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Abnormals		0	38,957	77,914	77,914	38,957	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Finance Fees	0																							
Legal and Valuation	0																							
Agents	0	0	0	0	0	0	0	0	278,269	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Legals	0	0	0	0	0	0	0	0	46,378	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Misc.	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
COSTS BEFORE LAND INT AND PROFIT	296,821	0	1,074,100	1,785,033	1,785,033	998,889	0	0	324,647	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
For Residual Valuation																								
Land	1,012,310																							
Interest		21,273	21,619	39,424	69,072	99,201	117,045	118,947	120,880	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Profit on Costs																								
Profit on GDV																								1,391,346
Cash Flow	-1,309,131	-21,273	-1,095,719	-1,824,457	-1,854,105	-1,098,090	-117,045	-118,947	8,830,113	0	0	0	0	0	0	0	0	0	0	0	0	0	0	-1,391,346
Opening Balance	0																							
Closing Balance	-1,309,131	-1,330,404	-2,426,123	-4,250,580	-6,104,685	-7,202,774	-7,319,820	-7,438,767	1,391,346	1,391,346	1,391,346	1,391,346	1,391,346	1,391,346	1,391,346	1,391,346	1,391,346	1,391,346	1,391,346	1,391,346	1,391,346	1,391,346	1,391,346	0

CASH FLOW FOR CIL ADDITIONAL PROFIT	Year 1				Year 2				Year 3				Year 4				Year 5				Year 6			
	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4
INCOME																								
As Above																								
INCOME	0	0	0	0	0	0	0	0	9,275,640	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
EXPENDITURE																								
Land	180,000																							
Stamp Duty	9,000	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Easements etc.	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Legals Acquisition	2,700	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Planning Fee	24,480	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Architects	108,520	0	108,520	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
QS	13,565	0	13,565	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Planning Consultants	27,130	0	27,130	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Other Professional	67,825	0	67,825	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Build Cost - BCIS Base	0	0	779,145	1,558,289	1,558,289	779,145	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
POTENTIAL CIL	-3,141,376		480,859	480,859	480,859	480,859	480,859	480,859	480,859	480,859	480,859	480,859	480,859	480,859	4									



SITE NAME Site 3 Studio 500

INCOME	Av Size m2	%	Number	Price £/m2	GDV £	GIA m2
Market Housing	23.0	100%	500	6,721	77,297,000	11,500
Shared Ownership	23.0	0%	0	4,369	0	0
Affordable Rent	23.0	0%	0	1,500	0	0
Social Rent	23.0	0%	0	1,120	0	0
Grant and Subsidy	Shared Ownership			0	0	
	Affordable Rent			0	0	
	Social Rent			0	0	
SITE AREA - Net	0.75 ha		667	/ha	77,297,000	11,500
SITE AREA - Gross	0.75 ha		667	/ha		

Sales per Quarter	0
Unit Build Time	3 Quarters

	Whole Site	Per ha NET	Per ha GROSS
Residual Land Value	8,955,742	11,940,989	11,940,989
Alternative Use Value	2,250,000		3,000,000
Uplift	20%	450,000	600,000
Plus /ha	0	0	0
Viability Threshold	2,700,000		3,600,000

Additional Profit	12,239,862	1,064
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RUN Residual MACRO ctrl+r Closing balance = 0

RUN CIL MACRO ctrl+i Closing balance = 0

Check on phasing dwgs nos correct

DEVELOPMENT COSTS			
LAND	unit or m2	Total	
Land	17,911	8,955,742	
Stamp Duty		437,287	
Easements etc.		0	
Legals Acquisition	1.50%	134,336	571,623
PLANNING			
Planning Fee		85,200	
Architects	4.00%	1,808,671	
QS / PM	0.50%	226,084	
Planning Consultants	1.00%	452,168	
Other Professional	2.50%	1,130,419	3,702,542
CONSTRUCTION			
Build Cost - BCIS Based	3,388	38,957,228	
s106 / CIL		2,363,825	
Contingency	5.00%	1,947,861	
Abnormals		1,947,861	45,216,775
FINANCE			
Fees		0	
Interest	6.50%	0	
Legal and Valuation		0	0
SALES			
Agents	3.0%	2,318,910	
Legals	0.5%	386,485	
Misc.		0	2,705,395
			61,152,077
Developers Profit			
% Market DV	15.00%		11,594,550
% Affordable DV	15.00%		0

Planning fee calc			
Planning app fee	dwgs	rate	
No dwgs	500		
No dwgs under 50	462	23,100	
No dwgs over 50	138	62,100	
Total			85,200

Stamp duty calc - Residual	
Land payment	Total
	8,955,742
	437,287

Stamp duty calc - Add Profit			
Land payment	0%	1%	
125,000			
250,000	1%	3%	
500,000	3%	4%	
1,000,000	4%	5%	
above	5%	5%	
Total			2,700,000

Pre CIL s106	0	£/ Unit (all)	0
Total			0

Post CIL s106	0	£/ Unit (all)	0
CIL	206	£/m2	2,363,825
Total			2,363,825

Build Cost /m2		
Item	Value	%
BCIS	3,052	
Over Extra	0	0.00%
Energy	20	
Design	10	
Acc & Adpt	0	
Water	0	
Small Sites	0	0%
Site Costs	305	10%
Total		3,388

LIT	% GDV	0.00%	0
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RESIDUAL CASH FLOW FOR INTEREST	Year 1				Year 2				Year 3				Year 4				Year 5				Year 6											
	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4								
INCOME																																
UNITS Started	75				75				100				100																			
Market Housing									77,297,000																							
Shared Ownership	0				0				0				0				0				0											
Affordable Rent	0				0				0				0				0				0											
Social Rent	0				0				0				0				0				0											
Grant and Subsidy	0				0				0				0				0				0											
INCOME	0				0				77,297,000				0				0				0											
EXPENDITURE																																
Stamp Duty	437,287																															
Easements etc.	0																															
Legals Acquisition	134,336																															
Planning Fee	85,200																															
Architects	904,336				904,336																											
QS	113,042				113,042																											
Planning Consultants	226,084				226,084																											
Other Professional	565,210				565,210																											
Build Cost - BCIS Base	0				1,947,861				3,895,723				5,843,584				5,843,584				6,492,871				7,142,158							
s106/CIL	0				0				590,956				1,181,913				0				0				0							
Contingency	0				97,393				194,786				292,179				292,179				324,644				357,108							
Abnormals	0				97,393				194,786				292,179				292,179				324,644				357,108							
Finance Fees	0				0				0				0				0				0				0							
Legal and Valuation	0				0				0				0				0				0				0							
Agents	0				0				0				0				0				0				0							
Legals	0				0				0				0				0				0				0							
Misc.	0				0				0				0				0				0				0							
COSTS BEFORE LAND INT AND PROFIT	2,465,494				3,951,319				4,876,251				7,018,899				7,609,855				7,142,158				7,856,374							
For Residual Valuation																																
Land	8,955,742																															
Interest	185,595				188,611				255,885				339,282				458,853				589,969				715,616							
Profit on Costs																																
Profit on GDV																																
Cash Flow	-11,421,236				-185,595				-4,139,930				-5,132,136				-7,358,181				-8,068,708				-7,732,127				-8,571,990			
Opening Balance	0																															
Closing Balance	-11,421,236				-11,606,831				-15,746,761				-20,878,897				-28,237,078				-36,305,785				-44,037,912				-52,609,903			

CASH FLOW FOR CIL ADDITIONAL PROFIT	Year 1				Year 2				Year 3				Year 4				Year 5				Year 6							
	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4				
INCOME																												
As Above	0				0				0				0				0				0							
INCOME	0				0				77,297,000				0				0				0							
EXPENDITURE																												
Land	2,700,000																											
Stamp Duty	135,000				0				0				0				0				0							
Easements etc.	0				0				0				0				0				0							
Legals Acquisition	40,500				0				0				0				0				0							
Planning Fee	85,200				0				0				0				0				0							
Architects	904,336				904,336				0				0				0				0							
QS	113,042				113,042				0				0				0				0							
Planning Consultants	226,084				226,084				0				0				0				0							
Other Professional	565,210				565,210				0				0				0				0							
Build Cost - BCIS Base	0				1,947,861				3,895,723				5,843,584				5,843,584				6,492,871				7,142,158			
POTENTIAL CIL	-6,345,833				1,858,571				1,858,571				1,858,571				1,858,571				1,858,571							
Post CIL s106																												
Contingency	0				97,393				194,786				292,179				292,179				324,644				357,108			
Abnormals	0				97,393				194,786				292,179				292,179				324,644				357,108			
Finance Fees	0				0				0				0				0				0							
Legal and Valuation	0				0				0				0				0				0							
Agents	0				0				0				0				0				0							
Legals	0				0				0				0				0				0							
Misc.	0				0				0				0				0				0							
COSTS BEFORE LAND INT AND PROFIT	-1,576,462				5,809,890				6,143,866				8,286,514				8,286,514				9,000,730				9,714,946			
For CIL calculation																												
Interest	0				0				68,793				169,749				307,163				446,810				600,333			
Profit on cost																												
Profit on GDV																												
Cash Flow	1,576,462				-5,809,890				-6,212,660				-8,456,263				-8,593,677				-9,447,540				-10,315,279			
Opening Balance	0																											
Closing Balance	1,576,462				-4,233,428				-10,446,088				-18,902,351				-27,496,028				-36,943,568				-47,258,847			



SITE NAME Site 4 Shared Living 60

INCOME	Av Size m2	%	Number	Price £/m2	GDV £	GIA m2
Market Housing	23.0	100%	60	8,857	12,222,000	1,380
Shared Ownership	23.0	0%	0	5,757	0	0
Affordable Rent	23.0	0%	0	1,500	0	0
Social Rent	23.0	0%	0	1,120	0	0
Grant and Subsidy	Shared Ownership			0	0	
	Affordable Rent			0	0	
	Social Rent			0	0	
SITE AREA - Net	0.05 ha		1,200	/ha	12,222,000	1,380
SITE AREA - Gross	0.05 ha		1,200	/ha		

Sales per Quarter	0
Unit Build Time	3 Quarters

	Whole Site	Per ha NET	Per ha GROSS
Residual Land Value	2,994,245	59,884,899	59,884,899
Alternative Use Value	150,000		3,000,000
Uplift	20%	30,000	600,000
Plus /ha	0		0
Viability Threshold	180,000		3,600,000

Additional Profit	4,166,512	3,019
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RUN Residual MACRO ctrl+r Closing balance = 0

RUN CIL MACRO ctrl+l Closing balance = 0

Check on phasing dwgs nos correct

DEVELOPMENT COSTS		Unit or m2	Total
LAND			
Land		49,904	2,994,245
Stamp Duty			139,212
Easements etc.			0
Legals Acquisition	1.50%	44,914	184,126
PLANNING			
Planning Fee			24,480
Architects	4.00%	217,041	
QS / PM	0.50%	27,130	
Planning Consultants	1.00%	54,260	
Other Professional	2.50%	135,650	458,561
CONSTRUCTION			
Build Cost - BCIS Based	3,388	4,674,867	
s106 / CIL		283,659	
Contingency	5.00%	233,743	5,426,013
Abnormals		233,743	
FINANCE			
Fees			0
Interest	6.50%		0
Legal and Valuation			0
SALES			
Agents	3.0%	366,660	
Legals	0.5%	61,110	
Misc.		0	427,770
Developers Profit			1,833,300
% Market DV	15.00%		
% Affordable DV	15.00%		

Planning fee calc	dwgs	rate	
Planning app fee	60		23,100
No dwgs	50	462	1,380
No dwgs under 5l	10	138	1,380
Total			24,480

Stamp duty calc - Residual		Total
Land payment		2,994,245
		139,212
Total		3,133,457

Stamp duty calc - Add Profit		Total
Land payment		180,000
125,000	0%	1%
250,000	1%	3%
500,000	3%	4%
1,000,000	4%	5%
above	5%	5%
Total		9,000

Pre CIL s106	0	£/ Unit (all)	0
Total			0

Post CIL s106	0	£/ Unit (all)	0
CIL	206	£/m2	283,659
Total			283,659

Build Cost	/m2	
BCIS	3,052	
Over Extra	0	0.00%
Energy	20	
Design	10	
Acc & Adpt	0	
Water	0	
Small Sites	0	0%
Site Costs	305	10%
Total	3,388	

LIT	% GDV	0
	0.00%	0

RESIDUAL CASH FLOW FOR INTEREST	Year 1				Year 2				Year 3				Year 4				Year 5				Year 6			
	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4
INCOME																								
UNITS Started			30	30																				
Market Housing									12,222,000															
Shared Ownership																								
Affordable Rent																								
Social Rent																								
Grant and Subsidy																								
INCOME	0	0	0	0	0	0	0	0	12,222,000	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
EXPENDITURE																								
Stamp Duty	139,212																							
Easements etc.	0																							
Legals Acquisition	44,914																							
Planning Fee	24,480																							
Architects	108,520		108,520																					
QS	13,565		13,565																					
Planning Consultants	27,130		27,130																					
Other Professional	67,825		67,825																					
Build Cost - BCIS Base		0	779,145	1,558,289	1,558,289	779,145	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
s106/CIL		0	70,915	141,830	141,830	70,915	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Contingency		0	38,957	77,914	77,914	38,957	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Abnormals		0	38,957	77,914	77,914	38,957	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Finance Fees	0																							
Legal and Valuation	0																							
Agents	0	0	0	0	0	0	0	0	366,660	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Legals	0	0	0	0	0	0	0	0	61,110	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Misc.	0																							
COSTS BEFORE LAND INT AND PROFIT	425,646	0	1,074,100	1,785,033	1,785,033	998,889	0	0	427,770	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
For Residual Valuation																								
Land	2,994,245																							
Interest		55,573	56,476	74,848	105,071	135,785	154,224	156,730	159,277	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Profit on Costs																								
Profit on GDV																								1,833,300
Cash Flow	-3,419,891	-55,573	-1,130,576	-1,859,881	-1,890,104	-1,134,674	-154,224	-156,730	11,634,953	0	0	0	0	0	0	0	0	0	0	0	0	0	0	-1,833,300
Opening Balance	0																							0
Closing Balance	-3,419,891	-3,475,465	-4,606,040	-6,465,921	-8,356,025	-9,490,699	-9,644,923	-9,801,653	1,833,300	1,833,300	1,833,300	1,833,300	1,833,300	1,833,300	1,833,300	1,833,300	1,833,300	1,833,300	1,833,300	1,833,300	1,833,300	1,833,300	1,833,300	0

CASH FLOW FOR CIL ADDITIONAL PROFIT	Year 1				Year 2				Year 3				Year 4				Year 5				Year 6			
	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4
INCOME																								
As Above																								
INCOME	0	0	0	0	0	0	0	0	12,222,000	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
EXPENDITURE																								
Land	180,000																							
Stamp Duty	9,000	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Easements etc.	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Legals Acquisition	2,700	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Planning Fee	24,480	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Architects	108,520	0	108,520	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
QS	13,565	0	13,565	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Planning Consultants	27,130	0	27,130	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Other Professional	67,825	0	67,825	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Build Cost - BCIS Base	0	0	779,145	1,558,289	1,558,289	779,145	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
POTENTIAL CIL	-5,941,144		1,010,766	1,010,766	1,010,766	1,010,766																		

Student
Site 5

SITE NAME Site 5 Shared Living 175

INCOME	Av Size m2	%	Number	Price £/m2	GDV £	GIA m2
Market Housing	23.0	100%	175	8,857	35,647,500	4,025
Shared Ownership	23.0	0%	0	5,757	0	0
Affordable Rent	23.0	0%	0	1,500	0	0
Social Rent	23.0	0%	0	1,120	0	0
Grant and Subsidy	Shared Ownership			0	0	
	Affordable Rent			0	0	
	Social Rent			0	0	
SITE AREA - Net	0.25 ha		700	/ha	35,647,500	4,025
SITE AREA - Gross	0.25 ha		700	/ha		

Sales per Quarter	0
Unit Build Time	3 Quarters

	Whole Site	Per ha NET	Per ha GROSS
Residual Land Value	8,945,633	35,782,533	35,782,533
Alternative Use Value	750,000		3,000,000
Uplift	20%	150,000	600,000
Plus /ha	0	0	0
Viability Threshold	900,000		3,600,000

Additional Profit	11,482,441	2,853
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RUN Residual MACRO ctrl+r
Closing balance = 0

RUN CIL MACRO ctrl+h
Closing balance = 0

Check on phasing dwgs nos
correct

DEVELOPMENT COSTS			
LAND	unit or m2	Total	
Land	51,118	8,945,633	
Stamp Duty		436,782	
Easements etc.		0	
Legals Acquisition	1.50%	134,184	570,966
PLANNING			
Planning Fee		40,350	
Architects	4.00%	633,035	
QS / PM	0.50%	79,129	
Planning Consultants	1.00%	158,259	
Other Professional	2.50%	395,647	1,306,420
CONSTRUCTION			
Build Cost - BCIS Based	3,388	13,635,030	
s106 / CIL		827,339	
Contingency	5.00%	681,751	15,825,871
Abnormals		681,751	
FINANCE			
Fees		0	
Interest	6.50%	0	
Legal and Valuation		0	0
SALES			
Agents	3.0%	1,069,425	
Legals	0.5%	178,238	
Misc.		0	1,247,663
		27,896,553	
Developers Profit			
% Market DV	15.00%		5,347,125
% Affordable DV	15.00%		0

Planning fee calc			
Planning app fee	dwgs	rate	
No dwgs	175		23,100
No dwgs under	50	462	17,250
No dwgs over 5t	125	138	40,350
		Total	80,700

Stamp duty calc - Residual	
Land payment	Total
	8,945,633
	436,782

Stamp duty calc - Add Profit			
Land payment	0%	1%	
125,000			125,000
250,000	1%	3%	250,000
500,000	3%	4%	500,000
1,000,000	4%	5%	1,000,000
above	5%	5%	900,000
		Total	45,000

Pre CIL s106	0	£/ Unit (all)	0
		Total	0

Post CIL s106	0	£/ Unit (all)	0
CIL	206	£/m2	827,339
		Total	827,339

Build Cost		/m2	
BCIS	3,052		
Over Extra	0		0.00%
Energy	20		
Design	10		
Acc & Adpt	0		
Water	0		
Small Sites	0		0%
Site Costs	305		10%
		Total	3,388

LIT	% GDV	0.00%	0
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RESIDUAL CASH FLOW FOR INTEREST	Year 1				Year 2				Year 3				Year 4				Year 5				Year 6							
	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4				
INCOME																												
UNITS Started	45				45				45				40															
Market Housing	35,647,500				0				0				0				0				0							
Shared Ownership	0				0				0				0				0				0							
Affordable Rent	0				0				0				0				0				0							
Social Rent	0				0				0				0				0				0							
Grant and Subsidy	0				0				0				0				0				0							
INCOME	0	0	0	0	0	0	0	0	35,647,500	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
EXPENDITURE																												
Stamp Duty	436,782																											
Easements etc.	0																											
Legals Acquisition	134,184																											
Planning Fee	40,350																											
Architects	316,517	316,517																										
QS	39,565	39,565																										
Planning Consultants	79,129	79,129																										
Other Professional	197,823	197,823																										
Build Cost - BCIS Base	0	1,168,717	2,337,434	3,506,150	3,376,293	2,207,576	1,038,859	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
s106/CIL	0	0	206,835	206,835	206,835	413,669	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Contingency	0	58,436	116,872	175,308	168,815	110,379	51,943	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Abnormals	0	58,436	116,872	175,308	168,815	110,379	51,943	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Finance Fees	0																											
Legal and Valuation	0																											
Agents	0	0	0	0	0	0	0	0	1,069,425	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Legals	0	0	0	0	0	0	0	0	178,238	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Misc.	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
COSTS BEFORE LAND INT AND PROFIT	1,244,351	0	1,918,623	2,778,012	4,063,600	4,127,592	2,428,334	1,142,745	1,247,663	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
For Residual Valuation																												
Land	8,945,633																											
Interest	165,587	168,278	202,190	250,618	320,725	393,010	438,856	464,558	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Profit on Costs																												
Profit on GDV																												
Cash Flow	-10,189,984	-165,587	-2,086,901	-2,980,202	-4,314,219	-4,448,316	-2,821,344	-1,581,602	33,935,280	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Opening Balance	0																											
Closing Balance	-10,189,984	-10,355,571	-12,442,473	-15,422,675	-19,736,893	-24,185,210	-27,006,553	-28,588,155	5,347,125	5,347,125	5,347,125	5,347,125	5,347,125	5,347,125	5,347,125	5,347,125	5,347,125	5,347,125	5,347,125	5,347,125	5,347,125	5,347,125	5,347,125	5,347,125	5,347,125	5,347,125	5,347,125	0

CASH FLOW FOR CIL ADDITIONAL PROFIT	Year 1				Year 2				Year 3				Year 4				Year 5				Year 6							
	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4				
INCOME																												
As Above																												
INCOME	0	0	0	0	0	0	0	0	35,647,500	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
EXPENDITURE																												
Land	900,000																											
Stamp Duty	45,000	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Easements etc.	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Legals Acquisition	13,500	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Planning Fee	40,350	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Architects	316,517	0	316,517	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
QS	39,565	0	39,565	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Planning Consultants	79,129	0	79,129	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Other Professional	197,823	0	197,823	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Build Cost - BCIS Base	0	0	1,168,717	2,337,434	3,506,150	3,376,293	2,207,576	1,038,859	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
POTENTIAL CIL	-5,536,456	0	1,701,890	1,701,890	1,701,890	1,701,890	1,701,890	1,701,890	1,701,890	1,701,890	1,701,890	1,701,890	1,701,890	1,701,890	1,701,890	1,701,890	1,701,890	1,701,890	1,701,890	1,701,890	1,701,890	1,701,890	1,701,890	1,701,890	1,701,890	1,701,890	1,701,890	1,701,890
Post CIL s106	0	0	58,436	116,872	175,308	168,815	110,379	51,943	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Contingency	0	0	58,436	116,872	175,308	168,815	110,379	51,943	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Abnormals	0	0	58,436	116,872	175,308	168,815	110,379	51,943	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Finance Fees	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Legal and Valuation	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Agents	0	0	0	0	0	0	0	0	1																			

Appendix 21 – Appraisals – Non-residential Development

Greenfield

			Offices - Central	Offices - Park	Larger Industrial	Smaller Industrial	Distribution
	CIL	£/m2	60.55	60.55	60.55	60.55	60.55
Income	m2		2,000	2,000	4,000	400	4,000
	£/m2		7,100	7,100	3,400	3,050	3,700
	Capital Value		12,780,000	12,780,000	12,920,000	1,220,000	14,800,000
	Buyers Costs	4.50%	575,100	575,100	581,400	54,900	666,000
	Capital Value		12,204,900	12,204,900	12,338,600	1,165,100	14,134,000
Costs	Land Used	Coverage	350%	50%	40%	40%	35%
		ha	0.057	0.400	1.000	0.100	1.143
		£/ha	50,000	50,000	50,000	50,000	50,000
		Uplift £/ha	500,000	500,000	500,000	500,000	500,000
		20.00%	0	0	0	0	0
		Site Cost	31,429	220,000	550,000	55,000	628,571
	Stamp Duty (on VT)	4.00%	1,257	8,800	22,000	2,200	25,143
	Acquisition	1.50%	471	3,300	8,250	825	9,429
	Strategic Promotion		0	0	0	0	0
	Pre Planning		0	0	0	0	0
	Construction	/m2	2,206	2,158	908	1,384	935
		£	4,412,320	4,316,000	3,633,280	553,456	3,739,360
	Infrastructure	15.00%	705,971	690,560	581,325	88,553	598,298
	Abnormals	5.00%	0	0	0	0	0
	Fees	8.00%	409,463	2,209	337,168	51,361	347,013
	S106		0	0	0	0	0
	CIL		121,100	121,100	242,200	24,220	242,200
	Contingency	2.5% & 5%	255,915	250,328	210,730	32,100	108,441
	Finance Costs		0	0	0	0	100,000
	Sales	2.50%	159,750	159,750	161,500	15,250	185,000
	Misc. Financial		10,000	10,000	10,000	10,000	10,000
	Subtotal		6,076,248	5,562,047	5,206,453	777,965	5,364,883
	Interest	6.50%	197,478	180,767	169,210	25,284	174,359
	Profit % GDV	15.00%	1,830,735	1,830,735	1,850,790	174,765	2,120,100
		0.00%	0.00%	0.00%	0.00%	0.00%	0.00%
	COSTS		8,104,461	7,573,549	7,226,453	978,014	7,659,342
Residual Land Worth	Site		4,100,439	4,631,351	5,112,147	187,086	6,474,658
	Existing Use Value	£/ha	50,000	50,000	50,000	50,000	50,000
	Viability Threshold	£/ha	550,000	550,000	550,000	550,000	550,000
	Residual Value	£/ha	71,757,688	11,578,377	5,112,147	1,870,860	5,665,326

Brownfield

			Offices - Central	Offices - Park	Larger Industrial	Smaller Industrial	Distribution
	CIL	£/m2	60.55	60.55	60.55	60.55	60.55
Income	m2		2,000	2,000	4,000	400	4,000
	£/m2		7,100	7,100	3,400	3,050	3,700
	Capital Value		12,780,000	12,780,000	12,920,000	1,220,000	14,800,000
	Buyers Costs	4.50%	575,100	575,100	581,400	54,900	666,000
	Capital Value		12,204,900	12,204,900	12,338,600	1,165,100	14,134,000
Costs	Land Used	Coverage	350%	50%	40%	40%	35%
		ha	0.057	0.400	1.000	0.100	1.143
		£/ha	3,000,000	3,000,000	3,000,000	3,000,000	3,000,000
		Uplift £/ha	0	0	0	0	0
		20.00%	600,000	600,000	600,000	600,000	600,000
		Site Cost	205,714	1,440,000	3,600,000	360,000	4,114,286
	Stamp Duty (on VT)	4.00%	8,229	57,600	144,000	14,400	164,571
	Acquisition	1.50%	3,086	21,600	54,000	5,400	61,714
	Strategic Promotion		0	0	0	0	0
	Pre Planning		0	0	0	0	0
	Construction	/m2	2,206	2,209	908	1,384	935
		£	4,412,320	4,418,987	3,633,280	553,456	3,739,360
	Infrastructure	15.00%	705,971	707,038	581,325	88,553	598,298
	Abnormals	5.00%	255,915	256,301	210,730	32,100	0
	Fees	8.00%	429,936	430,586	354,027	53,929	347,013
	S106		0	0	0	0	0
	CIL		121,100	121,100	242,200	24,220	242,200
	Contingency	2.5% & 5%	268,710	269,116	221,267	33,705	108,441
	Finance Costs		0	0	0	0	100,000
	Sales	2.50%	159,750	159,750	161,500	15,250	185,000
	Misc. Financial		10,000	10,000	10,000	10,000	10,000
	Subtotal		6,375,017	6,452,078	5,612,329	831,014	5,556,597
	Interest	6.50%	207,188	209,693	182,401	27,008	180,589
	Profit % GDV	15.00%	1,830,735	1,830,735	1,850,790	174,765	2,120,100
		0.00%	0.00%	0.00%	0.00%	0.00%	0.00%
	COSTS		8,412,940	8,492,506	7,645,519	1,032,787	7,857,287
Residual Land Worth	Site		3,791,960	3,712,394	4,693,081	132,313	6,276,713
	Existing Use Value	£/ha	3,000,000	3,000,000	3,000,000	3,000,000	3,000,000
	Benchmark Land Value	£/ha	3,600,000	3,600,000	3,600,000	3,600,000	3,600,000
	Residual Value	£/ha	66,359,303	9,280,986	4,693,081	1,323,134	5,492,124

HDH Planning and Development Ltd is a specialist planning consultancy providing evidence to support planning authorities, land owners and developers. The firm is regulated by the RICS.

The main areas of expertise are:

- Community Infrastructure Levy (CIL)
- District wide and site specific Viability Analysis
- Local and Strategic Housing Market Assessments and Housing Needs Assessments

HDH Planning and Development have clients throughout England and Wales.

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Enfield Equality Impact Assessment (EqIA)

Introduction

The purpose of an Equality Impact Assessment (EqIA) is to help Enfield Council make sure it does not discriminate against service users, residents and staff, and that we promote equality where possible. Completing the assessment is a way to make sure everyone involved in a decision or activity thinks carefully about the likely impact of their work and that we take appropriate action in response to this analysis.

The EqIA provides a way to systematically assess and record the likely equality impact of an activity, policy, strategy, budget change or any other decision.

The assessment helps us to focus on the impact on people who share one of the different nine protected characteristics as defined by the Equality Act 2010 as well as on people who are disadvantaged due to socio-economic factors. The assessment involves anticipating the consequences of the activity or decision on different groups of people and making sure that:

- unlawful discrimination is eliminated
- opportunities for advancing equal opportunities are maximised
- opportunities for fostering good relations are maximised.

The EqIA is carried out by completing this form. To complete it you will need to:

- use local or national research which relates to how the activity/ policy/ strategy/ budget change or decision being made may impact on different people in different ways based on their protected characteristic or socio-economic status;
- where possible, analyse any equality data we have on the people in Enfield who will be affected eg equality data on service users and/or equality data on the Enfield population;
- refer to the engagement and/ or consultation you have carried out with stakeholders, including the community and/or voluntary and community sector groups and consider what this engagement showed us about the likely impact of the activity/ policy/ strategy/ budget change or decision on different groups.

The results of the EqIA should be used to inform the proposal/ recommended decision and changes should be made to the proposal/ recommended decision as a result of the assessment where required. Any ongoing/ future mitigating actions required should be set out in the action plan at the end of the assessment.

The completed EqIA should be included as an appendix to relevant EMT/ Delegated Authority/ Cabinet/ Council reports regarding the service activity/ policy/ strategy/ budget change/ decision. Decision-makers should be confident that a robust EqIA has taken place, that any necessary mitigating action has been taken and that there are robust arrangements in place to ensure any necessary ongoing actions are delivered.



SECTION 1 – Equality Analysis Details

Title of service activity / policy/ strategy/ budget change/ decision that you are assessing	Draft Enfield Local Plan 2039 – Regulation 18
Lead officer(s) name(s) and contact details	Hanan Osman- Senior Planning Officer
Team/ Department	Plan Making Team Place Department
Executive Director	Sarah Cary
Cabinet Member	Cllr Caliskan
Date of EqIA completion	12 April 2021

SECTION 2 – Summary of Proposal

Please give a brief summary of the proposed service change / policy/ strategy/ budget change/project plan/ key decision

Please summarise briefly:

What is the proposed decision or change?

What are the reasons for the decision or change?

What outcomes are you hoping to achieve from this change?

Who will be impacted by the project or change - staff, service users, or the wider community?

Describe the change, why it is needed, what is the objective of the change and what is the possible impact of the change:

This Equalities Impact Assessment/Analysis (EqIA) sought to ensure that the document production and consultation for the New Local Plan promotes equal opportunities. Currently planning applications in Enfield are determined using Development Management Document (2014), the Core Strategy (2010) and the Area Action Plan policies. With references to national planning legislation and statutory policies, including the Government's National Planning Policy Framework and relevant policies in the London Plan.

The draft Enfield Local Plan (ELP) provides a spatial framework to guide the future development of the borough for the next 15 years, up to 2039. It is a

Commented [MH1]: Needs to describe the possible impact of the change



strategic document providing the broad strategy for the scale and distribution of development and the provision of supporting infrastructure. It contains core policies for guiding patterns of development. It seeks to address priorities such as housing needs, increasing the supply of affordable housing, creating employment, improving public health, town centres, safety and encouraging design quality. Once adopted, the Enfield Local Plan will update and amalgamate the existing Development Management Document (2014), the Core Strategy (2010) and the Area Action Plan policies, into one document which also includes a number of new policies.

The draft ELP sets out the council's vision for the borough and a spatial planning strategy for the period 2018-2039. Subsequent to the Examination in Public and formal adoption, the ELP will become the borough's principal planning policy document. It will provide a detailed criteria and standard based policies by which planning applications will be determined and will be a key vehicle in delivering the vision and objectives for Enfield, shaping development around the borough over the long term. Moreover, the Local Plan must have regard to national planning legislation and statutory policies, including the government's National Planning Policy Framework and must also be in general conformity with the London Plan.

The council is committed to treating everyone fairly and justly, whatever their race or background and wants to ensure that everyone gets an opportunity to be involved in the planning process. The main reason of the Equality Impact Assessment (EqIA) is to assess how the policies and proposals of the emerging Local Plan will impact on, or affect, different groups or communities. It helps the council to determine whether the impacts are positive, negative or unlikely to have a significant impact on each of the protected characteristics groups. The EqIA reflects the Public Sector Equality Duty (PSED) which contains three areas in which public bodies must show compliance. The duty states that a public authority must, in the exercise of its functions, have due regards to the need to:

1. Eliminate discrimination, harassment, victimisation and any other conduct that is prohibited under this Act;
2. Advance equality of opportunity between persons who share a relevant protected characteristics and persons who do not share it; and
3. Foster good relations between persons who share a relevant protected characteristic and persons who do not share it.

The equality duty is a continuing duty and consideration of equality impacts has taken place throughout the preparation and publication of the Local Plan.

The impact of the changes will be reported in the Integrated Impact Assessment to support the ELP.



SECTION 3 – Equality Analysis

This section asks you to consider the potential differential impact of the proposed decision or change on different protected characteristics, and what mitigating actions should be taken to avoid or counteract any negative impact.

According to the Equality Act 2010, protected characteristics are aspects of a person's identity that make them who they are. The law defines 9 protected characteristics:

1. Age
2. Disability
3. Gender reassignment.
4. Marriage and civil partnership.
5. Pregnancy and maternity.
6. Race
7. Religion or belief.
8. Sex
9. Sexual orientation.

At Enfield Council, we also consider socio-economic status as an additional characteristic.

"Differential impact" means that people of a particular protected characteristic (eg people of a particular age, people with a disability, people of a particular gender, or people from a particular race and religion) will be significantly more affected by the change than other groups. Please consider both potential positive and negative impacts, and, where possible, provide evidence to explain why this group might be particularly affected. If there is no differential impact for that group, briefly explain why this is not applicable.

Please consider how the proposed change will affect staff, service users or members of the wider community who share one of the following protected characteristics.



Age

This can refer to people of a specific age e.g. 18-year olds, or age range e.g. 0-18 year olds.

Will the proposed change to service/policy/budget have a **differential impact [positive or negative]** on people of a specific age or age group (e.g. older or younger people)?

Please provide evidence to explain why this group may be particularly affected.

A key aspect of the draft New Local Plan is to strengthen the relationship with communities across a range of age groups in Enfield. This is to achieve fairness for all and a sustainability growth within the context of providing the appropriate level of development and the provision of supporting infrastructure.

This predominantly has a positive effect on younger and older age groups where the creation of a safer environments in which to walk, play and cycle which are less polluted. It also seeks to promote new development and public realm interventions are high quality and design led in their approach, taking careful account of urban context and reinforcing local distinctiveness.

Enfield's population as at mid-2019 is estimated to be 333,794 with around 51.1% of the population female and males making up 48.9% of the population. There are more males than females in all ages up to 29 years. There are significantly more women than men over 80. Enfield has a higher number of young people aged 0-19 than the London average, and a higher proportion of adults aged 20-44 than the England average, but much lower than the London average.

The very young and older age groups can be more difficult to consult. Both groups may have limited skill and ability in respect of internet access and those methods of consultation are likely to benefit the most.

Mitigating actions to be taken

The council has produced a Statement of Community Involvement (SCI) 2021 that sets out the principles to be applied in involving the community in the preparation of the ELP.

The involvement of the community is also subject to the Town and Country Planning (Local Planning) (England) Regulations 2012.

Specific consultation to be targeted at younger people and older people during the experimental phase. They are hard to reach groups but are hypothesised to obtain significant benefits.

Monitor consultation responses to identify the age distribution and alignment with the local population.



Disability

A person has a disability if they have a physical or mental impairment which has a substantial and long-term adverse effect on the person's ability to carry out normal day-day activities.

This could include:

Physical impairment, hearing impairment, visual impairment, learning difficulties, long-standing illness or health condition, mental illness, substance abuse or other impairments.

Will the proposed change to service/policy/budget have a **differential impact [positive or negative]** on people with disabilities?

Please provide evidence to explain why this group may be particularly affected.

The ELP will consider the needs of disabled people and residents with long term illnesses across the borough as a whole. Through inclusive design with a type of new housing provided will need to account for this and ensure that wheelchair accessible homes are provided with easy access to car parking spaces. The affordability of new housing also needs to be considered for disabled people as the earning potential of some residents may be reduced if they are unable to work due to their disability.

The ELP will account for the needs of disabled residents when considering improvements to pedestrian links in the area. Wheelchair accessible venues will be selected for consultation events and meetings with the local community.

There are several policies in the ELP around community facilities to ensure that there is adequate healthcare provision appropriate to the need and location and will have a positive impact on all equality groups in the area, particularly the elderly and disabled groups who require good access to primary care services.

The assessment of equality impacts will be available as part of the Integrated Impact Assessment to support the ELP.

Mitigating actions to be taken

For public consultations, we will consider the needs of people with various physical disabilities, visual impairments and the deaf community. Whilst undertaking the necessary measures and precaution in response the impact of Global Pandemics such as Covid-19 on the planning process.



Gender Reassignment

This refers to people who are proposing to undergo, are undergoing, or have undergone a process (or part of a process) to reassign their sex by changing physiological or other attributes of sex.

Will this change to service/policy/budget have a **differential impact [positive or negative]** on transgender people?

Please provide evidence to explain why this group may be particularly affected.

It is believed at this time that no aspect of the ELP is likely to have a differential impact on grounds of gender reassignment.

The assessment of equality impacts will be available as part of the Integrated Impact Assessment to support the ELP.

Mitigating actions to be taken

-

Marriage and Civil Partnership

Marriage and civil partnerships are different ways of legally recognising relationships. The formation of a civil partnership must remain secular, where-as a marriage can be conducted through either religious or civil ceremonies. In the U.K both marriages and civil partnerships can be same sex or mixed sex. Civil partners must be treated the same as married couples on a wide range of legal matters.

Will this change to service/policy/budget have a **differential impact [positive or negative]** on people in a marriage or civil partnership?

Please provide evidence to explain why this group may be particularly affected

It is believed at this time that no aspect of ELP is likely to have a differential impact on grounds of Marriage and Civil partnership.

The assessment of equality impacts will be available as part of the Integrated Impact Assessment to support the ELP.



Mitigating actions to be taken
-
Pregnancy and maternity
Pregnancy refers to the condition of being pregnant or expecting a baby. Maternity refers to the period after the birth and is linked to maternity leave in the employment context. In the non-work context, protection against maternity discrimination is for 26 weeks after giving birth, and this includes treating a woman unfavourably because she is breastfeeding.
Will this change to service/policy/budget have a differential impact [positive or negative] on pregnancy and maternity?
Please provide evidence to explain why this group may be particularly affected
<p>The ELP contains policies on ensuring design quality of new development and tall buildings for example are of relevance where they require all new development to respect the principles of accessible and inclusive design. This is of high relevance to, and will have a high impact upon, people who are less mobile, including the elderly, disabled people and pregnant mothers and people with very young children.</p> <p>Sustainable transport policies seeking to improve public transport in the borough will benefit all people, but especially people who are unable to drive and are comparatively less mobile such as the young, the elderly, the disabled and potentially pregnant women and those with very young children.</p> <p>Policies on improving the opportunities for walking and cycling is of high relevance to and will have a positive impact on people who are unable to drive and are comparatively less mobile such as the young, the elderly, the disabled and potentially pregnant women and those with very young children.</p> <p>The assessment of equality impacts will be available as part of the Integrated Impact Assessment to support the ELP.</p>
Mitigating actions to be taken
-
Race
This refers to a group of people defined by their race, colour, and nationality (including citizenship), ethnic or national origins.
Will this change to service/policy/budget have a differential impact [positive or negative] on people of a certain race?
Please provide evidence to explain why this group may be particularly affected



The London borough of Enfield is very diverse. In the 2011 census 40.5% of respondents identified themselves as white British, with the next largest categories identified as white other (18.2%) and Black African (9%). The white British category is lower than in both London as a whole (44.9%) and well below the level in England (79.8%)

Ethnicity Research from 2019 suggests that 35.32% of Enfield residents are from white British backgrounds, 23% from white other and 18% from black groups. Polish, Turkish, Greek, Somali, Bengali and Gajarati are the main languages otherwise spoken. The representation by race are not well studied and it is unclear if there will be a positive or negative impact based on this characteristic.

The policy on gypsy and travellers accommodation is of high relevance and is likely to impact upon the protected characteristic of race. The policy focuses on the potential to increase capacity in the borough.

A full assessment on race will form part of the EqIA as part of the Integrated Impact Assessment to support the ELP.

Mitigating actions to be taken

Consideration should be given to translated versions of the measures for download on the Enfield website.

Monitor demographic responses to consultation to ensure adequate representation of different ethnic groups.

Religion and belief

Religion refers to a person's faith (e.g. Buddhism, Islam, Christianity, Judaism, Sikhism, Hinduism). Belief includes religious and philosophical beliefs including lack of belief (e.g. Atheism). Generally, a belief should affect your life choices or the way you live.

Will this change to service/policy/budget have a **differential impact [positive or negative]** on people who follow a religion or belief, including lack of belief?

Please provide evidence to explain why this group may be particularly affected.

There are no impacts on religion and belief that have been identified at this stage.

A full assessment on religion and belief will form part of the EqIA as part of the Integrated Impact Assessment to support the ELP.



Mitigating actions to be taken

-

Sex

Sex refers to whether you are a man or woman.

Will this change to service/policy/budget have a **differential impact [positive or negative]** on men or women?

Please provide evidence to explain why this group may be particularly affected.

It is believed at this time that no aspect of this ELP is likely to have a differential impact on grounds of men or women.

A full assessment on sex will form part of the EqIA as part of the Integrated Impact Assessment to support the ELP.

Mitigating actions to be taken

-

Sexual Orientation

This refers to whether a person is sexually attracted to people of the same sex or a different sex to themselves. Please consider the impact on people who identify as heterosexual, bisexual, gay, lesbian, non-binary or asexual.

Will this change to service/policy/budget have a **differential impact [positive or negative]** on people with a particular sexual orientation?

Please provide evidence to explain why this group may be particularly affected.

It is believed at this time that no aspect of the ELP is likely to have a differential impact on grounds of Sexual Orientation.

A full assessment on sexual orientation will form part of the EqIA as part of the Integrated Impact Assessment to support the ELP.



Mitigating actions to be taken
-

Socio-economic deprivation

This refers to people who are disadvantaged due to socio-economic factors e.g. unemployment, low income, low academic qualifications or living in a deprived area, social housing or unstable housing.

Will this change to service/policy/budget have a **differential impact [positive or negative]** on people who are socio-economically disadvantaged?

Please provide evidence to explain why this group may be particularly affected.

The ELP recognises the diversity within the communities in the borough and the need to reduce inequalities that exist and deliver new housing and jobs. The approach is closely linked to the priorities highlighted in Enfield Council Plan. The cumulative impact of the ELP policies will ensure equitable outcomes for people on low incomes in the community through coordinated delivery of social, economic, educational, physical and environmental infrastructure.

The policy approach of the ELP is inclusive of all communities and will have positive impacts in addressing blight and poor environment in parallel with tackling deprivation issues in the deprived areas. It will support the delivery of the Local Plan documents and will allow comprehensive delivery of new development that meets the needs of the demographic in the deprived areas of the borough.

Improvements in educational infrastructure, creating a positive learning environment and improving the overall quality of life in the borough will help achieve higher educational attainment levels.

There are policies for economy, town centres and shopping recognising that the future economic prosperity and diversity of the borough is vital. By applying a policy approach of safeguarding existing employment land and allowing flexibility of potential opportunity sites for development, it will enable a strong economy to develop that can provide employment opportunities for all sections of the community including all equalities groups.

The assessment of equality impacts will be available as part of the Integrated Impact Assessment to support the ELP.



Mitigating actions to be taken.
- Monitor and review feedback for unforeseen impact.



SECTION 4 – Monitoring and Review

How do you intend to monitor and review the effects of this proposal?

Who will be responsible for assessing the effects of this proposal?

The effectiveness of the Council's approach to consultation in planning will be monitored through the Local Plan Monitoring Process. Throughout the preparation of the Local Plan an Equal Opportunities Monitoring form is produced for all Local Plan document consultations in both electronic and paper format. The number of returns to equalities monitoring forms is average and improvement to increasing returns and monitoring is being explored through each individual consultation. The number of monitoring form returns in the last financial year is not sufficient to conclude the impact of the service on the individual identified groups. As best practice, an EqIA is also prepared to accompany the production of new Local Plan and Supplementary Planning Documents. The general effectiveness of planning policies within the Local Plan is monitored yearly through the authorities Monitoring Report.

The Council publishes Authority Monitoring Reports (as required under Section 113 of the Localism Act, 2011) on a yearly basis. The Development management section also carries out regular monitoring of how effective a service it delivers in dealing with applications and appeals through the statutory processes.

The EQIA will continue to be updated as issues of equality or potential inequality arise.

The council will take the following actions to promote its equalities duties:

- it will monitor the implementation of the Local Plan policies on an ongoing basis. Potential issues that may adversely impact on the protected characteristics will be reported in the council's Monitoring Reports. The relevant Local Plan policies may then be amended accordingly, through a statutory review process, to help resolve these issues;
- it will undertake public consultation on the Local Plan and associated documents, including the EQIA. The current consultation will provide people with an opportunity to comment on the plan
- In addition, people may comment on the EQIA and on the supporting sustainability appraisal; and
- it will monitor the development of equalities legislation and associated case law to help ensure that the Local Plan remains legally compliant.



SECTION 5 – Action Plan for Mitigating Actions.

Identified Issue	Action Required	Lead officer	Timescale/By When	Costs	Review Date/Comments
The draft New Local Plan (Regulation 18 Issues and Options) is subject to a six week consultation 21 June to 2 August.	The EqIA will be reviewed and updated during preparation of the Regulation 19 Local Plan Preferred Option to respond to issues raised during consultation on the Regulation 18 Issues and Options.	Plan Making team	Summer 2021	Officer time	The EqIA will take account of changes to the Local Plan.
Older and younger people may be harder to reach via engagement and consultation methods.	Consider how these groups could be specifically targeted for engagement.	Plan Making team	During consultation phase.	Officer time	
Unforeseen concerns raised during the six week consultation 18 June to 30 July	Monitor all incoming communication for equality impact	Plan Making team	During consultation phase.	Officer time	
It will be important to review and monitor the impact of New Local Plan on equalities issues once it is adopted.	To report on any equality matters raised, through individual Local Plan document consultations.	Plan Making team	202X onwards	Officer time.	The Council will ensure that Community Involvement in the preparation of the Local Plan and planning applications is in accordance with its policies on fairness and equalities.

Interim IIA findings Regulation 18 Local Plan

Final report

Prepared by LUC

June 2021

Interim IIA findings

Regulation 18 Local Plan

Version	Status	Prepared	Checked	Approved	Date
1.	Final report	S. Newman E. Smith S. Temple	S. Temple T. Livingston	T. Livingston	25.05.2021
2.	Final report + revisions	S. Temple	T. Livingston	T. Livingston	01.06.2021

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Appendix ...

Interim IIA findings Regulation 18 Local Plan

Please note: This Interim IIA Report contains the findings of the IIA work as of 20 May 2021 and therefore does not reflect any subsequent changes that have been made to the Local Plan. Any changes made to the Local Plan after 20 May will be reflected in the full IIA report to be published before the Full Council meeting on 9th June 2021. Therefore, any policy or site appraisals are still subject to change.

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Chapter 1

Introduction

1.1 Enfield Council commissioned LUC in March 2021 to carry out an Integrated Impact Assessment (IIA), of Enfield's Regulation 18 Draft Local Plan, comprising:

- Sustainability Appraisal (SA) incorporating Strategic Environmental Assessment (SEA);
- Health Impact Assessment (HIA);
- Equalities Impact Assessment (EqIA);
- Community Safety Impact Assessment (CSIA); and
- Habitats Regulations Assessment (HRA).

1.2 The HIA, EqIA and CSIA have been integrated into the SA/SEA and are being undertaken and presented as a single IIA. Therefore, for simplicity within this report we refer just to the IIA, which should be taken as incorporating SA, SEA, HIA, EqIA and CSIA. The HRA has been carried out as a separate process due to needing to meet separate legal requirements, and a separate HRA Report has been prepared.

1.3 This is an Interim IIA Report that has been produced to provide the London Borough of Enfield's (LBE) Members with the findings of the IIA work undertaken to date alongside the preparation of the Regulation 18 Draft Local Plan. It does not constitute a full IIA Report that meets the requirements of the SEA Regulations (the full IIA Report is being prepared in time for the Regulation 18 public consultation). This Interim IIA Report contains the findings of the IIA work as of 20 May 2021 and therefore does not reflect any subsequent changes that have been made to the Local Plan. Any changes made to the Local Plan after 20 May will be reflected in the full IIA report. Therefore, any policy or site appraisals are still subject to change. This Interim IIA Report is structured as follows:

- **Chapter 1:** Introduction, including the IIA Framework
- **Chapter 2:** IIA findings for the 2018 Issues & Options Local Plan, including:
 - 2018 Draft Vision & Objectives
 - 2018 Growth (spatial distribution) options
 - 2018 Draft Policy approaches
- **Chapter 3:** IIA findings for the 2021 Regulation 18 Draft Local Plan, including the following elements:
 - Spatial Options included in Chapter 2 (and reasonable alternatives considered by LBE)

- Site Options included in Policy SP H1: Housing development sites in Chapter 8 and Policy SP E1: Options for employment and growth in Chapter 9.

- Draft policies included in Chapters 4, 5, 8, 9 and 10

- **Appendix A:** sets out the IIA assumptions used for appraising the site options

- **Appendix B:** presents the appraisal matrices for the site options

Appraisal methodology

IIA framework

1.4 The development of a set of IIA objectives (known as the IIA framework) is a recognised way in which the likely environmental and sustainability effects of a plan and reasonable alternatives can be described, analysed and compared. The IIA framework for the Local Plan is presented in **Table 1.2** and was originally developed by AECOM from the analysis of national, regional and local policy objectives, baseline information, and key sustainability issues identified in the Plan area.

1.5 The IIA framework comprises a series of IIA objectives, each accompanied by a set of guide questions that were used to appraise the performance of the Local Plan against the IIA objectives, including overall alternative spatial strategies for growth being considered by the Council for inclusion in the Local Plan.

1.6 The relationship between the 'SEA Topics', which are the specific topics that SEA is required to cover, as per Schedule 2 of the SEA Regulations, is shown in the final column of **Table 1.2**. It can be seen that a number of the IIA objectives cut across SEA Topics, showing how inter-related many of these are.

Refinements to the IIA framework

1.7 As a result of the review of earlier IIA work undertaken by AECOM, LUC proposed some refinements to the original IIA framework developed by AECOM. LUC has restructured the framework to clearly state the headline objective for each topic, in addition to moving some of the detail contained within AECOM's list of objectives to the appraisal questions columns, whilst ensuring that all SEA topics are covered. The

framework addresses any relevant concerns expressed by the statutory consultees in the IIA Scoping Report.

Site assessment assumptions

1.8 IIA inevitably relies on an element of subjective judgement. However, in order to ensure consistency in the appraisal of the site options, for each of the IIA objectives in the IIA framework, a clear set of decision-making criteria and assumptions for determining significance of the effects were developed. These assumptions set out clear parameters within which certain IIA effects would be given, based on factors such as the distance of site options from features such as biodiversity designations, public transport links and areas of high landscape sensitivity. The assumptions are presented in **Appendix A**. The performance of the sites against the site assessment assumptions were used, alongside other technical assessments, to inform Enfield Council's selection of individual site allocations.

Key to IIA effects symbols

1.9 The findings of the IIA are presented as colour coded symbols showing an effect for each option against each one of the IIA objectives along with a concise justification for the effect given, where appropriate. The colour coding is shown in **Table 1.1** below.

Table 1.1: Key to IIA effects symbols

++	Significant positive effect
++/-	Mixed significant positive and minor negative effect
+	Minor positive effect
0	Negligible effect
-	Minor negative effect
--/+	Mixed significant negative and minor positive effect
--	Significant negative effect
++/--	Mixed significant positive and significant negative effect
+/-	Mixed minor positive and minor negative effect
?	Uncertain effect
N/A	Not applicable

Table 1.2: IIA framework used to appraise the Enfield Local Plan – 2018 Issues & Options and 2021 Regulation 18 Draft Local Plan

IIA Objective	Appraisal questions – Will the Local Plan...?	Relevant SEA topics covered (and coverage of HIA, EqIA and CSIA)
<p>IIA objective 1: Ensure the Local Plan serves to minimise LBE's per capita CO₂ emissions such that the Council will become a carbon neutral organisation by 2030, and a carbon neutral Borough by 2040.</p>	<p>Minimise greenhouse gas emissions from industrial and commercial activities?</p> <p>Improve strategic public transport infrastructure?</p> <p>Ensure a complementary mix of land uses within compact communities that minimises the length of journeys to services and facilities, in addition to employment opportunities?</p> <p>Increase the proportion of journeys made on foot or by cycle, and developments are of a sufficient density to support and enhance local services and public transport provision?</p> <p>Provide roadside green infrastructure, particularly trees, which could help absorb carbon dioxide?</p> <p>Sustainable transport is addressed separately under IIA objective 12.</p>	<p>Climatic factors</p> <p>Air</p>
<p>IIA objective 2: Ensure resilience to climate change particularly mindful of the likelihood of climate change leading to problematic high temperatures, worsened flood risk and increased risk of drought.</p>	<p>Require the incorporation of sustainable design and construction techniques in development?</p> <p>Ensure that buildings and public spaces are designed to respond to winter and summer temperatures, i.e. ventilation, shading and landscaping?</p> <p>Reduce the risk of damage to people, property and infrastructure from extreme weather events?</p> <p>Flood risk is addressed separately under IIA objective 17.</p>	<p>Climatic factors</p> <p>Human health</p> <p>Biodiversity, flora and fauna</p> <p>Material assets</p> <p><i>Health Impact Assessment</i></p>
<p>IIA objective 3: Deliver housing to meet agreed targets and support an appropriate mix of housing types and tenures, including affordable and specialist housing, including housing for the elderly and disabled people.</p>	<p>Provide for a range of housing type and tenures to meet identified housing needs?</p> <p>Provide affordable housing to meet identified needs?</p> <p>Address the housing needs of older people, i.e. extra care housing, sheltered housing, lifetime homes and wheelchair accessible homes?</p> <p>Provide specialist accommodation for those with disabilities?</p> <p>Make provision for homes that can be adapted to support independent living for older and disabled people?</p>	<p>Population</p> <p>Human health</p> <p>Material assets</p> <p><i>Health Impact Assessment</i></p> <p><i>Equalities Impact Assessment</i></p>

IIA Objective	Appraisal questions – Will the Local Plan...?	Relevant SEA topics covered (and coverage of HIA, EqIA and CSIA)
<p>IIA objective 4: Improve the physical and mental health and wellbeing of Enfield residents and reduce health inequalities between local communities within the Borough.</p>	<p>Improve access to healthcare and provide new or enhanced local health services to support new and growing communities?</p> <p>Contribute to narrowing health inequalities?</p> <p>Improve access to outdoor and indoor sport and leisure facilities, in addition to recreation facilities?</p> <p>Improve access to open space and the countryside, including Lee Valley Regional Park, recognising its sensitivity to human disturbance?</p> <p>Provide, steward and maintain green infrastructure assets and networks, ensuring that these are linked into new and existing developments, to improve the connectivity of green space and green networks?</p> <p>Limit the risk of air, noise and light pollution on local people?</p>	<p>Population</p> <p>Human health</p> <p>Material assets</p> <p><i>Health Impact Assessment</i></p> <p><i>Equalities Impact Assessment</i></p>
<p>IIA objective 5: Support good access to services, facilities and wider community infrastructure, for new and existing residents, mindful of the potential for community needs to change over time.</p>	<p>Will it maintain and improve access to key services and facilities for all sectors of the population? / Ensure proposals retain or re-provide existing social infrastructure?</p> <p>Will it improve access to community facilities?</p> <p>Make provision for religious places of worship?</p> <p>Provide new and improved education facilities, which will support raising attainment and the development of skills, leading to a work ready population of school and college leavers?</p> <p>Improve educational attainment, qualification levels and participation in education and training?</p> <p>Access to more general services and facilities is addressed separately under IIA objective 10.</p>	<p>Population</p> <p>Human health</p> <p>Material assets</p> <p><i>Health Impact Assessment</i></p> <p><i>Equalities Impact Assessment</i></p>
<p>IIA objective 6: Encourage social inclusion, promotion of equality and a respect through diversity.</p>	<p>Reduce poverty and social exclusion in those areas most affected?</p> <p>Develop social cohesion through good urban design, using the healthy streets indicators and community spaces that act as a catalyst for community cohesion?</p> <p>Make provision for open space within town centres and new developments, encouraging interaction amongst residents?</p>	<p>Population</p> <p>Human health</p> <p><i>Health Impact Assessment</i></p> <p><i>Equalities Impact Assessment</i></p>

IIA Objective	Appraisal questions – Will the Local Plan...?	Relevant SEA topics covered (and coverage of HIA, EqIA and CSIA)
	Make the public realm safe and attractive to use by pedestrians?	
IIA objective 7: Reduce crime and increase community safety.	<p>Support targeted interventions to reduce crime and increase community safety, guided by LBE's Crime and Community Safety team, and ensure high quality new developments that are future proofed?</p> <p>Reduce levels of crime, anti-social behaviour and the fear of crime through high quality design and intervention, i.e. street layout, public space provision, passive surveillance, lighting, etc.?</p> <p>Encourage access to, and the provision of, community and youth facilities in more deprived neighbourhoods?</p> <p>Increase the perception of safety from crime?</p>	<p>Population</p> <p>Human health</p> <p>Material assets</p> <p><i>Health Impact Assessment</i></p> <p><i>Community Safety Impact Assessment</i></p>
IIA objective 8: Focus on delivering the 'Vision Zero' target for road safety.	<p>Apply healthy streets principles to ensure pedestrians and cyclists can travel safely?</p> <p>Ensure safe street design so as to encourage walking and cycling?</p>	<p>Population</p> <p>Human health</p> <p><i>Health Impact Assessment</i></p>
IIA objective 9: Support a strong, diverse and resilient economy that provides opportunities for all.	<p>Support the growth of Strategic Industrial Locations and Locally Significant Industrial Sites?</p> <p>Ensure a sufficient supply of land to meet local employment needs?</p> <p>Provide opportunities for start-up companies and expansion of local companies, particularly in high-performance technologies, business and professional services?</p> <p>Help diversify employment opportunities locally, including employment within the social enterprise, voluntary and community sectors and a growing higher wage economy?</p> <p>Improve access to jobs for local people from all sectors of the community that will reduce inequality between standards of living?</p>	<p>Population</p> <p>Human health</p> <p>Material assets</p> <p><i>Health Impact Assessment</i></p>
IIA objective 10: Support the vitality of the Borough's town and local centres.	<p>Enhance the vitality and vibrancy of town and local centres?</p> <p>Encourage the retention of and expansion of town and local centre commercial and retail uses?</p>	<p>Population</p> <p>Material assets</p>

IIA Objective	Appraisal questions – Will the Local Plan...?	Relevant SEA topics covered (and coverage of HIA, EqIA and CSIA)
	<p>Provide for a range of homes within the town and local centres?</p> <p>Promote regeneration in the Borough?</p> <p>Provide, protect or enhance locations for cultural activities, including the arts?</p>	
<p>IIA objective 11: Minimise air pollution.</p>	<p>Protect and improve air quality in the Borough which is entirely designated as an Air Quality Management Area (AQMA)?</p> <p>Support reduced air pollution in existing hotspots and avoid the creation of new air pollution hotspots, contributing to the achievement of the national and London-wide targets.</p> <p>Minimise air pollution caused by traffic and commercial uses?</p> <p>Address traffic congestion within the Borough and along key routes through neighbouring areas, with a focus on emission reduction, health impacts and the delivery of pedestrian friendly urban design?</p> <p>Mitigate the impacts of unenclosed waste facilities on dust and particulate pollution in less industrialised areas?</p>	<p>Air</p> <p>Human health</p> <p><i>Health Impact Assessment</i></p>
<p>IIA objective 12: Minimise the need to travel and support a modal shift away from the private car.</p>	<p>Make provision for safe and easy access to public transport services?</p> <p>Promote and facilitate the use of electric cars and sustainable modes of transport?</p> <p>Promote compact, mixed-use development, which encourages walking and cycling for short journeys?</p>	<p>Population</p> <p>Air</p> <p>Human health</p> <p>Climatic factors</p> <p>Material assets</p> <p><i>Health Impact Assessment</i></p>
<p>IIA objective 13: Deliver biodiversity net gain at an ambitious scale and avoid/mitigate impacts to valued</p>	<p>Maintain the integrity of the Epping Forest SAC?</p> <p>Protect locally designated and non-designated biodiversity sites from both the direct and indirect adverse effects of development?</p> <p>Avoid impacts of development and human disturbance on Lee Valley Regional Park?</p>	<p>Biodiversity, flora and fauna</p>

IIA Objective	Appraisal questions – Will the Local Plan...?	Relevant SEA topics covered (and coverage of HIA, EqIA and CSIA)
habitats and ecological networks.	<p>Safeguard and strengthen local ecological/green infrastructure networks that contribute to ecological connectivity both within Enfield Borough and their links with ecological networks in neighbouring boroughs?</p> <p>Deliver targeted enhancements that improve the functioning of networks and are supportive of established conservation objectives?</p> <p>Ensure that known biodiversity of brownfield sites is given due weight reflecting its ecological interest and value?</p> <p>Deliver biodiversity net gain through individual development contributions?</p> <p>Take into account opportunities to enhance biodiversity in the layout and design of development, including allowing species to adapt to climate change?</p>	
IIA objective 14: Sustain and enhance the significance of heritage assets.	<p>Support the integrity, special interest, character, appearance and historic setting of historic settlements and heritage assets, both designated and non-designated?</p> <p>Facilitate enhancements to the fabric and setting of the historic environment?</p> <p>Support access to, interpretation and understanding of the historic environment (including through investigations and studies which better reveal the significance of archaeological assets)?</p> <p>Protect, maintain and enhance scheduled monuments and archaeological sites, and their setting?</p> <p>Protect, maintain and enhance registered parks and gardens, and their settings?</p> <p>Improve participation in cultural activities?</p> <p>Promote greater understanding and enhancement of the Borough's historic environment, such as parks and open spaces, and areas with a particular heritage significance?</p> <p>Help foster heritage-led regeneration?</p>	Cultural heritage including architectural and archaeological heritage
IIA objective 15: Protect and enhance the character, quality	<p>Protect and enhance the landscape and townscape through the appropriate location, layout and design of new development, including the preservation of important open gaps and key views?</p> <p>Protect and enhance the local distinctiveness and contribution to a sense of place?</p>	Landscape Cultural heritage including architectural and archaeological heritage

IIA Objective	Appraisal questions – Will the Local Plan...?	Relevant SEA topics covered (and coverage of HIA, EqlA and CSIA)
and diversity of the Borough's landscapes and townscapes.	Contribute to London-wide Green Infrastructure objectives, including in respect of the Lee Valley Regional Park?	
IIA objective 16: To achieve efficient use of land and materials.	<p>Avoid development of high quality agricultural land?</p> <p>Ensure the re-use and redevelopment of brownfield sites?</p> <p>Make efficient use of recycled and secondary materials?</p> <p>Encourage minimisation, reuse and recycling of waste?</p> <p>Protect mineral resources and ensure development avoids sterilisation of local mineral reserves?</p>	<p>Soil</p> <p>Material assets</p>
IIA objective 17: To manage and reduce the risk of flooding	<p>Minimise the risk of flooding to people, property and infrastructure from rivers?</p> <p>Avoid development in locations at risk from flooding or which could increase the risk of flooding elsewhere, taking into account the impacts of climate change?</p> <p>Create development that incorporates Sustainable Urban Drainage Systems (SUDS) (including their long-term maintenance) to reduce the rate of run-off and the risk of surface water flooding and combined sewer overflows?</p>	<p>Human health</p> <p>Water</p> <p>Climatic factors</p> <p><i>Health Impact Assessment</i></p>
IIA objective 18: Minimise water use and protect water quality.	<p>Ensure that development does not lead to the deterioration of groundwater, surface water or river water quality?</p> <p>Locate development where adequate foul drainage, sewage treatment facilities, adequate potable water supply and surface water drainage can be made available?</p> <p>Require the incorporation of SUDS?</p> <p>Increase water efficiency, particularly in new developments through innovative design measures?</p>	<p>Water</p>

Chapter 2

IIA findings for the Issues & Options Local Plan (2018)

Introduction

2.1 This chapter sets out the IIA findings for the plan options that were presented in the 2018 Issues & Options consultation document for the Enfield Local Plan. The options in that document comprised the draft vision and growth objectives, a set of seven growth (spatial distribution) options and a number of policy approaches presented under nine themes:

- Historic environment
- Design
- Housing
- Economy
- Town centre
- Social infrastructure
- Green infrastructure
- Transport
- Sustainable infrastructure

2.2 The options in the 2018 Issues & Options document have been appraised against the current IIA framework and the IIA findings presented in this IIA Report to help meet the SEA Regulations, which require the likely effects of the plan and 'reasonable alternatives' to be assessed and described. The IIA findings for the 2018 draft vision and growth objectives are discussed first, followed by the findings for the seven growth (or spatial distribution) options, and then the findings for each set of policy options in the order of the nine themes listed above.

IIA findings for the 2018 draft vision and growth objectives

2.3 The draft vision in the 2018 Issues & Options document was as follows:

A Place for Affordability & Accessibility

By 2036, Enfield will be a borough that provides for its residents with a choice of homes and public services to meet actual need and affordability through the successful delivery of thriving neighbourhoods that are environmentally conscious and embrace active, resilient and healthy lifestyles.

A Place of Opportunity & Enterprise

New economies are secured to bring competitiveness of the borough's employment areas to attract regional, national and international investors across all sectors to successfully deliver new jobs and assist in securing the provision of employment training opportunities for local residents.

Enfield will be a place of local entrepreneurs and 'makers' of craft and creativity where people want to innovate and do business; where levels of educational attainment, economic activity and entrepreneurship are the greatest in London; where people have access to jobs in sectors that enjoy prosperity and long-term growth; and where high-speed communications and smart technologies will lead the way in accommodating and being part of London's growth sectors.

A Place for Diversity & Equality

Prosperity is shared across the whole borough to enable people to reach their potential through access to high quality schools and learning. Enfield residents will enjoy an opportunity for active and attractive places to live and work in healthy

environments. Our youth and most vulnerable residents will be supported through improved health, education and skill levels to enable everyone to fulfil their potential.

New and regenerated neighbourhoods will be safe and defined by the highest standards of well designed, affordable, accessible and eco-friendly homes and with access to public spaces.

Residents will have improved health and wellbeing and quality of life, improvements to open spaces, as well as new employment opportunities, ensuring that the benefits of growth, regeneration and investment reach everyone in the borough.

A Place that Delivers

Enfield will be an exemplar borough of how joined up partnerships, approaches to regeneration and investment can maximise opportunities to deliver for local people. The Council will deliver on several key regeneration schemes including our flagship Meridian Water project.

New transport infrastructure projects for rail, road and cycling will deliver reduced congestion and improved air quality. The early delivery of Four Tracking of the West Anglia Mainline as an early stage of Crossrail 2 will increase rail capacity, unlock and begin the accelerated regeneration of the eastern corridor and prepare for Crossrail 2.

2.4 The Council then set out a series of growth objectives to achieve the draft vision, under four overarching objectives:

1. Promoting and managing growth

- To promote growth and help achieve sustainable patterns of development by focusing new development in the borough's main town centres and areas around all stations, transport corridors, housing estate renewal and regeneration programmes, the eastern corridor and low density industrial areas, and through a strategic plan-led approach to the release of Green Belt land where they are accessible and sustainable;
- To meet locally assessed housing need across the borough through the creation of high quality developments in a phased programme to help meet existing and future housing needs;
- To build strong and inclusive communities by providing diversity of type, size and tenure of housing including affordable homes to meet local housing needs, tackle homelessness and to deliver as a minimum the annual housing target of at least 1,876 new homes as set out by the draft new London Plan;
- Respect and enhance the character of the borough's cultural, built heritage and neighbourhoods;
- Encourage and maintain a mixture of town centre uses in Enfield Town, Angel Edmonton, Edmonton Green, Palmers Green and Southgate, and the borough's local centres and local parades;
- To improve the health and wellbeing of Enfield's population and reduce health inequalities through promoting good growth and spatial planning, supporting healthier lifestyles and environmental improvements, as well as ensuring appropriate access to health facilities; and
- To enhance the quantity, quality and density of the borough's Strategic Industrial Locations (SIL) and Locally Significant Industrial Sites (LSIS), including the possibility for substitution and consolidation, to enable new and emerging businesses in sectors, whilst supporting opportunities for a mixture of uses and co-location.

2. Achieving design excellence

- To promote high quality, safe and sustainable designed buildings, places and streets; and
- To promote and protect high levels of amenity and quality of life to make Enfield an attractive, successful and vibrant place for all – residents, workers and people visiting.

3. Enhancing Enfield's assets

- To enhance the unique historic environment of Enfield and the character, distinctiveness of the borough's conservation areas and other historic and valued buildings, cultural spaces and places;
- To improve access to existing open spaces and manage open space deficiency; and
- To protect conditions for biodiversity.

4. Promoting a green environment

- To provide a strategic spatial planning strategy for growth aligned with, and able to secure the regeneration benefits of, planned new and improved strategic and major transport infrastructure;
- To drive investment in rail, roads and cycling infrastructure to improve connectivity and support economic development;
- To encourage cleaner air;
- To promote low carbon living and working;
- To support the delivery of sustainable infrastructure in the emerging growth areas to enable sustainable mixed-use developments; and
- To manage flood risk.

2.5 Table 2.1 below summarises the sustainability effects for the 2018 draft vision and growth objectives in relation to the IIA objectives, and the findings are described below the table.

Table 2.1: IIA findings for the 2018 draft vision and growth objectives

IIA objective	Draft vision	1. Promoting and managing growth	2. Achieving design excellence	3. Enhancing Enfield's assets	4. Promoting a green environment
IIA1: Climate change mitigation	+?/-?	+?/-?	+	0	+?/-?
IIA2: Climate change adaptation	0	0	+	0	0
IIA3: Housing	+?	++	0	0	0
IIA4: Health and wellbeing	+?	+	+	+	0
IIA5: Services and facilities	+?	0	0	0	0
IIA6: Social inclusion	+?	+	0	0	0
IIA7: Crime and community safety	0	0	0	0	0
IIA8: Road safety	0	0	0	0	0
IIA9: Economy	+?	0	+	0	+
IIA10: Town and local centres	0	++	0	0	0
IIA11: Air pollution	+?/-?	+?/-?	0	0	+?/-?
IIA12: Sustainable transport	+?/-?	+?/-?	0	0	+?/-?
IIA13: Biodiversity	0	0	0	+?	0
IIA14: Historic environment	0	+	0	+	0
IIA15: Landscape and townscape	0	0	0	0	0

IIA objective	Draft vision	1. Promoting and managing growth	2. Achieving design excellence	3. Enhancing Enfield's assets	4. Promoting a green environment
IIA16: Efficient use of land and materials	+/-	0	0	0	0
IIA17: Flooding	0	0	0	0	+?
IIA18: Water	0	0	0	0	0

Explanation of IIA findings for the 2018 draft vision and growth objectives

Draft vision

2.6 The draft vision sets out a general ambition for development to take place in a sustainable way, embracing a mix of social, economic and environmental aspirations. This will enable the Borough to be an attractive place to live, work and invest.

2.7 If the draft vision is achieved, it can be expected to lead to minor positive effects against the following IIA objectives. All effects are recorded as minor because the vision is aspirational and specifics are provided on the exact ways in which the vision will be achieved through the supporting growth objectives (see next section).

- **IIA3: Housing**, because the draft vision embraces growth which provides a choice of homes to meet actual need and affordability.
- **IIA4: Health and wellbeing**, because it seeks to improve residents' health and wellbeing and quality of life, in addition to improvements to open spaces. The draft vision also seeks to deliver neighbourhoods that embrace active, resilient and healthy lifestyles.
- **IIA5: Services and facilities**, because the provision of education and skills training, in addition to other services, is specifically mentioned in the draft vision.
- **IIA6: Social inclusion**, because the draft vision seeks to make LBE a diverse and equal place, where prosperity is shared across the Borough.
- **IIA9: Economy**, because the vision embraces growth by securing new economies that bring competitiveness to the Borough's employment areas, to attract regional, national and international investors across all sectors to successfully deliver new jobs and assist in securing the provision of employment training opportunities for local residents.

2.8 The draft vision is also expected to lead to mixed minor positive and minor negative effects against the following IIA objectives:

- **IIA1: Climate change mitigation**, because although new transport infrastructure projects for rail, road and cycling will help minimise CO₂ emissions, improvements to roads may also encourage use of the private car and an associated increase in emissions.
- **IIA11: Air pollution**, because although improvements to roads will reduce congestion and minimise air pollution, the improvements could also promote use of the private car and exacerbate existing air pollution problems.
- **IIA12: Sustainable transport**, because although new transport infrastructure projects for rail, road and cycling will be delivered and encourage more sustainable and active travel choices, improving roads could encourage use of the private car.

2.9 Due to the fact they are not specifically mentioned, the vision's contribution to the achievement of the following objectives is likely to be negligible: IIA2: Climate change adaptation, IIA7: Crime and community safety, IIA8: Road safety, IIA10: Town and local centres, IIA13: Biodiversity, IIA14: Historic environment, IIA15: Landscape and townscape, IIA16: Efficient use of land and materials, IIA17: Flooding and IIA18: Water.

2.10 All of the effects of the draft vision are subject to some uncertainty since their achievement will depend on the details of the Local Plan policies and site allocations which are designed to implement it.

Growth objectives

1. Promoting and managing growth

2.11 Growth objective 1 is expected to have a significant positive effect in relation to **IIA3: Housing** because it seeks to meet locally assessed housing needs across the Borough by providing a diversity of type, size and tenure of housing including affordable homes, in addition to tackling homelessness. For this reason, a minor positive effect is also expected in relation to **IIA6: Social inclusion**. A significant positive effect is expected against **IIA10: Town and local centres** because the objective focuses growth in the Borough's main town centres, whilst also maintaining a mixture of town centre uses in Enfield Town, Angel Edmonton, Edmonton Green, Palmers Green and Southgate, as well as the Borough's local centres and local parades.

2.12 Minor positive effects are expected in relation to **IIA4: Health and wellbeing** because the objective seeks to improve the health and wellbeing of Enfield's population and reduce health inequalities through promoting good growth and spatial planning, supporting healthier lifestyles and access to health facilities. A minor positive effect is expected against **IIA14: Historic environment** because the objective sets out that all development must respect and enhance the character of the Borough's cultural and built heritage. Mixed minor positive and minor negative but uncertain effects are expected in relation to **IIA1: Climate change mitigation**, **IIA11: Air pollution** and **IIA12: Sustainable transport** because although this objective supports growth at town centres and areas around stations, which may reduce use of the private car and associated emissions, it also promotes growth along transport corridors, namely Great Cambridge Road (A10) and North Circular Road (A406). Therefore, it may also encourage use of the private car and exacerbate existing air quality issues. Lastly, growth objective 1 is expected to have a mixed minor positive and minor negative effect in relation to **IIA16: Efficient use of land and materials** because although it supports development of previously developed land at town centres and areas around stations, it also supports development in the Green Belt, much of which is undeveloped.

2. Achieving design excellence

2.13 Growth objective 2 promotes sustainably designed buildings and may therefore help to mitigate the effects of climate change through reductions in CO₂ emissions, whilst also adapting to climate change. Therefore, minor positive effects are expected in relation to **IIA1: Climate change mitigation** and **IIA2: Climate change adaptation**. This growth objective also seeks to protect amenity and quality of life, by making LBE an attractive, successful and vibrant place to be. Therefore, minor positive effects are also expected in relation to **IIA4: Health and wellbeing** and **IIA9: Economy**.

3. Enhancing Enfield's assets

2.14 Minor positive effects are expected in relation to **IIA4: Health and wellbeing**, **IIA13: Biodiversity** and **IIA14: Historic environment** because this objective seeks to enhance the historic environment in LBE, whilst also improving access to existing open spaces and managing open space deficiency, in addition to protecting conditions for biodiversity. The effect against IIA14 is recorded as uncertain because the objective does not specify in what ways biodiversity will be protected.

4. Promoting a green environment

2.15 Growth objective 4 supports the delivery of rail, road and cycling infrastructure improvements, which will support economic development. Therefore a minor positive effect is expected in relation to **IIA9: Economy**. However, due to the fact improvements will be made to roads so as to reduce congestion, people may be more inclined to use the car. Therefore, mixed minor positive and minor negative but uncertain effects are expected in relation to **IIA1: Climate change mitigation**, **IIA11: Air pollution** and **IIA12: Sustainable transport**. A minor positive but uncertain effect is expected in relation to **IIA17: Flooding** because the objective seeks to manage flood risk but does not set out in what ways this will be achieved.

2.16 It is noted that none of the growth objectives explicitly address **IIA7: Crime and community safety**, **IIA8: Road safety**, **IIA15: Landscape and townscape** and **IIA18: Water**.

IIA findings for the growth options considered in the 2018 Issues & Options consultation document

2.17 This section presents the IIA findings for the 'growth' (or spatial distribution) options that are set out in the Local Plan Issues & Options consultation document. Seven broad options for where new housing, employment and other land uses should go to meet the growth being planned for at the time (i.e. the draft London Plan target of 1,876 homes a year for the next 10 years from 2018), as follows:

- Option 1: Main town centres and areas around all stations;
- Option 2: Transport corridors;
- Option 3; Existing estate renewal and regeneration programmes;
- Option 4: Eastern corridor and low density industrial areas;
- Option 5: Future Crossrail 2 Growth Corridor;
- Option 6: The New Southgate and Upper Lee Valley Opportunity Areas; and
- Option 7: Strategic plan-led approach to Green Belt.

2.18 It should be noted that these spatial distribution options are not mutually exclusive, and the Issues & Options consultation document recognised that individually they would not be able to deliver the overall growth required for the Borough, therefore choices would need to be made about which elements of these options would form the spatial strategy in the Enfield Local Plan. However, based on the potential development locations associated with each option as shown on the Strategic Growth Options diagram at Figure 2.2 in the Issues & Options consultation document, the IIA has assumed that more development would be able to be delivered under Options 1 and 2 than the remaining five options. In addition, it is noted that Option 5: Future Crossrail 2 Growth Corridor is no longer a reasonable alternative due to the Government's decision in November 2020 and notice to Transport for London to end spending on Crossrail 2. However, it has been appraised and presented for completeness to reflect the point in time at which it was being considered as a growth option for the Enfield Local Plan.

2.19 Given the 'mix and match' nature of these spatial distribution options, there are sustainability pros and cons with each of them, and no one option comes out as performing the 'best' in sustainability terms. However, Option 1: Main town centres and areas around all stations has the most potentially significant positive effects, because it would provide the most opportunities for new residents to reach employment, education, services and facilities via active and/or sustainable transport modes, which has multiple benefits in terms of health, inclusivity, reducing inequalities, reducing car travel and CO₂ emissions and maximising efficient use of land. This option would still have some potential negative effects on the more environmental IIA objectives in particular. Option 7: Strategic plan-led approach to Green Belt has the most potentially significant negative effects as although some are on the same IIA objectives as for Option 1 (e.g. biodiversity and historic environment), unlike Option 1, it would not provide new development in proximity to sustainable transport opportunities or existing services and facilities, resulting in negative effects on health, access to services, reducing car travel, CO₂ emissions and also efficient use of land (due to the necessary reliance on greenfield sites).

Table 2.2: Summary of IIA effects for the growth options considered in the 2018 Issues & Options document

IIA objective	1. Main town centres and areas around all stations	2. Transport corridors	3. Existing estate renewal and regeneration programmes	4. Eastern corridor and low density industrial areas	5. Future Crossrail 2 Growth Corridor	6. New Southgate and Upper Lee Valley Opportunity Areas	7. Strategic planned approach to Green Belt
IIA1: Climate change mitigation	+++	--/+?	+	+?/-	+++	+	--?/+?
IIA2: Climate change adaptation	0	0	0	0	0	0	0
IIA3: Housing	+++/-	+++/-	-	+	+	+	+
IIA4: Health and wellbeing	++/-?	--/+	+/-	+/-	+/-	+/-	--/+
IIA5: Services and facilities	++/-?	+/-?	+	+	+	+	--
IIA6: Social inclusion	+/-	++/-	++	++	++	++	+
IIA7: Crime and community safety	-?	-?	+	-?	-?	-?	-?
IIA8: Road safety	0	0	0	0	0	0	0
IIA9: Economy	++	++/-	+	++/--?	++/--?	+/-?	--?/+?
IIA10: Town and local centres	++	--/+	+	+	+	+	0
IIA11: Air pollution	+++/--	--/+?	+?/-	--/+?	+++/--	+?/-	--/+?
IIA12: Sustainable transport	+++	--/+?	+	+?/-	+++	+	--/+?
IIA13: Biodiversity	--?	--?	--?	--?	--?	--?	--?
IIA14: Historic environment	--?	-?	0?	-?	-?	-?	--?
IIA15: Landscape and townscape	--	--	+	--/+?	--/+?	--/+?	--

Interim IIA findings
 June 2021

IIA objective	1. Main town centres and areas around all stations	2. Transport corridors	3. Existing estate renewal and regeneration programmes	4. Eastern corridor and low density industrial areas	5. Future Crossrail 2 Growth Corridor	6. New Southgate and Upper Lee Valley Opportunity Areas	7. Strategic planned approach to Green Belt
IIA16: Efficient use of land	++	++	++	++	++	++	-
IIA17: Flooding	-?	-?	-?	-?	-?	-?	-?
IIA18: Water	-?	-?	-?	-?	-?	-?	-?

IIA1: Climate change mitigation

2.20 Options 1: Main town centres and areas around all stations and 5: Future Crossrail 2 Growth Corridor promote development around tube and railway stations, with Option 1 also supporting development at town centres where everyday services and facilities are located within walking distance of one another. The town centres are highly accessible and also contain multiple bus routes, whilst Crossrail 2 would provide a four train per hour service into the new Meridian Water, Ponders End, Brimsdown and Enfield Lock stations from 2028. These two options are therefore likely to reduce use of the private car and associated CO₂ emissions, with significant positive effects expected in relation to IIA1: Climate change mitigation. However, the effects are recorded as uncertain because levels of walking and cycling within the Borough are not very high and in the case of Option 5, which promotes development along the proposed Crossrail 2 route, delivery of this strategic infrastructure project had not been confirmed at the time of the 2018 Issues & Options consultation. It is also unknown whether people will choose public transport in place of the private car, as this will depend on a number of factors such as cost, timing of services and proximity to their final destination. Options 3: Existing estate renewal and regeneration programmes and 6: New Southgate and Upper Lee Valley Opportunity Areas are expected to have minor positive effects in relation to this objective because the estates proposed for renewal/regeneration and Opportunity Areas are located within close proximity of some tube and railway stations and may therefore encourage use of public transport. These effects are recorded as uncertain because it is unknown whether people will choose public transport as a replacement to the private car, particularly because Census data from 2011 indicates that the majority of residents use a private car to get work instead of public transport.

2.21 Option 2: Transport corridors is expected to have a mixed significant negative and minor positive effect against IIA1 because it supports development along the transport corridors and partially falls within the built-up urban areas where a number of services and facilities are present. People can therefore easily walk to various amenities. However, the transport corridors comprise Great Cambridge Road (A10) and North Circular Road (A406) and this option would therefore support use of the private car, generating associated CO₂ emissions. The positive effect is recorded as uncertain because levels of walking and cycling within the Borough are not very high, in addition to public transport use. Option 7: Strategic plan-led approach to Green Belt is also expected to have a mixed significant negative and minor positive effect in relation to this objective because the Green Belt in LBE is not located within close proximity to public transport, apart from the area around Crews Hill railway station. Therefore, depending on where development is located, this option would be likely to increase reliance on the private car. However, emphasis is placed on the Crews Hill area in the supporting text to this option, which would potentially reduce reliance on the private car and associated CO₂ emissions. The effect is recorded as uncertain because it is unknown whether people would choose public transport in place of the private car and whether some areas within the Green Belt that are not close to the Crews Hill railway stations would be developed or not. Option 4: Eastern Corridor and low density industrial areas is expected to have a mixed minor positive and minor negative effect against IIA1: Climate change mitigation because although it supports development in the eastern corridor, which contains a number of railway stations and would be within close proximity of the proposed Crossrail 2 infrastructure project, it also contains some areas that are not within close proximity of public transport infrastructure, in addition to everyday services and facilities. Conversely, including industrial land in this growth option provides the opportunity for greater variety in employment, housing and density, reducing distances between homes, schools, the workplace, community and town centres. The positive effect for Option 4 is recorded as uncertain because it is unknown whether people will choose public transport in place of the private car.

IIA2: Climate change adaptation

2.22 Given the high-level nature of these seven options, it is not possible to distinguish between them with respect to climate change adaptation. The distribution of development is not likely to influence sustainable design and construction techniques in development or respond to extreme weather effects as a result of climate change, which will be dealt with through other policies in the plan. Flood risk is dealt with separately under IIA objective 17. All growth options are expected to have negligible effects in relation to this objective.

IIA3: Housing

2.23 Options 1: Main town centres and areas around all stations and 2: Transport corridors are expected to deliver the highest amount of growth when compared to the other five options and would include a mix of housing and employment development, in addition to healthcare, schools, open space and social and community infrastructure. Options 1 and 2 would be achieved by increasing densities and building heights of new development. However, this would not provide the range of housing types needed in the Borough and instead deliver a high proportion of flats, studios and 1-bedroom apartments. This could discriminate

against certain groups of people, such as large families or those with specialist housing requirements. For this reason, Options 1 and 2 are both expected to have a mixed significant positive and minor negative effect in relation to this objective. The positive effect is recorded as uncertain because it is unknown what number of new homes would be delivered. Options 4: Eastern corridor and low density industrial areas, 5: Future Crossrail 2 Growth Corridor, 6: New Southgate and Upper Lee Valley Opportunity Areas and 7: Strategic plan-led approach to the Green Belt are expected to have minor positive effects in relation to this objective because although they are not likely to deliver as much growth as Options 1 and 2, they are still expected to deliver a considerable number of new homes. The effects are recorded as uncertain because it is unknown exactly how many new homes will be provided under these four options. The Issues & Options document noted that the Council is currently running a programme of estate renewal and under Option 3: Existing estate renewal and regeneration programmes, would deliver 3,000 new homes in New Southgate, Ponders End and Edmonton. Therefore, although this option would deliver 3,000 new homes, it would not provide the total number of new homes required across the Borough. Option 3 is therefore expected to have a minor negative effect against this objective.

IIA4: Health and wellbeing

2.24 In LBE, there is an east-west divide in terms of inequality and this correlates with health indicators. According to ONS, LBE is the fifth worst Borough in England for obesity, with significantly high levels of obesity in the east when compared to the west. Option 1: Main town centres and areas around all stations focuses growth around tube and railway stations, as well as town centres, where a number of services and facilities are available, including primary healthcare facilities. Therefore, people would be within walking distance of a number of amenities, which may encourage more active travel choices. This would have beneficial effects on people's physical health and mental wellbeing. However, the amount of development that would be delivered under Option 1 would place a significant amount of pressure on existing services, particularly GP surgeries. Further to this, the supporting text to Option 1 states that the amount of development delivered under this option could potentially require a relaxation in standards for open space provision. This is particularly concerning following the COVID-19 pandemic which has highlighted significant inequalities in access to open space. For these reasons, Option 1 is expected to have a mixed significant positive and significant negative effect against this objective. The negative effect is recorded as uncertain because it is unknown whether open space would be lost or not.

2.25 Option 2: Transport corridors supports development along Great Cambridge Road (A10) and North Circular Road (A406), which partially fall within built up urban areas where a number of services and facilities are present. However, both corridors also include areas where a range of services are not available, which may limit access to healthcare and also discourage more active travel choices (i.e. walking and cycling). Locating development along these A roads is also problematic in that residents would be located adjacent to sources of air pollution, which can have adverse effects on people's health, particularly those who suffer from asthma. Therefore, Option 2 is expected to have a mixed significant negative and minor positive effect in relation to this objective. Option 7: Strategic plan-led approach to Green Belt is also expected to have a mixed significant negative and minor positive effect against IIA4: Health and wellbeing. This is due to the fact there are no GP surgeries located within the Green Belt in the north-west of the Borough and therefore residents would not have easy access to healthcare. However, large-scale development under this option offers an opportunity to provide new GP surgeries.

2.26 According to the IIA Scoping Report, there are very few GP surgeries on the estates within LBE. As such, the delivery of 3,000 new homes under Option 3: Existing estate renewal and regeneration programmes could place a considerable amount of pressure on the limited number of surgeries available. Therefore, Option 3 is expected to have a minor negative effect in relation to this objective. However, this is mixed with a minor positive effect because regenerating estates within the Borough offers an opportunity to deliver new healthcare facilities and improve quality of life through improved housing stock. Options 4: Eastern Corridor and low density industrial areas and 5: Future Crossrail 2 Growth Corridor are expected to have mixed minor positive and minor negative effects against this objective because both options contain areas that are located within close proximity of a number of services and facilities (e.g. primary healthcare facilities) and others that are not. Option 6 focuses development in the Opportunity Areas only and may therefore result in an increase in pressure on existing healthcare facilities in those areas, which are likely to experience considerable population growth. However, it is likely that development of these Opportunity Areas will provide an opportunity to deliver new healthcare facilities in order to meet the needs of a growing population. Therefore, Option 6 is expected to have a mixed minor positive and minor negative effect in relation to this objective.

IIA5: Services and facilities

2.27 Option 1 is expected to have a significant positive effect against IIA5: Services and facilities because it supports development in main town centres and around tube and railway stations, which are built up urban areas where a number of existing services and facilities are present. New residents would therefore not be required to travel far to reach these services, as they would be within walking distance of them. For example, there are a number of primary and secondary schools located within close proximity of most of the tube and railway stations. However, the amount of development likely to be delivered under this option would place increasing strain on services, such as schools, although this is uncertain. Therefore, Option 1 is also expected to have a minor negative but uncertain effect against this objective.

2.28 Option 7 is expected to have a significant negative effect in relation to IIA5 because the Green Belt in the north west of the Borough contains a very small number of schools which are located on the very edge of the Green Belt and not within close proximity of the Crews Hill area.

2.29 Options 2: Transport corridors, 3: Existing estate renewal and regeneration programmes, 4: Eastern corridor and low density industrial areas, 5: Future Crossrail 2 Growth Corridor and 6: New Southgate and Upper Lee Valley Opportunity Areas are expected to have minor positive effects in relation to this objective because although they tend to be located within built up urban areas where services and facilities are present, these options also contain areas that are not within close proximity of services (e.g. schools). For example, all five options propose development near Angel Road, where only one existing primary school is present and no secondary schools. Option 2 is also expected to have a minor negative effect in relation to this objective because the volume of development would place a lot of pressure on existing services, such as primary and secondary school places, although this is uncertain.

IIA6: Social inclusion

2.30 In LBE, there is an east-west divide in terms of inequality and deprivation. The eastern part of the Borough contains ten Lower Super Output Areas that fall within the 10% most deprived nationally. Options 3: Existing estate renewal and regeneration programmes, 4: Eastern corridor and low density industrial areas, 5: Future Crossrail 2 Growth Corridor and 6: New Southgate and Upper Lee Valley Opportunity Areas are expected to have significant positive effects in relation to IIA6: Social inclusion because they focus growth in the east of the Borough in some of the most deprived areas, including through estate renewal/regeneration and redevelopment of the Upper Lee Valley Opportunity Area. Option 2: Transport corridors is also expected to have a significant positive effect in relation to this objective because one of two transport corridors, Great Cambridge Road (A10), is located in the east of the Borough, and North Circular Road (A406) runs from east to west, also falling within some of the most deprived areas within the Borough. However, the effect is mixed with a minor negative effect because focusing growth along the transport corridors may exclude those who do not have access to a private car. Option 7: Strategic plan-led approach to Green Belt is expected to have a minor positive effect in relation to this objective because it focuses development in the Green Belt located in the north west of the Borough, and therefore does not address the east-west divide. However, this area of Metropolitan Green Belt does fall within the 30% most deprived areas nationally and is therefore still likely to address poverty and social exclusion to some extent. Option 1: Main town centres and areas around all stations is expected to have a mixed minor positive and minor negative effect against IIA6 because it supports development in the town centres and areas surrounding tube and railway stations, but due to the fact the town centres and tube/railway stations are spread fairly evenly across the majority of the Borough, development would not be directed solely into the more deprived areas. Therefore, although this option would, to an extent, help regenerate the more deprived areas of the Borough, it would also enhance the least deprived areas and not specifically address the gap in inequality between the east and west.

IIA7: Crime and community safety

2.31 The spatial distribution of development is not likely to influence levels of crime, anti-social behaviour, fear of crime and perceptions of safety, which will be more influenced by policies which seek to deliver inclusive design. As set out in the IIA Scoping Report, crime is generally concentrated in the east of LBE and at Southgate, Palmers Green and the boundary LBE shares with Haringey Council, in addition to around public transport nodes. Crime levels have been rising in the area, partly due to the fact LBE has the largest youth population in Greater London, with some of the highest levels of crime recorded in the school-transport corridors. Option 3: Existing estate renewal and regeneration programmes supports the renewal and regeneration of existing estates across the Borough and may therefore help reduce levels of crime, anti-social behaviour and fear of crime at these estates. Therefore, Option 3 is expected to have a minor positive but uncertain effect against IIA7: Crime and community safety. Options 4: Eastern corridor and low density industrial areas, 5: Future Crossrail 2 Growth Corridor and 6:

New Southgate and Upper Lee Valley Opportunity Areas focus development in the east of the Borough, with Option 6 also supporting development of the New Southgate Opportunity Area in the south west of the Borough. Option 2: Transport corridors promotes growth along the transport corridors and Option 1: Main town centres and areas around all stations promotes a more even spread of development across the Borough, including around the tube and railway stations of Southgate and Palmers Green, respectively. Option 7: Strategic plan-led approach to Green Belt, on the other hand, focuses development in the Green Belt in the north west of the Borough. These options are expected to have minor negative but uncertain effects in relation to IIA7: Crime and community safety, unless there are policies in place to support high quality development, in addition to a high quality public realm that supports the integration of communities and natural surveillance including through the co-location of shops, services, community centres and green spaces. Options 1 and 2 are expected to provide the largest amount of new development and may therefore have more of an adverse effect than others because the increase in population could result in higher levels of crime.

IIA8: Road safety

2.32 The distribution of development will not affect the achievement of this objective, which relates to healthy streets principles that encourage walking and cycling, and these could be encouraged through design policies. Therefore, all of the spatial distribution/growth options are likely to have negligible effects in relation to IIA8: Road safety.

IIA9: Economy

2.33 Option 1: Main town centres and areas around all stations promotes growth at the town centres within LBE, in addition to the tube and railway stations. The town centres offer job opportunities and locating growth around tube and railway stations ensures that people have good access to job opportunities elsewhere within and outside the Borough. Development under this option would not result in any loss of existing commercial and industrial floorspace and would instead provide more employment floorspace. According to the supporting text to this option, employment uses are often accommodated in single storey structures and with good design, most employment uses can be located alongside or below homes. Therefore, Option 1 is expected to have a significant positive effect in relation to this objective.

2.34 Options 4: Eastern corridor and low density industrial areas and 5: Future Crossrail 2 Growth Corridor support development within the east of the Borough, where most of Enfield's industrial land is located. A large amount of businesses are concentrated on the older low density industrial sites but due to the proximity of these sites to the proposed Crossrail 2 strategic infrastructure project, their future use may need to be reconsidered so as to make the best use of this land. Therefore, development under this option could potentially result in the loss of some industrial land, although this is uncertain. Conversely, the London Plan identifies LBE as a location where strategic demand for industrial logistics and related uses are anticipated to be strongest and a large number of jobs are expected to be provided under these options. As set out in the supporting text to these options, existing industrial land can be used more efficiently through the introduction of mezzanines, basements and smaller infill units. The proposed Crossrail 2 infrastructure project could also accelerate delivery of new development sites which would in turn deliver much-needed new homes, jobs and economic growth, whilst also improving connectivity into Central London. Therefore, both options are expected to have a mixed significant positive and significant negative effect, with uncertainty recorded against the negative effect.

2.35 Under Option 2: Transport corridors, development would be delivered in similar ways to those described under Option 1. There are likely to be opportunities for intensification of large retail and employment uses, as well as highways land. However, not all of the available sites along the transport corridors are within close proximity of public transport. Therefore, people would not have as easy access to employment opportunities elsewhere within the Borough, unless they have access to a car. For this reason, Option 2 is expected to have a mixed significant positive and minor negative effect in relation to this objective.

2.36 Option 7: Strategic plan-led approach to the Green Belt is expected to have a mixed significant negative and minor positive but uncertain effect in relation to this objective because there is only one railway station located in the Green Belt in the north west of the Borough, at Crews Hill. Therefore, depending on where development would be located, residents may not have easy access to employment opportunities elsewhere within the Borough. The north west of the Borough is fairly isolated and not within walking distance of many workplaces. However, some job opportunities may be provided alongside housing development and support the rural economy, although this is uncertain.

2.37 Option 3: Estate renewal and regeneration programmes is expected to have a minor positive but uncertain effect in relation to this objective because the renewal and intensification of housing estates could contribute to new job opportunities, in addition to supporting the local economy by ensuring homes are available to working age people.

2.38 Option 6: New Southgate and Upper Lee Valley Opportunity Areas is expected to have a mixed minor positive and minor negative effect in relation to this objective, with uncertainty recorded against the negative effect. According to the supporting text to this option, the Upper Lee Valley Opportunity Area will require the reconfiguration, relocation, consolidation, intensification and optimisation of Strategic Industrial Land (SIL). Therefore, although not stated, this option could potentially result in some loss of SIL. However, both the Upper Lee Valley and New Southgate and Opportunity Areas are expected to deliver new employment opportunities, in addition to supporting the local economy through the provision of new homes. The Upper Lee Valley Opportunity Area will also be located within close proximity to Crossrail 2, which will drive economic growth.

IIA10: Town and local centres

2.39 Concentrating development at the town centres will increase footfall and enhance the vitality and vibrancy of LBE's Town, District and Local Centres. Option 1: Main town centres and areas around all stations is therefore expected to have a significant positive effect in relation to this objective. Option 3: Existing estate renewal and regeneration programmes is expected to have a minor positive effect against this objective because one of the estates proposed for regeneration is located around the Ponders End Local Centre. Therefore, the development of new homes would increase footfall, enhancing the vitality and vibrancy of this local centre. Options 4: Eastern Corridor and low density industrial areas, 5: Future Crossrail 2 Growth Corridor and 6: New Southgate and Upper Lee Valley Opportunity Areas focus development in the east of the Borough, with Option 6 also supporting development of the New Southgate Opportunity Area in the south west of the Borough. These three options contain areas that only fall within close proximity of Edmonton Green District Centre and Ponders End Local Centre. Therefore, Options 4, 5 and 6 are expected to have minor positive effects in relation to this objective. Option 2: Transport corridors supports development along Great Cambridge Road (A10) and North Circular Road (A406), and therefore only falls within close proximity of Palmers Green District Centre and Bush Hill Park Local Centre. According to the supporting text to this option, there may be an opportunity to intensify Colosseum Retail Park and Enfield Retail Park. However, this would take business away from the town centres. Therefore, Option 2 is also expected to have a mixed significant negative and minor positive effect in relation to this objective. Option 7: Strategic plan-led approach to Green Belt focuses growth away from the town centres, instead supporting growth in a more rural and isolated area. Therefore, Option 7 is expected to have a negligible effect against this objective.

IIA11: Air pollution

2.40 Options 1: Main town centres and areas around all stations and 5: Future Crossrail 2 Growth Corridor promote development around tube and railway stations, with Option 1 also supporting development at town centres where everyday services and facilities are located within walking distance of one another. The town centres are highly accessible and also contain multiple bus routes, whilst Crossrail 2 would provide a four train per hour service from 2028. These two options are therefore likely to reduce reliance on the private car, which could help minimise air pollution. However, the actual use of more active and sustainable modes of travel will depend on people's behaviour and Crossrail 2 had not been confirmed at the time of the 2018 Issues & Options consultation. The positive effects are therefore recorded as uncertain. Further to this, LBE experiences severe problems with air quality, especially between the east and west of the Borough, with the entire Borough being declared an Air Quality Management Area (AQMA). Therefore, although both options focus development within close proximity to sustainable travel modes, where services and facilities are within walking and cycling distance of one another, the amount of development that would be delivered under both options would have significant adverse effects on air quality through population increase and a higher presence of cars. However, walking and cycling could be encouraged through the design of new development and incorporation of Healthy Streets principles. Overall, both options are expected to have a mixed significant positive and significant negative effect.

2.41 Option 7: Strategic plan-led approach to Green Belt supports development within the Green Belt in the north west of the Borough, where only one railway station is located in the Crews Hill area. Bus services are less frequent and services and facilities are not within easy walking distance of one another. Therefore, new residents would be more reliant on the private car, contributing towards air pollution. The amount of development delivered under this option is also expected to increase the number of cars on the road. However, the supporting text to Option 7 focuses on the Crews Hill area, which is accessible via public transport. Overall, therefore, Option 7 is expected to have a mixed significant negative and minor positive effect against IIA11: Air pollution. Although Option 2: Transport corridors contains some areas that fall within the urban area where everyday

amenities are available and within walking distance of one another, supporting development along Great Cambridge Road (A10) and North Circular Road (A406) would encourage use of the private car and result in an increase in air pollution, particularly if there are more cars on the road as a result of population increase. Option 2 is therefore also expected to have a mixed significant negative and minor positive effect in relation to this objective. Option 4: Eastern corridor and low density industrial areas is expected to have a mixed significant negative and minor positive effect against IIA11 because although it supports development in the eastern corridor where a number of railway stations are located, including the proposed Crossrail 2 infrastructure project, it also includes some areas that are not within close proximity of public transport infrastructure, in addition to everyday facilities. The development delivered under this option would also contribute to the number of cars on the road. All positive effects are recorded as uncertain because the actual use of more active and sustainable modes of travel will depend on people's behaviour.

2.42 Options 3: Existing estate renewal and regeneration programmes is expected to have a mixed minor positive and minor negative effect in relation to this objective because the estates proposed for redevelopment are located within close proximity of some tube and railway stations and may therefore reduce reliance on the private car. However, the provision of 3,000 new homes may increase the number of cars on the road, with adverse effects on air quality. Option 6: New Southgate and Upper Lee Valley Opportunity Areas also supports development in areas within close proximity of tube and railway stations and would also not result in as large amount of development as that proposed by the other options. Therefore, it is also expected to have a mixed minor positive and minor negative effect in relation to this objective. All positive effects are recorded as uncertain because the actual use of more active and sustainable modes of travel will depend on people's behaviour.

IIA12: Sustainable transport

2.43 Options 1: Main town centres and areas around all stations and 5: Future Crossrail 2 Growth Corridor promote development around tube and railway stations, with Option 1 also supporting development at town centres where everyday services and facilities are located within walking distance of one another. The town centres are highly accessible and also contain multiple bus routes, whilst Crossrail 2 would provide a four train per hour service from 2028. These two options are therefore likely to reduce reliance on the private car and increase more sustainable modes of transport. However, the use of more active and sustainable modes of transport will depend on people's behaviour, especially following the COVID-19 pandemic where there has been a significant reduction in people using public transport. The Crossrail 2 strategic infrastructure project had also not been confirmed at the time of the 2018 Issues & Options consultation. These two options are therefore expected to have a significant positive but uncertain effect in relation to this objective.

2.44 Option 2: Transport corridors contains some areas that fall within the urban area where everyday amenities are available and within walking distance of one another. However, it also supports development along Great Cambridge Road (A10) and North Circular Road (A406), which would encourage use of the private car. Option 2 is therefore expected to have a mixed significant negative and minor positive effect in relation to this objective. Option 7: Strategic plan-led approach to Green Belt supports development within the Green Belt in the north west of the Borough, where only one railway station is located in the Crews Hill area. Bus services are less frequent and services and facilities are not within easy walking distance. Therefore, new residents would be more reliant on the private car, which would prevent a modal shift away from the private car. However, the supporting text to Option 7 focuses on the Crews Hill area, which is accessible via public transport. Overall, Option 7 is expected to have a mixed minor positive and minor negative effect against this objective.

2.45 Options 3: Existing estate renewal and regeneration programmes and 6: New Southgate and Upper Lee Valley Opportunity Areas are expected to have minor positive but uncertain effects in relation to this objective because they are both located within close proximity of some tube and railway stations and may therefore reduce reliance on the private car, although this is dependent on people's travel behaviour. Option 4: Eastern corridor and low density industrial areas is expected to have a mixed minor positive and minor negative effect against IIA12 because although it supports development in the eastern corridor where a number of railway stations are located, including the proposed Crossrail 2 infrastructure project, it also includes some areas that are not within close proximity of public transport infrastructure, in addition to everyday facilities. All positive effects are recorded as uncertain because the actual use of more active and sustainable modes of travel will depend on people's behaviour.

IIA13: Biodiversity

2.46 LBE does not contain a Special Protection Area (SPA), Special Area of Conservation (SAC) or a Ramsar site. However, it is located within close proximity to the Lee Valley SPA and Ramsar site which is located to the north and south of the Borough

in Lee Valley Regional Park, which runs along the eastern edge of LBE. The Epping Forest SAC is also located just outside of the Borough, to its east. The Chingford Reservoir Site of Special Scientific Interest (SSSI) is located within the Borough, along its eastern edge. There is also one Local Nature Reserve (LNR) within the Borough, known as Covert Way, located just south of Hadley Wood in the south west of the Borough. A large number of Sites of Importance in Nature Conservation (SINC) are spread across the Borough.

2.47 Options 4: Eastern corridors and low density industrial areas, 5: Future Crossrail 2 Growth Corridor and 6: New Southgate and Upper Lee Valley Opportunity Areas promote development within the east of the Borough, where the Chingford Reservoir SSSI is located, in addition to three SINC. Therefore, all three options could potentially result in a significant negative but uncertain effect in relation to IIA13: Biodiversity due to the potential for new development to cause disturbance to species, habitat loss or fragmentation and other effects such as air pollution. Option 3: Existing estate renewal and regeneration programmes also supports development within the east of the Borough, in addition to around Arnos Grove tube station, where some additional SINC are located. For this reason, Option 3 is also expected to have a significant negative but uncertain effect in relation to this objective. As mentioned already, SINC are spread across the Borough and therefore Option 1: Main town centres and areas around all stations, which supports fairly even development across the Borough, is also expected to have a significant negative but uncertain effect. This is particularly due to the fact most SINC contain or are located adjacent to a railway station, where development is supported under this option. The largest proportion of SINC are located in the north west of the Borough, within the Green Belt, whilst the strategic transport corridors about a number of SINC. Options 2: Transport corridors and 7: Strategic plan-led approach to Green Belt and therefore also expected to have significant negative but uncertain effects in relation to this objective.

IIA14: Historic environment

2.48 The northern edge of LBE does not contain a large proportion of heritage assets whereas the remainder of the Borough does, especially the more built-up areas such as Enfield Town. A number of Conservation Areas are located along the periphery of the built-up area within the edge of the Green Belt, the largest being Trent Park which is also a Registered Park and Garden. Option 1: Main town centres and areas around all stations supports development within the main town centres and around tube and railway stations, which tend to be located within close proximity of a large number of Listed Buildings, whilst also falling within or close to Conservation Areas. Therefore, Option 1 is expected to have a significant negative but uncertain effect in relation to IIA14: Historic environment. Option 7: Strategic plan-led approach to Green Belt supports development within the Green Belt in the north west of the Borough, where a number of Conservation Areas, Listed Buildings, Scheduled Monuments and Registered Parks and Gardens are present. Option 7 is therefore also expected to have a significant negative but uncertain effect against this objective. Options 2: Transport corridors, 4: Eastern corridor and low density industrial areas, 5: Future Crossrail 2 Growth Corridor and 6: New Southgate and Upper Lee Valley Opportunity Areas are expected to have minor negative but uncertain effects in relation to this objective because they do not contain as many heritage assets as the other two options, and there are no Scheduled Monuments or Registered Parks and Gardens present. Option 3: Existing estate renewal and regeneration programmes is expected to have a negligible but uncertain effect in relation to this objective because it seeks to regenerate existing estates, with no adverse effects on the historic environment expected. However, the effect is recorded as uncertain because the actual effect will depend on the regeneration of the estate, such as the design, scale and layout of development.

IIA15: Landscape and townscape

2.49 Options 1: Main town centres and areas around all stations and 2: Transport corridors are expected to deliver the highest amount of growth compared to the other five options by increasing density and the building heights of new development, which would significantly alter the character of the urban area. Options 1 and 2 are therefore expected to have a significant negative effect in relation to this objective. Option 7: Strategic plan-led approach to Green Belt supports development within the Green Belt, which could potentially alter the landscape in the north west of the Borough. Therefore, Option 7 is also expected to have a significant negative effect in relation to this objective.

2.50 Options 4: Eastern corridor and low density industrial areas, 5: Future Crossrail 2 Growth Corridor and 6: New Southgate and Upper Lee Valley Opportunity Areas support development within the east of the Borough, with Option 6 also supporting development of the New Southgate Opportunity Area in the south west of the Borough. The east of the Borough contains a lot of Enfield's industrial land, most of which is low density. According to the Issues & Options document, if the Crossrail 2 strategic infrastructure project is confirmed, Enfield would need to provide a further 40,000 plus new homes out of the 200,000 homes to

be realised through land released by Crossrail 2. However, LBE cannot meet this requirement without the strategic reconfiguration of land within the eastern corridor. Therefore, a significant amount of redevelopment would need to take place if Crossrail 2 were to be confirmed. This redevelopment would fundamentally alter the character of the area but could also potentially enhance any disused previously developed land. Options 4, 5 and 6 are therefore expected to have a mixed significant negative and minor positive effect against this objective, with uncertainty recorded against the positive effect.

2.51 Option 3 would deliver 3,000 new homes through the regeneration of existing estates within the Borough, which could potentially enhance the townscape. Therefore, Option 3 is expected to have a minor positive but uncertain effect in relation to this objective. The effect is recorded as uncertain because the actual effect will depend on the final design, scale and layout of development.

IIA16: Efficient use of land

2.52 All options with the exception of one (Option 7) support development on previously developed land that is classified under the best and most versatile agricultural land system as land predominantly in urban use. All six options are therefore expected to have significant positive effects in relation to IIA16: Efficient use of land. Option 7: Strategic plan-led approach to Green Belt promotes development within the Green Belt in the north west of the Borough, which comprises a mixture of both greenfield and brownfield sites, all of which are classified as Grade 3 agricultural land. Therefore, although this option would promote the development of previously developed land, it would also promote the development of greenfield land, which is not an efficient use of land. Therefore, Option 7 is expected to have a minor negative effect in relation to this objective.

IIA17: Flooding

2.53 The River Lee, in addition to King George's Reservoir and William Girling Reservoir located along the eastern edge of LBE create a flood risk. The immediate area surrounding these waterbodies falls within Flood Zones 3a and 3b, as well as Flood Zone 2. The NPPF discourages the development of housing within areas at the highest risk of flooding and major development should incorporate surface water management measures, such as sustainable drainage systems. Option 2: Transport corridors supports development along two transport corridors, one of which is the North Circular Road (A406). However, Pymme's Brook runs along this road, making it an area of high flood risk. Options 4: Eastern corridor and low density industrial areas, 5: Future Crossrail 2 Growth Corridor and 6: New Southgate and Upper Lee Valley Opportunity Areas focus development in the east of the Borough, whilst Option 3: Existing estate renewal and regeneration programmes supports the regeneration of existing estates. Option 7: Strategic plan-led approach to Green Belt supports development of Green Belt land in the north west of the Borough, some of which comprises greenfield land. As such, development would reduce the amount of permeable surface available and potentially contribute to surface water run-off, increasing flood risk. Option 1: Main town centres and areas around all stations promotes development within town centres and at tube and railway stations, some of which are located in the east of the Borough. The aforementioned flood zones also stretch to the west of the Borough along New River (Old Course) and a number of brooks, most of which are located within close proximity to tube and railway stations. Overall, all options are expected to have minor negative but uncertain effects in relation to IIA7: Flooding.

IIA18: Water

2.54 LBE is covered entirely by the London Water Resource Zone, with its potable water and waste water services supplied by Thames Water. Greater London is mostly supplied by surface water resources (80%), with the remainder delivered through groundwater abstractions. Given the high-level nature of these options, it is not possible to distinguish between them with respect to water resources, water quality and wastewater treatment capacity. Water resources is a key issue in LBE, given that the Thames Water Supply is designated as "seriously water stressed" and that climate change may lead to limited water availability in the future, particularly in the summer. The Borough contains a fairly high proportion of land covered by Source Protection Zones 1 and 2¹, and it is therefore unlikely that development would be able to avoid these Source Protection Zones. Development in some locations could therefore contaminate water supplies without mitigation. All options with the exception of one (Option 7) support development in existing built-up areas and therefore any effect on Source Protection Zones is likely to be limited. Due to the fact these options contain land that falls within Source Protection Zones 1 and 2 but already contain built development, minor negative but uncertain effects are expected. Although a large proportion of Green Belt land under Option 7: Strategic plan-led approach to Green Belt does not contain built development, only a very small proportion of Green Belt land

¹ There is no land in LBE covered by Source Protection Zone 3.

falls within Source Protection Zones 1 and 2. For this reason, Option 7 is also expected to have a minor negative but uncertain effect in relation to this objective.

IIA findings for the policy approaches considered in the 2018 Issues & Options document

2.55 This section presents the IIA findings for the reasonable alternative policy approaches that are set out in the 2018 Local Plan Issues & Options consultation document, under the same headings used within the consultation document.

Historic environment policy options

2.56 The likely sustainability effects of the historic environment policy approaches are set out in **Table 2.3** and described below the table.

Table 2.3: IIA results for the 2018 historic environment policy options

IIA objective	HE1: Design quality and local character	HE2: Designated heritage assets, their setting and archaeology	HE3: Locally listed and undesignated heritage assets and cultural practices	HE4: Views
IIA1: Climate change mitigation	0	0	0	0
IIA2: Climate change adaptation	0	0	0	0
IIA3: Housing	0	0	0	0
IIA4: Health and wellbeing	0	0	0	0
IIA5: Services and facilities	0	0	0	0
IIA6: Social inclusion	0	0	0	0
IIA7: Crime and community safety	0	0	0	0
IIA8: Road safety	0	0	0	0
IIA9: Economy	0	0	0	0
IIA10: Town and local centres	0	0	0	0
IIA11: Air pollution	0	0	0	0
IIA12: Sustainable transport	0	0	0	0
IIA13: Biodiversity	0	0	0	0
IIA14: Historic environment	++	++	++	++
IIA15: Landscape and townscape	+	0	+	++
IIA16: Efficient use of land and materials	0	0	0	0
IIA17: Flooding	0	0	0	0

IIA objective	HE1: Design quality and local character	HE2: Designated heritage assets, their setting and archaeology	HE3: Locally listed and undesignated heritage assets and cultural practices	HE4: Views
IIA18: Water	0	0	0	0

2.57 These four policies seek to preserve, protect and enhance the London Borough of Enfield's historic environment. Policy HE1 addresses design quality and local character, Policy HE2 examines designated heritage assets, their setting and archaeology, Policy HE3 promotes locally listed and undesignated heritage assets and cultural practices and Policy HE4 covers views. These policies have a specific focus and as a result are unlikely to affect the majority of IIA objectives.

2.58 All four policies are anticipated to have significant positive effects in relation to **IIA14: Historic environment**. The policies all support the integrity, special interest, character, appearance and historic setting of heritage assets, both designated and non-designated. Policy HE2: Designated heritage assets, their setting and archaeology requires development proposals affecting a designated heritage asset, its setting or a property within a conservation area, to submit a Heritage Statement. Policies HE1: Design quality and local character and HE3: Locally listed and undesignated heritage assets and cultural practices also promote increasing access to and understanding of heritage, both in areas where heritage is underrepresented and with the general public. Furthermore, minor positive effects are anticipated for policies HE1: design quality and local character and HE3: Locally listed and undesignated heritage assets and cultural practices in relation to **IIA15: Landscape and townscape** as they both highlight the role that heritage assets play in forming and reinforcing a sense of local distinctiveness and character in Enfield Borough. A significant positive effect is also expected for Policy HE4: Views in relation to this objective as the policy seeks to protect strategic and local views. This is key as the view to and from natural or built assets enhances local distinctiveness and character.

Design policy options

2.59 The likely sustainability effects of the design Policy approaches are set out in **Table 2.4** and described below the table.

Table 2.4: IIA results for the 2018 design policy options

IIA objective	D1: Achieving design excellence	D2: Character and density	D3: Design for co-location and mixed use development	D4: Designing for a sustainable, safe and inclusive Borough
IIA1: Climate change mitigation	+	0	+	++
IIA2: Climate change adaptation	0	0	0	++
IIA3: Housing	++	0	++	0
IIA4: Health and wellbeing	+	0	+	++

IIA objective	D1: Achieving design excellence	D2: Character and density	D3: Design for co-location and mixed use development	D4: Designing for a sustainable, safe and inclusive Borough
IIA5: Services and facilities	0	0	+	0
IIA6: Social inclusion	+	0	0	0
IIA7: Crime and community safety	+	+	0	+
IIA8: Road safety	0	+	0	0
IIA9: Economy	0	0	0	0
IIA10: Town and local centres	0	0	0	0
IIA11: Air pollution	+	0	+	0
IIA12: Sustainable transport	++	0	++	0
IIA13: Biodiversity	0	0	0	0
IIA14: Historic environment	0	+	0	0
IIA15: Landscape and townscape	++	++	0	0
IIA16: Efficient use of land and materials	+	++	++	++
IIA17: Flooding	0	0	0	+
IIA18: Water	0	0	0	0

2.60 These four policies seek to address good design in new developments. Policy D1 relates to achieving design excellence, Policy D2 covers character and density, Policy D3 addresses design for co-location and mixed use development and Policy D4 promotes design for a sustainable, safe, and inclusive Borough. These policies have a narrow focus and as a result are unlikely to adversely affect the IIA objectives.

2.61 Policy D4: Designing for a safe and inclusive Borough is expected to have significant positive effects in relation to **IIA1: Climate change mitigation** and **IIA2: Climate change adaptation** because it encourages use of the BRE Home Quality Mark, which could help reduce CO₂ emissions associated with residential development, whilst directly promoting sustainable design and resilience to climate change environmental hazards and emergencies.

2.62 Policy D1: Achieving design excellence states that affordable homes must be designed to the same or higher standards as the private housing element of new developments, whilst also advocating the successful integration of different tenure types in new development. A significant positive effect is therefore expected for this policy in relation to **IIA3: Housing**. Further to this, the policy requires developments across the Borough to meet space standards, which will have beneficial effects on people's health and wellbeing. A minor positive effect is therefore expected in relation to **IIA4: Health and wellbeing**. Policy D3: Design for co-location and mixed use development promotes mixed use development and the co-location of different uses, which is an efficient use of space and also enables new homes to be built. A significant positive is therefore also expected for this policy in relation to **IIA3: Housing**. Policy D3: Design for co-location and mixed use development is also expected to have a minor positive effect in relation to **IIA4: Health and wellbeing** because when co-locating residential development or social

infrastructure with industrial uses, consideration will be given to health and residential amenity. With the promotion of mixed use development, Policy D3: Design for co-location and mixed use development is also expected to have a minor positive effect in relation to **IIA5: Services and facilities**.

2.63 A minor positive effect is anticipated for Policy D1: Achieving design excellence in relation to IIA6: Social inclusion. Both the policy and its supporting text seek to improve design quality across all types of development and across all tenures, ensuring that affordable homes are designed to the same or higher standards as the private housing element of new developments. Through improving design quality in the Borough, it is anticipated that living standards will be improved for those in more deprived areas. Further to this, Policy D1: Achieving design excellence promotes pepper potting tenure mixes across housing sites to provide choice and opportunity for all. Policies D1: Achieving design excellence, D2: Character and density and D4: Designing for a safe and inclusive Borough are expected to have minor positive effects in relation to **IIA7: Crime and community safety**. This is because both policies D1 and D4 make reference to the role that design can play in creating sustainable and safe environments, whilst the supporting text to Policy D2 highlights the importance of ensuring tall, high rise buildings are safe from fire risk.

2.64 Significant positive effects are expected in relation to **IIA12: Sustainable transport** because policies D1: Achieving design excellence and D3: Design for co-location promote sustainable modes of transport. Policy D1 states that all developments must facilitate local movement, public access through sites, sustainable transport and easy way-finding, whilst Policy D3 and its supporting text promote mixed use development and co-location, as they can encourage healthier lifestyles through walking and cycling. Furthermore, encouraging more sustainable transport choices will help minimise air pollution and greenhouse gas emissions associated with use of the private car. As such, minor positive effects are expected for policies D1: Achieving design excellence and D3: Design for co-location and mixed use development in relation to **IIA1: Climate change mitigation** and **IIA11: Air pollution**. A minor positive effect is also anticipated with Policy D2: Character and density against **IIA8: Road safety**, as the policy states that the Council will refuse proposals which negatively impact road and pedestrian safety or traffic flow.

2.65 A significant positive is anticipated in relation to policies D1: Achieving design excellence and D2: Character and density in relation to **IIA15: Landscape and townscape** as both enhance the landscape and townscape in Enfield Borough. The supporting text of Policy D1: Achieving design excellence recognises the role that tall buildings play in generating a strong sense of place in the Borough, whilst Policy D2: Character and density states that the Council will seek to protect and build on the existing positive character and individual context of the Borough. Furthermore, Policy D2: Character and density also makes reference to protect Enfield Borough's areas of historic value, therefore a minor positive is also expected in relation to Policy D2: Character and density and to **IIA14: Historic Environment**.

2.66 All four policies are expected to have positive effects in relation to **IIA16: Efficient use of land and materials**. Significant positive effects are expected for policies D2: Character and density, D3: Design for co-location and mixed use development and D4: Designing for a safe and inclusive Borough in relation to this objective, as all three policies promote efficient use of land. Policy D2: Character and density promotes small scale infill and extension developments, whilst Policy D3: Design for co-location and mixed use development promotes mixed use development, as well as the co-location of different uses. Policy D4: Designing for a safe and inclusive Borough encourages sustainable design policies and standards in development proposals, by maximising possibilities for the reuse of materials and minimise waste generated during the construction of development. The supporting text to Policy D1: Achieving design excellence states that brownfield land must be used efficiently through infill and extension development. A minor positive effect is therefore expected for Policy D1: Achieving design excellence in relation to **IIA16: Efficient use of land and materials**.

2.67 Finally, whilst the topic of flooding is not directly referenced in Policy D4: Designing for a safe and inclusive Borough, the promotion of sustainable and resilient design is likely to positively affect **IIA17: Flooding**. A minor positive is therefore expected in relation to this objective.

Housing policy options

2.68 The likely sustainability effects of the housing policy approaches are set out in **Table 2.5** and described below the table.

Table 2.5: IIA results for the 2018 housing policy options

IIA objective	H1: Housing growth and quality	H2: Affordable housing	H3: Small sites	H4: Housing mix	H5: Private rented sector and build-to-rent	H6: Custom and self-build housing	H7: Supported and specialist housing	H8: Gypsy and traveller accommodation
IIA1: Climate change mitigation	+	0	+	0	0	0	+	0
IIA2: Climate change adaptation	0	0	0	0	0	0	0	0
IIA3: Housing	++	++	++	++	++	++	++	++
IIA4: Health and wellbeing	0	0	0	0	0	0	0	0
IIA5: Services and facilities	0	0	0	0	0	0	+	+
IIA6: Social inclusion	0	+	0	0	0	+	+	0
IIA7: Crime and community safety	0	0	0	0	0	0	0	0
IIA8: Road safety	0	0	0	0	0	0	0	0
IIA9: Economy	+	+	+	+	+	+	+	+
IIA10: Town and local centres	0	0	0	0	0	0	0	0
IIA11: Air pollution	+	0	+	0	0	0	+	0
IIA12: Sustainable transport	+	0	+	0	0	0	+	0
IIA13: Biodiversity	+	0	0	0	0	0	0	0
IIA14: Historic environment	+	0	0	0	0	0	0	0
IIA15: Landscape and townscape	+	0	0	0	0	+?/-?	0	0
IIA16: Efficient use of land and materials	++	0	++	0	0	0	0	0
IIA17: Flooding	0	0	0	0	0	0	0	+
IIA18: Water	0	0	0	0	0	0	0	0

2.69 All housing policy options will contribute to a sufficient supply of homes in the Borough and seek to ensure that the mixed demands of a growing population are met by a variety of housing sizes, types, tenures, and specialist accommodation. These policies would directly address the identified key sustainability issues of a deficiency in housing supply and availability of affordable housing across LBE and, therefore, significant positive effects are expected in relation to **IIA3: Housing**. These policies will also support the local economy by ensuring that opportunities for housing development and therefore commerce and employment are secured. Therefore, minor positive effects are expected in relation to **IIA9: Economy**.

2.70 Policy H7: Supported and specialist housing will ensure that development contributes to the creation of inclusive and sustainable neighbourhoods and offers easy access to community facilities, public transport, and other services and facilities. Therefore, minor positive effects are expected against **IIA5: Services and facilities** and **IIA6: Social inclusion** in relation to

this policy. A minor positive effect is also expected against **IIA6: Social inclusion** in relation to Policy H2: Affordable housing, as the policy is likely to improve social inclusion through mixed residential schemes that include both market and affordable housing. The provision of affordable housing will also help to address inequalities between different groups of people in the Borough, particularly in regard to the divide between the east and west of the Borough, which has been identified as a key sustainability issue. Policy H6: Custom and self-build housing is expected to have a minor positive effect in relation to **IIA6: Social inclusion** because it enables people to design a home to suit their needs, which may include specialist needs.

2.71 Policy H8: Gypsy and traveller accommodation will ensure that the development of new or existing gypsy and traveller accommodation has good access to services and facilities and supports development of these sites within Flood Zone 1, thereby reducing the risk of damage to people and property, resulting in minor positive effects against **II5: Services and facilities** and **IIA17: Flooding**.

2.72 Policy H1: Housing growth and quality seeks to prioritise the delivery of new homes around the emerging growth and investment areas outlined in Chapter 2 of the Issues & Options Local Plan. Therefore, the policy promotes more compact development where people will be located closer to other development including employment centres and may be able to walk or cycle to local services/facilities and workplaces. Policy H3: Small sites will encourage housing delivery and intensification on small sites with good accessibility to public transport and the Borough's town centres. In addition, Policy H7: Supported and specialist housing sets out the Council's approach to meeting the specialist needs of more vulnerable people such as the elderly. The policy seeks to ensure that development proposals are accessible to public transport, workplaces, shops, and other services and facilities. This is likely to reduce the reliance on private vehicles and encourage the use of public transport. These policies would therefore promote and facilitate the use of more sustainable modes of transport, including walking, cycling, and public transport, and reduce vehicular emissions in the Borough. As such, minor positive effects are expected against **IIA1: Climate change mitigation**, **IIA11: Air pollution** and **IIA12: Sustainable transport** in relation to these policies.

2.73 Individuals wishing to self/custom build their home rather than buy it from a traditional housebuilder are likely to be motivated by a desire to have greater influence on the design and layout, and to have the ability to create a home to suit their individual needs and aspirations. In seeking to provide the flexibility for this to happen, there is a risk that Policy H6: Custom and self-build housing, which facilitates provision of new homes via self and custom build, could result in inappropriate design and layout (e.g. inconsistent with surrounding landscape and townscape) with potential minor negative effects in relation to **IIA15: Landscape and townscape**. On the other hand, the variations in design may enhance the landscape and townscape. It is noted that these developments would also be subject to the requirements of the Design policies, which seek to avoid adverse impacts. Therefore, the effect is mixed with a minor positive effect and recorded as uncertain.

2.74 Policy H1: Housing growth and quality seeks to promote higher density development in suitable, accessible locations as well as ensure that vacant and new homes are occupied, while Policy H3: Small sites will encourage infill development on vacant or underused sites as well as the redevelopment of flats and non-residential buildings in order to deliver additional housing. As such, significant positive effects are expected against **IIA16: Efficient use of land and materials**.

Economy policy options

2.75 The likely sustainability effects of the economy policy approaches are set out in **Table 2.6** and described below the table.

Table 2.6: IIA results for the 2018 economy policy options

IIA objective	E1: Business and job growth	E2: Approach to employment land	E3: Office	E4: Supporting small business	E5: Skills and access to employment	E6: Digital infrastructure	E7: Creative Enterprise Zone
IIA1: Climate change mitigation	+/-?	+/-?	+	+	0	+	0

IIA objective	E1: Business and job growth	E2: Approach to employment land	E3: Office	E4: Supporting small business	E5: Skills and access to employment	E6: Digital infrastructure	E7: Creative Enterprise Zone
IIA2: Climate change adaptation	0	0	0	0	0	0	0
IIA3: Housing	0	+	0	0	0	0	0
IIA4: Health and wellbeing	0	0	0	0	0	0	0
IIA5: Services and facilities	0	0	0	0	++	0	0
IIA6: Social inclusion	0	0	0	0	+	+	0
IIA7: Crime and community safety	0	0	0	0	0	0	0
IIA8: Road safety	0	0	0	0	0	0	0
IIA9: Economy	++	++	++	++	++	++	++
IIA10: Town and local centres	+	+	+	+	0	0	+
IIA11: Air pollution	+	+/-?	+	+	0	+	0
IIA12: Sustainable transport	+	+/-?	+	+	0	+	0
IIA13: Biodiversity	0	0	0	0	0	0	0
IIA14: Historic environment	0	0	0	0	0	0	+
IIA15: Landscape and townscape	0	0	0	0	0	0	0
IIA16: Efficient use of land and materials	++	++/-	++/-	++	0	0	++
IIA17: Flooding	0	0	0	0	0	0	0
IIA18: Water	0	0	0	0	0	0	0

2.76 All economy policy options will contribute to the protection and enhancement of the local economy by aiming to attract and retain investment from existing and emerging growth sectors in order to ensure that opportunities for commerce and employment within the Borough of Enfield are secured. Policy E1: Business and job growth in particular, seeks to promote employment, industry and logistics. All policy options are therefore expected to have significant positive effects in relation to **IIA9: Economy**.

2.77 Policies E1: Business and job growth, E2: Approach to employment land and E3: Office will ensure that employment growth is focused on emerging growth and investment areas including town centres, as well as intensified at Strategic Industrial Land (SIL) and Locally Significant Industrial Sites (LSIS) in order to support economic growth and a higher job density and to achieve more efficient use of employment land. In addition, Policy E4: Supporting small business will support existing and new businesses in the Borough through the provision of new business floorspace in mixed use or commercial schemes with particular consideration for development within town centres, and Policy E7: Creative Enterprise Zone will encourage the temporary use of vacant buildings and sites for creative workspace and industries. These policies would therefore promote more

compact development patterns and encourage the efficient use of land within the Borough, including within the town centres. As such, minor positive effects are expected against **IIA10: Town and local centres** and significant positive effects are expected against **IIA16: Efficient use of land and materials**. By supporting more compact development and proposals for mixed-use development, policies E1 to E4 would also reduce the need to travel within the Borough and are therefore likely to result in minor positive effects in relation to **IIA1: Climate change mitigation** and **IIA11: Air pollution**, as well as **IIA12: Sustainable transport**.

2.78 Policies E2: Approach to employment land and E3: Office state that they will support floorspace for new purpose built office and business accommodation throughout the Borough. Although this will be focused within growth and investment areas and other land previously identified for employment purposes, these policies may result in the use of previously unused land. As such, minor negative effects are expected in relation to **IIA16: Efficient use of land and materials**, resulting in mixed significant positive and minor negative effects for policies E2: Approach to employment land and E3: Office.

2.79 Policy E2: Approach to employment will support mixed-use, employment-led schemes which include housing, as long as the uses are compatible. As such, a minor positive effect is expected against **IIA3: Housing** in relation to this policy.

2.80 Policy E5: Skills and access to employment will seek to enhance the employability and long-term employment prospects for all residents, regardless of health or disability. The policy states that it will provide support for improvements to skills and educational attainment, as well as childcare and training provision. The policy also seeks to increase the proportion of under-represented groups within the construction industry workforce. In addition, the policy supports the development of educational facilities and the provision of new training opportunities, skills development and apprenticeships. Therefore, this policy is likely to provide a higher number of residents with access to services in the District, with a significant positive effect is expected against **IIA5: Services and facilities** in relation to this policy. In addition, Policy E6: Digital infrastructure sets out the approach of the Council to promote the development of high quality communications infrastructure in order to support economic growth and more accessible and inclusive communities. The policy is therefore likely to reduce social exclusion in the Borough, resulting in minor positive effects in relation to **IIA6: Social inclusion**.

2.81 In addition, Policy E5: Skills and access to employment states that the Council will work with their partners to enhance the employability and long-term employment prospects for all residents within Enfield, regardless of health or disability status. As such, a minor positive effect is expected against **IIA6: Social inclusion** in relation to this policy.

2.82 Policy E2: Approach to employment land states that the Council will support further development of Strategic Industrial Locations (SIL) and Locally Significant Industrial Sites (LSIS), as well as development at new locations that are accessible to the strategic road network. This could result in increased pressure on the transport system and potential traffic congestion, as well as potential impacts on air pollution which has been identified as a key sustainability issue in the Borough. As such, minor negative effects are expected against **IIA1: Climate change mitigation**, **IIA11: Air pollution**, and **IIA12: Sustainable transport**. However, the policy will also seek to ensure that impacts on the transport network as a result of development within LSIS are mitigated. As such, these effects are uncertain as the potential negative impacts are dependent on the implementation of mitigation measures. As a result, uncertain mixed minor positive and minor negative effects are expected against **IIA1: Climate change mitigation**, **IIA11: Air pollution** and **IIA12: Sustainable transport** in relation to Policy E2: Approach to employment land.

2.83 In addition, Policy E6: Digital infrastructure sets out the Council's approach to promoting the development of high quality communications infrastructure and will improve digital connectivity. The policy is therefore likely to encourage people to work from home, reducing the need to travel and the use of private vehicles. As such, minor positive effects are expected in relation to **IIA1: Climate change mitigation**, **IIA11: Air pollution** and **IIA12: Sustainable transport**.

2.84 Policy E7: Creative Enterprise Zone outlines how the Council will promote Meridian Water as a creative enterprise zone, which will build upon the heritage of the area. The policy will therefore help to foster heritage-led regeneration within the Borough and is likely to have a minor positive effect in relation to **IIA14: Historic environment**.

Town centre policy options

2.85 The likely sustainability effects of the town centre policy approaches are set out in **Table 2.7** and described below the table.

Table 2.7: IIA results for the 2018 town centre policy options

IIA objective	TC1: Town centres	TC2: Successful town centres	TC3: Meanwhile uses	TC4: Evening and night time economy
IIA1: Climate change mitigation	+	+	0	0
IIA2: Climate change adaptation	0	0	0	0
IIA3: Housing	0	+	0	0
IIA4: Health and wellbeing	0	+	0	+/-
IIA5: Services and facilities	+	+	+	+
IIA6: Social inclusion	0	+	0	+
IIA7: Crime and community safety	0	+	0	0
IIA8: Road safety	0	0	0	0
IIA9: Economy	++	++	+	++
IIA10: Town and local centres	++	++	++	++
IIA11: Air pollution	+	+	0	0
IIA12: Sustainable transport	+	+	0	0
IIA13: Biodiversity	0	0	0	0
IIA14: Historic environment	0	0	0	0
IIA15: Landscape and townscape	0	+	+	0
IIA16: Efficient use of land and materials	0	+	0	0
IIA17: Flooding	0	+	0	0
IIA18: Water	0	0	0	0

2.86 All town centre policy options will contribute to the maintenance, enhancement and regeneration of the vitality and viability of the town and local centres in the Borough of Enfield's town centre hierarchy through appropriate development, and would therefore all have significant positive effects against **IIA10: Town and local centres**. By encouraging and focusing development within town centre locations, all of these policies are likely to increase the provision of and improve access to, services and facilities within the Borough. As such, minor positive effects are expected against **IIA5: Services and facilities**.

2.87 These policies will also support the local economy by ensuring that opportunities for town and local centre development and therefore commerce and employment are secured. Therefore, significant positive effects are expected in relation to **IIA9: Economy** in relation to policies TC1: Town centres, TC2: Successful town centres and TC4: Evening and night time economy,

while the effect is likely to be less significant in relation to Policy TC3: Meanwhile uses and so a minor positive effect is expected.

2.88 In order to support and avoid significant impacts to the role and function of town centres in the Borough, Policy TC1: Town centres will support proposals for town centre uses within the emerging growth and investment areas identified in the Issues & Options Local Plan. Policy TC2: Successful town centres also seeks to ensure that the Council works with key stakeholders to support improvements to public transport and access to transport, services and facilities. This is likely to reduce the need to travel as well as promote and facilitate the use of more sustainable modes of transport, including walking and cycling. Therefore, these policies are expected to have minor positive effects against **IIA1: Climate change mitigation** and **IIA12: Sustainable transport**. By supporting development within existing town and local centres, these policies avoid the creation of new air pollution hotspots and help to address the identified key issues relating to air quality in the Borough. Therefore, minor positive effects are also expected against **IIA11: Air pollution** in relation to these policies.

2.89 Policy TC2: Successful town centres will encourage the redevelopment of underused space in the Borough's centres, including car parks, for residential use, in order to promote a better use of available land. This policy would directly address the key sustainability issue of a housing supply deficiency and ensure the efficient use of land. As such, minor positive effects are expected against **IIA3: Housing** and **IIA16: Efficient use of land and materials**.

2.90 Policies TC2: Successful town centres and TC4: Evening and night time economy will also seek to ensure that public and residential amenity in the Borough's centres is protected, for example by requiring that development proposals provide appropriate attenuation measures in locations with high levels of noise. In addition, Policy TC2: Successful town centres states that the Council will support uses in town centres that have a positive impact on health and well-being and would therefore help to address the identified key sustainability issue of health deficiencies in Enfield. Therefore, minor positive effects are expected for both policies against **IIA4: Health and wellbeing**.

2.91 Policy TC4: Evening and night time economy outlines the Council's approach to food and drink establishments, as well as arts, culture and leisure uses. It will support improvements to green spaces in the Borough, specifically to the west of Church Street/Windmill Hill and the entrances to the town centre in order to create attractive public areas and will also promote the use of empty shop units as community use hubs. This will result in the provision of, and improved access to, open spaces and community facilities within town centres in the Borough, as well as contribute to an attractive and safe public realm. Therefore, minor positive effects are expected against **IIA5: Services and facilities** and **IIA6: Social inclusion** in relation to this policy. However, as the policy supports the provision of developments including fast food establishments, public houses and nightclubs, this may encourage residents and visitors to lead unhealthy lifestyles. As such, the effect expected against **IIA4: Health and wellbeing** is mixed with a minor negative effect.

2.92 Policy TC2: Successful town centres will seek to review town centre boundaries and ensure that travel routes and nodes across the Borough are convenient, attractive, and safe. Therefore, this policy is likely to increase the perception of safety from crime and reduce the fear of crime, as well as promote the public realm as a safe and attractive place to use by pedestrians. As such, minor positive effects are expected against **IIA6: Social inclusion** and **IIA7: Crime and community safety**.

2.93 Policy TC2: Successful town centres will seek to protect the role and character of centres in the Borough and so will contribute to the conservation of local distinctiveness and sense of place. In addition, this policy will aim to prevent development in areas that are at risk of flooding. As such, minor positive effects are expected in relation to **IIA15: Landscape and townscape** and **IIA17: Flooding**. In addition, Policy TC3: Meanwhile uses will ensure that proposals for meanwhile uses will be supported where they contribute to the regeneration and enhancement of the area's character. As such, a minor positive effect is expected against **IIA15: Landscape and townscape** in relation to this policy.

Social infrastructure policy options

2.94 The likely sustainability effects of the social infrastructure policy approaches are set out in **Table 2.8** and described below the table.

Table 2.8: IIA results for the 2018 social infrastructure policy options

IIA objective	SI1: Social and community infrastructure	SI2: Health and wellbeing	SI3: Arts and cultural facilities
IIA1: Climate change mitigation	+	+	0
IIA2: Climate change adaptation	0	0	0
IIA3: Housing	+	+	0
IIA4: Health and wellbeing	++	++	0
IIA5: Services and facilities	++	++	++
IIA6: Social inclusion	+	++	+
IIA7: Crime and community safety	0	++	0
IIA8: Road safety	0	++	0
IIA9: Economy	+	+	+
IIA10: Town and local centres	++	0	+
IIA11: Air pollution	+	++	0
IIA12: Sustainable transport	++	+	0
IIA13: Biodiversity	0	+	0
IIA14: Historic environment	0	0	0
IIA15: Landscape and townscape	+	0	0
IIA16: Efficient use of land and materials	+	0	0
IIA17: Flooding	0	0	0
IIA18: Water	0	0	0

2.95 These three policies seek to increase the provision of social infrastructure in the Borough. Policy SI1 relates to social and community infrastructure, Policy SI2 covers health and wellbeing and Policy SI3 addresses arts and cultural facilities.

2.96 Policies SI1: Social and community infrastructure and SI2: Health and wellbeing are expected to have minor positive effects in relation to **IIA3: Housing**. This is because Policy SI1 encourages mixed use development, including housing to support viability, security and efficient land use, whilst Policy SI2 states that future development proposals must include measures to improve housing quality. Whilst this is in the context of improving health outcomes, it is thought that this policy will improve the general condition of housing stock in the Borough.

2.97 Policies SI1: Social and community infrastructure and SI2: Health and wellbeing are expected to have significant positive effects in relation to **IIA4: Health and wellbeing**. Policy SI1 seeks to prioritise the provision of community health facilities and

services, whilst Policy SI2 states that development proposals must incorporate measures to improve public health i.e. promote healthy eating and create new/improved health facilities. Significant positive effects are also expected in relation to policies SI1: Social and community infrastructure, SI2: Health and wellbeing and SI3: Arts and cultural facilities in relation to **IIA5: Services and facilities**, as all three policies support improved access to services, facilities and wider community infrastructure. Policy SI1: Social and community infrastructure encourages development and modernisation of new and existing social infrastructure in the Borough, including educational facilities, as well as supporting the investment plans of educational bodies to expand and enhance their operations within the Borough. Policy SI2: Health and wellbeing highlights the key role that development proposals must play in recognising and promoting access to community facilities. Policy SI3: Arts and cultural facilities seeks to enhance existing arts, cultural, entertainment, leisure, recreation and sport uses in venues across the Borough.

2.98 A minor positive effect is anticipated for policies SI1: Social and community infrastructure and SI3: Arts and cultural facilities in relation to **IIA6: Social inclusion**, as they both promote the need for community facilities to be accessible, welcoming, inclusive and open and available to all members of the local community. Policy SI2: Health and wellbeing is also expected to have a significant positive effect in relation to this objective because it requires development proposals to directly respond to issues surrounding poverty and inequality in the Borough. The policy also references the need for new or improved, or access to inclusive open space for local communities. Policy SI2: Health and wellbeing is also expected to have a significant positive in relation to **IIA7: Crime and community safety** because it highlights the role that development proposals must have in responding to issues surrounding crime through better urban design and housing mix.

2.99 Policy SI1: Social and community infrastructure and its supporting text highlight the need for community facilities to be located in places that are or will be accessible by a range of sustainable means of transport, including walking and cycling. They also promote the co-location of facilities and services, encouraging journeys to be undertaken by sustainable modes of transport. A significant positive effect is therefore expected in relation to **IIA12: Sustainable transport**. Similarly, Policy SI2: Health and wellbeing states that development proposals must recognise the importance of facilitating and promoting walking and cycling in future developments. As this policy promotes sustainable modes of transport in new developments, a minor positive effect is also expected in relation to **IIA12: Sustainable transport**. Furthermore, encouraging more sustainable transport choices will help minimise air pollution and greenhouse gas emissions associated with use of the private car. As such, minor positive effects can be expected for both policies in relation to **IIA1: Climate change mitigation** and for Policy SI1: Social and community infrastructure in relation to **IIA11: Air quality**. Policy SI2: Health and wellbeing is anticipated to have a significant positive effect in relation to **IIA11: Air quality** as the policy also includes reference to improving Enfield Borough's air quality and reducing exposure to airborne pollutants.

2.100 Minor positive effects are anticipated for all policies in relation to **IIA9: Economy**. Policy SI1: Social and community infrastructure promotes the development and retention of educational community facilities, which will help produce a skilled workforce with greater access to employment opportunities. Likewise, Policy SI2: Health and wellbeing states that development proposals must respond to issues surrounding improving employment in the Borough. This may subsequently result in the generation of new local employment. Further to this, Policy SI1: Social and community infrastructure states that town centres and areas with good accessibility will be prioritised for the location of community facilities, where they will help to promote access to services across the Borough. A significant positive effect is therefore expected for Policy SI1: Social and community infrastructure in relation to **IIA10: Town and local centres**. Policy SI3: Arts and cultural facilities also directly supports the development of arts, cultural, entertainment, leisure and sport uses in the Borough, which could have beneficial effects on the economy by attracting more visitors to the area. For this reason, a minor positive effect is expected in relation to **IIA10: Town and local centres**, as the policy promotes the protection and enhancement of locations for cultural activities in the Borough, which tend to be located within the town and local centres.

2.101 Whilst in the context of improving health outcomes, Policy SI2: Health and wellbeing encourages access to food growing and blue and green spaces in the Borough. The provision of such spaces would increase and strengthen LBE's ecological/green infrastructure networks. A minor positive is therefore expected in relation to **IIA13: Biodiversity**.

2.102 Policy SI1: Social and community infrastructure states that development proposals must be outwardly looking, address the street and neighbourhood in their design. A minor positive effect is therefore expected in relation to **IIA15: Landscape and townscape**, as the policy seeks to enhance the landscape and townscape of the Borough through appropriate layout and design. Finally, a minor positive effect is anticipated in relation to Policy SI1: Social and community infrastructure and **IIA16: Efficient use of land and materials**, as it supports the co-location of facilities and services in the Borough and encourages mixed use formats to support the viability, security and efficient use of land.

Green infrastructure policy options

2.103The likely sustainability effects of the green infrastructure policy approaches are set out in **Table 2.9** and described below the table.

Table 2.9: IIA results for the 2018 green infrastructure policy options

IIA objective	GI1: Green and blue spaces	GI2: Green Belt and Metropolitan Open Land	GI3: Greening the Borough	GI4: Biodiversity and Sites of Importance for Nature Conservation	GI5: Blue Ribbon Network	GI6: Burial space and crematorium
IIA1: Climate change mitigation	0	0	+	+	0	0
IIA2: Climate change adaptation	0	0	+	0	0	0
IIA3: Housing	0	0	0	0	0	0
IIA4: Health and wellbeing	++	++	+	+	++	0
IIA5: Services and facilities	++	++	0	0	0	+
IIA6: Social inclusion	+	0	+	0	0	0
IIA7: Crime and community safety	0	0	0	0	0	0
IIA8: Road safety	0	0	0	0	0	0
IIA9: Economy	0	0	0	0	0	0
IIA10: Town and local centres	0	0	0	0	0	0
IIA11: Air pollution	0	0	+	+	0	0
IIA12: Sustainable transport	0	0	+	0	+	0
IIA13: Biodiversity	+	-	++	++	++	+
IIA14: Historic environment	0	0	0	0	0	0
IIA15: Landscape and townscape	+	+/-	0	0	0	+
IIA16: Efficient use of land and materials	0	0	0	0	0	0
IIA17: Flooding	0	0	+	0	++	0
IIA18: Water	0	0	0	0	0	+

2.104The green infrastructure policy options set out the Council's approach to the network of green, blue and open spaces within Enfield Borough and the provision of this infrastructure to ensure that it is sufficient to meet the identified growth and demand in the Borough. Policies GI1: Green and blue spaces and GI2: Green Belt and Metropolitan Open Land seek to protect and enhance the quality and quantity of green infrastructure such as open space in the Borough and improve access to these spaces for the Borough's residents in order to meet the needs of future and existing residents, particularly within areas of identified deficiency, as well as emerging growth and investment areas. In addition, policies GI1: Green and blue spaces and

GI2: Green Belt and Metropolitan Open Land will seek to promote the multifunctional and shared use of open space and the provision of new outdoor leisure facilities, whilst also supporting development that improves access to the Green Belt for beneficial uses including outdoor sport and recreation. These policies would therefore promote sports, active recreation and more healthy lifestyles, and would enable development in the Borough to address identified key sustainability issues including the imbalance of green space availability between the east and west of the Borough and health issues relating to access to green spaces and obesity. As a result, these policies are expected to have significant positive effects against **IIA4: Health and wellbeing** and **IIA5: Services and facilities**. Policy GI1: Green and blue spaces also has the potential to increase spontaneous social interaction between members of the public in areas of public open space, with a minor positive effect expected against **IIA6: Social inclusion**.

2.105 Policies GI3: Greening the borough and GI4: Biodiversity and Sites of Importance for Nature Conservation outline the Council's approach to the protection and enhancement of the Borough's natural environment and will seek to enhance biodiversity through the retention and provision of trees, greening of the public realm, as well as improvements to access, connectivity and creation of new habitats. An increase in the quality and quantity of green infrastructure and vegetation would contribute to the improvement of local air quality in the Borough, bringing both physical and mental health benefits to residents. As such, minor positive effects are expected against **IIA1: Climate change mitigation**, **IIA4: Health and wellbeing** and **IIA11: Air pollution**, while significant positive effects are expected against **IIA13: Biodiversity** in relation to these policies. Policy GI1: Green and blue spaces is also expected to have a significant positive effect in relation to **IIA13: Biodiversity** because it seeks to enhance the quality of open space, which includes green open space. Policy GI2: Green Belt and Metropolitan Open Land, on the other hand, may have a minor negative effect in relation to **IIA13: Biodiversity** because supporting development which improves access to Green Belt areas could result in adverse effects on biodiversity as a result of increased recreational activity. The provision of green infrastructure such as trees, particularly at the roadside as set out within Policy GI3: Greening the borough, would contribute to the creation of attractive streets that encourage residents to walk and cycle. The supporting text to Policy GI3: Greening the borough also makes reference to softer landscaping and states that increasing the number of trees can help to reduce the impact of higher summer temperatures and reduce rainfall run-off rates, which will contribute to reducing the risk of surface water flooding. This policy will also maximise the provision of gardens and garden space, with the supporting text making a particular reference to community gardens and allotments, which play an important role in social cohesion. Therefore, minor positive effects are expected against **IIA2: Climate change adaptation**, **IIA6: Social inclusion**, **IIA12: Sustainable transport** and **IIA17: Flooding** in relation to Policy GI3: Greening the borough.

2.106 The Council's approach to the protection and enhancement of the Boroughs 'Blue Ribbon Network' is set out within Policy GI5: Blue Ribbon Network, which recognises the importance of the multi-functional role that rivers and waterways play and contribute to the Borough. The policy will seek to promote the enhancement of waterways and improve access to them through the provision of infrastructure that supports walking, cycling, leisure and recreation, as well as river-based transport, providing alternative modes of transport that may contribute to the alleviation of road traffic congestion. This policy is therefore likely to have a significant positive effect in relation to **IIA4: Health and wellbeing** and a minor positive effect in relation to **IIA12: Sustainable transport**. Policy GI5: Blue Ribbon Network recognises the role that the Blue Ribbon Network of waterbodies in the Borough plays in flood and surface water management by seeking to safeguard access to flood defences and promoting the use of sustainable drainage systems in new developments. The policy also recognises the importance of the network to biodiversity and will ensure that habitats in the network are protected and that adverse impacts on waterside environments and waterbodies in the Borough. As such, significant positive effects are expected in relation to **IIA13: Biodiversity** and **IIA17: Flooding**.

2.107 Policy GI6: Burial space and crematorium will seek to identify and meet the requirements of religious groups in regard to burial provision and ensure that burial space shortages are addressed where they are identified. The supporting text highlights the importance of these spaces in providing green, quiet areas for people, and in contributing to biodiversity within the Borough. Through the protection of existing land and the provision of new land for burial grounds and crematoriums, this policy will maintain and improve access to key facilities and religious places as well as provide opportunities for biodiversity enhancement in LBE. Therefore, minor positive effects are expected against **IIA5: Services and facilities** and **IIA13: Biodiversity**. A minor positive effect is also expected in relation to **IIA15: Landscapes and townscapes** because the policy seeks to maintain the landscape when providing new burial space.

2.108 Policy GI1: Green and blue spaces is expected to have a minor positive effect in relation to **IIA15: Landscape and townscape** because protecting existing open spaces from development would protect the landscape/townscape. As Policy GI2: Green Belt and Metropolitan Open Land would support particular development of land within the Green Belt, the policy may

result in the fragmentation of valued landscapes in the Borough. As such, a minor negative effect is expected against **IIA15: Landscapes and townscapes**. However, this is mixed with a minor positive effect because the policy also resists development in the Green Belt, which would help protect the landscape.

2.109 Policy GI5: Blue Ribbon Network states that the Council will work with the Environment Agency and other partners in order to promote the improvement of water quality within the Blue Ribbon Network. The policy also seeks to ensure that where a development proposal is likely to have a significant adverse impact, assessment of the impact of the proposal on the status of the waterbody is provided. The policy will therefore contribute to the improvement of water quality in Enfield and help to address the water quality issues that impact the Borough. As such, a minor positive effect is expected against **IIA18: Water**.

Transport policy options

2.110 The likely sustainability effects of the transport policy approaches are set out in **Table 2.10** and described below the table.

Table 2.10: IIA results for the 2018 transport policy options

IIA objective	T1: Making the public transport more accessible and the natural choice for longer trips	T2: Reducing the impact of private vehicles on our streets	T3: Making active travel the natural choice	T4: Making more school trips safe, sustainable and healthy
IIA1: Climate change mitigation	++/-	++	++	++
IIA2: Climate change adaptation	0	+	0	0
IIA3: Housing	0	0	0	0
IIA4: Health and wellbeing	++/-	++	++	++
IIA5: Services and facilities	+	+	+	+
IIA6: Social inclusion	+	+	+	+
IIA7: Crime and community safety	0	0	0	0
IIA8: Road safety	++	++	++	++
IIA9: Economy	+	0	0	0
IIA10: Town and local centres	0	0	0	0
IIA11: Air pollution	++/-	++	++	++
IIA12: Sustainable transport	++/-	++	++	++
IIA13: Biodiversity	0	0	0	0
IIA14: Historic environment	0	0	0	0
IIA15: Landscape and townscape	-	0	0	0
IIA16: Efficient use of land and materials	0	0	0	0

IIA objective	T1: Making the public transport more accessible and the natural choice for longer trips	T2: Reducing the impact of private vehicles on our streets	T3: Making active travel the natural choice	T4: Making more school trips safe, sustainable and healthy
IIA17: Flooding	0	+	0	0
IIA18: Water	0	0	0	0

2.111All transport policy options will contribute to the improvement of access and movement in the Borough, particularly in regard to sustainable transport modes. As the reliance on private vehicles has been identified as a key sustainability issue in the Borough, the support of improvements to transport infrastructure and the promotion of more sustainable modes of transport set out within these policies will directly address this issue. In particular, Policy T1: Making the public transport more accessible and the natural choice for longer trips will support improvements to public transport infrastructure and the road network in order to reduce traffic congestion and improve connectivity between the east and west of the Borough. This will help to address the transport severance between these areas.

2.112All of these policy options seek to directly address the use of more active and sustainable modes of transport including walking and cycling. Policies T1: Making the public transport more accessible and the natural choice for longer trips and T2: Reducing the impact of private vehicles on our streets both seek to promote and maximise opportunities for cycling and walking by creating well connected, high-quality and convenient, safe cycle and walking routes to support alternative, more sustainable modes of transport for access to employment, education and services. Policy T3: Making active travel the natural choice sets out the Council's approach to encouraging more sustainable and active modes of transport, including the facilitation of walking and increasing the use of bicycles. The policy seeks to enable and encourage more active modes of transport by requiring that developments protect and enhance existing footpaths and cycleways and make provision for the provision of new routes which are accessible, inclusive, safe, and linked to town centres, public transport infrastructure and green spaces. Policy T4: Making more school trips safe, sustainable and healthy seeks to ensure that new residential development includes the provision of convenient, safe and well connected cycle and walking routes that link to local schools in order to provide safe, sustainable and healthy school trips. Policies T1 and T2 will also seek to promote the use of public transport in the Borough through the enhancement and development of transport infrastructure that is accessible and well-connected, particularly between the eastern and western areas of the Borough. As a result, these policies are likely to reduce the use of private vehicles via the promotion of alternative transport methods that are more sustainable, active and safe, thereby reducing traffic congestion and associated emissions and contributing to the improvement of air quality, as well as physical and mental health in the Borough. Therefore, significant positive effects are expected against **IIA1: Climate change mitigation, IIA4: Health and wellbeing, IIA8: Road safety, IIA11: Air pollution and IIA12: Sustainable transport** in relation to these policies. Due to the fact Policy T1 will promote the development of strategic and major road network enhancements as well as localised improvements to the highway network, the policy may encourage the use of private cars. The effects against **IIA1: Climate change mitigation, IIA4: Health and wellbeing, IIA11: Air pollution and IIA12: Sustainable transport** are therefore mixed with minor negative effects. In addition, accessibility within the Borough of Enfield is likely to be improved through these policies by the development of transport routes that are well connected to local services and facilities. As such, minor positive effects are expected against **IIA5: Services and facilities and IIA6: Social inclusion.**

2.113In addition to outlining the Council's approach to tackling climate change, Policy T2: Reducing the impact of private vehicles on our streets also sets out measures to mitigate and adapt to climate change in the Borough. Although the construction of transport infrastructure, which is supported by several policies, could result in a larger area of land covered in impermeable surfaces, Policy T2 seeks to ensure that development proposals within Enfield are sensitively designed to reduce the impact of expected changes in climate, including permeable surfaces that reduce surface water runoff. As such, minor positive effects are expected against **IIA2: Climate change adaptation and IIA17: Flooding.**

2.114An improved transport system, including enhanced access throughout the Borough may improve accessibility to employment opportunities, and as such Policy T1: Making the public transport more accessible and the natural choice for longer trips may have a minor positive effect in relation to **IIA9: Employment opportunities**. The development of new transport infrastructure associated with these improvements may also result in the fragmentation of landscapes within the Borough. Therefore, a minor negative effect is expected against **IIA15: Landscapes and townscapes**. However, this depends on the location and extent of improvements and so the effect is uncertain.

Sustainable infrastructure policy options

2.115The likely sustainability effects of the sustainable infrastructure policy approaches are set out in **Table 2.11** and described below the table.

Table 2.11: IIA results for the 2018 sustainable infrastructure policy options

IIA objective	SUS1: Sustainable building	SUS2: Sustainable living and working	SUS3: Sustainable infrastructure	SUS4: Minimising flood risk	SUS5: Surface water management
IIA1: Climate change mitigation	+	++	++	0	0
IIA2: Climate change adaptation	++	0	++	++	++
IIA3: Housing	0	0	0	0	0
IIA4: Health and wellbeing	0	+	0	0	+
IIA5: Services and facilities	0	0	0	0	0
IIA6: Social inclusion	0	0	+	0	0
IIA7: Crime and community safety	0	0	0	0	0
IIA8: Road safety	0	0	0	0	0
IIA9: Economy	0	0	++	0	0
IIA10: Town and local centres	0	0	0	0	0
IIA11: Air pollution	0	++	+	0	+
IIA12: Sustainable transport	0	++	++	0	0
IIA13: Biodiversity	++	+	0	+	+
IIA14: Historic environment	0	0	0	0	0
IIA15: Landscape and townscape	0	0	0	0	0
IIA16: Efficient use of land and materials	+	0	0	0	0
IIA17: Flooding	0	0	0	++	++

IIA objective	SUS1: Sustainable building	SUS2: Sustainable living and working	SUS3: Sustainable infrastructure	SUS4: Minimising flood risk	SUS5: Surface water management
IIA18: Water	++	++	++	0	++

2.116 These five policies seek to implement sustainable infrastructure networks in the Borough. Policy SUS1 relates to sustainable building, Policy SUS2 covers sustainable living and working, Policy SUS3 addresses sustainable infrastructure, Policy SUS4 covers minimising flood risk and policy SUS5 looks at surface water management.

2.117 Policy SUS1: Sustainable building promotes the use of existing and emerging standards and assessment methods such as BREEAM, Home Quality Mark One (HQM1) and Environmental Impact Assessments in climate change mitigation, which are expected to help reduce emissions associated with built development. As such, a minor positive effect is expected in relation to **IIA1: Climate change mitigation**. Policy SUS2: Sustainable living and working seeks to minimise energy demand and carbon emissions in new and refurbished buildings, with reference made to BREEAM, while Policy SUS3: Sustainable infrastructure promotes sustainable and reduced resource consumption relating to energy. A significant positive effect is therefore likely for both policies against **IIA1: Climate change mitigation**. Significant positive effects are largely expected against **IIA2: Climate change adaptation** in relation to policies SUS1: Sustainable building, SUS3: Sustainable infrastructure, SUS4: Minimising flood risk and SUS5: Surface water management. Policy SUS1: Sustainable building directly commits to higher standards of environmental sustainability in building practices, by minimising construction and operations waste, sourcing sustainable new materials and maximising reuse of recovered materials in line with circular economy principals. Policy SUS3: Sustainable infrastructure similarly promotes sustainable and reduced resource consumption in the Borough. Policy SUS4: Minimising flood risk requires developments to minimise current and future risk of flooding to people and property, whilst Policy SUS5: Surface water management states that development should be designed in a way that minimises flood risk and incorporates surface water drainage measures. All policies therefore promote the incorporation of sustainable design and construction techniques in development.

2.118 Minor positive effects are anticipated for both SUS2: Sustainable living and working and SUS5: Surface water management in relation to **IIA4: Health and wellbeing**. The supporting text of SUS2: Sustainable living and working outlines the crucial role that sustainable transport (i.e. walking and cycling) plays in increasing health and wellbeing in the Borough. Additionally, the policy seeks to reduce air pollution, which would have beneficial effects on people's health. Likewise, the supporting text to Policy SUS5: Surface water management promotes the use of Sustainable Drainage Systems (SuDS) in relation to the improved health and wellbeing of residents. The policy states that SuDS improve air quality, increase amenity space and create aesthetic improvements to the public realm, subsequently contributing to an increased quality of life for residents in the Borough. A minor positive effect can therefore be expected in relation to **IIA4: Health and wellbeing**.

2.119 A significant positive effect is also expected in relation to SUS3: Sustainable infrastructure against **IIA9: Economy** as the policy states that with respect to waste management facilities, development proposals will be expected to provide job creation and social value benefits, including skills, training and apprenticeship opportunities. This will subsequently promote socio-economic growth in Borough. The policy also notes that in areas of high deprivation, employers must match or exceed the London Living Wage. This will have a subsequent minor positive effect in relation to **IIA6: Social inclusion**, as it would work to reduce poverty and social exclusion in deprived areas.

2.120 Policy SUS2: Sustainable living and working seeks to address issues of air quality by monitoring and improving air quality and reducing congestion, with a focus on enabling use of sustainable, particularly active, modes of transport such as walking and cycling. A significant positive effect is therefore likely in relation to **IIA11: Air pollution**. As per above, the supporting text to Policy SUS5: Surface water management supports the incorporation of living roofs into new development, which would help improve air quality. This is therefore anticipated to result in a minor positive effect in relation to **IIA11: Air pollution**.

2.121 Policies SUS2: Sustainable living and working and SUS3: Sustainable infrastructure are anticipated to have a significant positive effect in relation to **IIA12: Sustainable transport**. This is because Policy SUS2: Sustainable living and working promotes the use of sustainable and particularly active modes of transport, whilst Policy SUS3 states that development proposals must provide access to high quality digital connectivity services from a range of providers. This would therefore reduce the need to travel and support smart city concepts. Policy SUS3 also states that development proposals must be supported by and connected to sufficient, up to date and distributed sustainable infrastructure for transport. For this reason, a minor positive effect is expected in relation to **IIA11: Air pollution** because supporting smart city concepts and promoting sustainable travel choices will help minimise air pollution.

2.122 Policy SUS1: Sustainable building states that development proposals must result in net gain to, or at minimum level no net loss of local environmental quality. Therefore, it is expected to have a significant positive effect in relation to **IIA13: Biodiversity**. Policy SUS2: Sustainable living and working on the other hand promotes the provision of and improvements in supply of green infrastructure, with a minor positive effect expected in relation to **IIA13: Biodiversity**. A minor positive is also anticipated for policies SUS4: Minimising flood risk and SUS5: Surface water management in relation to this objective; Policy SUS4: Minimising flood risk makes reference to improving the ecological functioning of river corridors, whilst SUS5: Surface water management promotes the use of SuDS which would result in increased urban greening in the Borough. With SuDS significantly reducing flood risk, this policy would be likely to have a significant positive effect in relation to **IIA17: Flooding**. Similarly, Policy SUS4: Minimising flood risk states that the Council will require developments to minimise current and future risk of flooding to people and property, taking into account climate change, without increasing flood risk elsewhere. A significant positive is also therefore anticipated for SUS4: Minimising flood risk and **IIA17: Flooding**. Policy SUS1: Sustainable building is expected to have a minor positive effect in relation to **IIA16: Efficient use of land and materials** because the policy states that development proposals are expected to assess, protect and improve soil quality.

2.123 Finally, significant positive effects are likely for policies SUS1: Sustainable building, SUS2: Sustainable living and working, SUS3: Sustainable infrastructure and SUS5: Surface water management in relation to **IIA18: Water**, as they address issues surrounding water quality. Policy SUS1: Sustainable building states that development proposals must assess, protect and improve groundwater quality, particularly where it occurs within an Inner Source Protection Zone or on sites where historic contamination is likely to present a significant risk to groundwater, whilst Policy SUS2: Sustainable living and working promotes the restriction of mains water to 105 litres per head per day or less. Policy SUS3: Sustainable infrastructure states that development proposals must deliver or improve sustainable water supply, drainage and sewerage infrastructure, while Policy SUS5: Surface water management encourages all major developments to implement SuDS.

Chapter 3

IIA findings for the Regulation 18 Local Plan (2021)

Introduction

3.1 This chapter sets out the IIA findings for the elements of the 2021 Regulation 18 Draft Local Plan that have been appraised to date, as follows:

- Spatial options included in Chapter 2 (and reasonable alternatives considered by LBE).
- Site options for allocation included in Policy SP H1: Housing development sites in Chapter 8 and Policy SP E1: Options for employment and growth in Chapter 9.
- Draft policies included in Chapters 4, 5, 8, 9 and 10.

IIA findings for the spatial options considered in 2021

3.2 This section presents the IIA findings for the spatial options that have been considered by LBE during preparation of the 2021 Regulation 18 Local Plan, as shown in **Table 3.1**. The findings are illustrated in **Table 3.2** and described below the table, by IIA objective.

Table 3.1: Reasonable alternative spatial options considered during preparation of the Regulation 18 Enfield Local Plan

Option as described in Enfield Draft Plan (Chapter 2) v3 (received 21/5/21)	Appraise as reasonable alternative and include in IIA Report?
Option 1A: Baseline growth Baseline growth in the urban area	Yes
Option 1A: Baseline growth Baseline growth in the urban area and employment areas	Yes
Option 2A: Medium growth Medium growth in the urban area and employment areas	Yes
Option 2B: Medium growth Medium growth in the urban area, employment areas and some release of Green Belt	Yes
Option 2C: Medium growth Medium growth in the urban area and Green Belt	Yes (still to be appraised)
Option 2D: Medium growth Medium growth in the urban area only	Yes
Option 3A: High growth Focused in the urban area only	Yes
Option 3B: High growth Focused in the urban area and employment areas	Yes

Option as described in Enfield Draft Plan (Chapter 2) v3 (received 21/5/21)	Appraise as reasonable alternative and include in IIA Report?
Option 3C: High growth Widespread growth across the Borough including the urban area, employment areas and the Green Belt	Yes
Option 3D: High growth Focused in the urban area and Green Belt	Yes (still to be appraised)
Option 4: seeking to accommodate most growth outside the borough	No – not a reasonable alternative in IIA terms as it is outside the geographical scope of the Local Plan
Option 5: seeking to accommodate most of the development to the east of the A10	Yes (still to be appraised)
Option 6: seeking to accommodate majority of development west of the A10	Yes (still to be appraised)

Table 3.2: Summary of IIA effects for the spatial options

IIA objective	Option 1: Baseline growth		Option 2: Medium growth				Option 3: High growth				Option 5	Option 6
	1A: Focused in the urban area only	1B: Focused in the urban area and employment areas	2A: Focused in the urban area and employment areas	2B: Growth in the urban area, employment areas and some release of Green Belt	2C: Focused in the urban area and Green Belt	2D: Focused in the urban area only	3A: Focused in the urban area only	3B: Focused in the urban area and employment areas	3C: Growth across the Borough including the urban area, employment areas and the Green Belt	3D: Focused in the urban area and Green Belt	5: Focus growth in the urban area east of the A10	6: Focus growth in the urban area west of the A10
IIA1: Climate change mitigation	+	+/-	+	+/-	TBC	+	+	+	+/-	TBC	TBC	TBC
IIA2: Climate change adaptation	0	0	0	0	TBC	0	0	0	0	TBC	TBC	TBC
IIA3: Housing	+?/-	+?	++?	++?	TBC	++?/-	++/--	++	++	TBC	TBC	TBC
IIA4: Health and wellbeing	++	++	++/-?	++/-?	TBC	++/-?	++/--?	++/--?	++/--?	TBC	TBC	TBC
IIA5: Services and facilities	++	++	++/-?	++/-?	TBC	++/-?	++/-?	++/-?	++/-?	TBC	TBC	TBC

IIA objective	Option 1: Baseline growth		Option 2: Medium growth				Option 3: High growth				Option 5	Option 6
	1A: Focused in the urban area only	1B: Focused in the urban area and employment areas	2A: Focused in the urban area and employment areas	2B: Growth in the urban area, employment areas and some release of Green Belt	2C: Focused in the urban area and Green Belt	2D: Focused in the urban area only	3A: Focused in the urban area only	3B: Focused in the urban area and employment areas	3C: Growth across the Borough including the urban area, employment areas and the Green Belt	3D: Focused in the urban area and Green Belt	5: Focus growth in the urban area east of the A10	6: Focus growth in the urban area west of the A10
IIA6: Social inclusion	+?/-?	+?/-?	+	+	TBC	+/-	+/-	+/-	+/-	TBC	TBC	TBC
IIA7: Crime and community safety	-?	-?	-?	-?	TBC	-?	-?	-?	-?	TBC	TBC	TBC
IIA8: Road safety	0	0	0	0	TBC	0	0	0	0	TBC	TBC	TBC
IIA9: Economy	++	++/-?	++/-?	++/-?	TBC	++	++	++/-?	++/-?	TBC	TBC	TBC
IIA10: Town and local centres	++	++	++	++	TBC	++	++	++	++	TBC	TBC	TBC
IIA11: Air pollution	++/--	++/--	++/--	++/--	TBC	++/--	++/--	++/--	++/--	TBC	TBC	TBC

IIA objective	Option 1: Baseline growth		Option 2: Medium growth				Option 3: High growth				Option 5	Option 6
	1A: Focused in the urban area only	1B: Focused in the urban area and employment areas	2A: Focused in the urban area and employment areas	2B: Growth in the urban area, employment areas and some release of Green Belt	2C: Focused in the urban area and Green Belt	2D: Focused in the urban area only	3A: Focused in the urban area only	3B: Focused in the urban area and employment areas	3C: Growth across the Borough including the urban area, employment areas and the Green Belt	3D: Focused in the urban area and Green Belt	5: Focus growth in the urban area east of the A10	6: Focus growth in the urban area west of the A10
IIA12: Sustainable transport	++?	++?/-	++?	++?/-	TBC	++?	++?	++?	++?/-	TBC	TBC	TBC
IIA13: Biodiversity	--?	--?	--?	--?	TBC	--?	--?	--?	--?	TBC	TBC	TBC
IIA14: Historic environment	-?	-?	-?	-?	TBC	--?	--	--	--	TBC	TBC	TBC
IIA15: Landscape and townscape	-?	-?	-?	-?	TBC	--?	--	--	--?	TBC	TBC	TBC
IIA16: Efficient use of land	++	++/-	++	++/-	TBC	++	++	++	++/-	TBC	TBC	TBC
IIA17: Flooding	-?	-?	-?	-?	TBC	-?	-?	-?	-?	TBC	TBC	TBC

IIA objective	Option 1: Baseline growth		Option 2: Medium growth				Option 3: High growth				Option 5	Option 6
	1A: Focused in the urban area only	1B: Focused in the urban area and employment areas	2A: Focused in the urban area and employment areas	2B: Growth in the urban area, employment areas and some release of Green Belt	2C: Focused in the urban area and Green Belt	2D: Focused in the urban area only	3A: Focused in the urban area only	3B: Focused in the urban area and employment areas	3C: Growth across the Borough including the urban area, employment areas and the Green Belt	3D: Focused in the urban area and Green Belt	5: Focus growth in the urban area east of the A10	6: Focus growth in the urban area west of the A10
IIA18: Water	-?	-?	-?	-?	TBC	-?	-?	-?	-?	TBC	TBC	TBC

IIA1: Climate change mitigation

3.3 All options focus development around the transport nodes in LBE, which consist of a mixture of railway stations and tube stations. These railway stations and tube stations are located in built up urban areas, where frequent bus services are also present, in addition to everyday services and facilities, including employment opportunities – all of which are within walking distance of one another. This element of all options is therefore likely to reduce use of the private car and associated CO₂ emissions, with minor positive effects expected in relation to IIA1: Climate change mitigation. However, these effects are recorded as uncertain because levels of walking and cycling within the Borough are not currently very high. For example, 95% of LBE's population is not physically active enough to maximise benefits to their health (see baseline information). Additionally, the sheer scale of developed proposed by these options would result in significant population growth, as well as an increase in the presence of cars. Options 2B and 3C also support development of Green Belt land in the north west of the Borough, where very few railway stations are located (there are no tube stations), bus services are less frequent and services and facilities are not within easy walking distance of one another. Therefore, it is very likely that new residents in these locations would have to drive to their workplace, as well as everyday services and amenities, which would increase greenhouse gas emissions associated with transport. Options 1B, 2B and 3C are therefore also expected to result in minor negative effects in relation to this objective. The incorporation of energy efficient design in new developments could also help reduce greenhouse gas emissions, but this would be influenced by other policies in the Local Plan and determined at planning application stage.

IIA2: Climate change adaptation

3.4 Given the high-level nature of these spatial options, it is not possible to distinguish between them with respect to climate change adaptation. The spatial distribution of development is not likely to influence sustainable design and construction techniques in development or respond to extreme weather effects as a result of climate change. Flood risk is dealt with separately under IIA objective 17. All options are expected to have negligible effects in relation to this objective.

IIA3: Housing

3.5 The high growth options (3A to 3C) seek to meet the housing requirement identified in the London Plan for the first ten years² and then apply the government's standard methodology for calculating housing need in the remaining period up to 2039. All three options would therefore deliver the number of new homes identified under the high growth scenario. As such, they are expected to have significant positive effects in relation to IIA3: Housing. Option 3A would result in a significant increase in the density of development around the transport nodes, involving the development of significantly taller buildings which would result in a very high proportion of flats, studios and 1-bedroom dwellings. Development would therefore not provide the range of housing types needed in the Borough, which could potentially discriminate against certain groups of people, such as larger families or those with specialist housing requirements. For this reason, Option 3A is also expected to have a significant negative effect in relation to this objective. Option 3C, on the other hand, supports development in employment areas and the Green Belt, in addition to transport nodes, which may help in the delivery of a greater mix of housing types.

3.6 The baseline growth options (1A and 1B) seek to meet the housing requirement identified in the London Plan for the first ten years in full and then deliver a significantly lower number of homes in the remaining Local Plan period. Therefore, although Options 1A and 1B would deliver the number of new homes identified under this baseline growth scenario, they may not meet future housing needs in full, although this is uncertain. Both options are therefore expected to have minor positive but uncertain effects in relation to this objective. Option 1A would result in an increase in the density of development around the transport nodes only but because it is not providing as much growth as Option 3A, it is expected to have a minor negative effect in relation to this objective in terms of meeting the Borough's need for a range of housing sizes and types.

3.7 The medium growth options (2A, 2B and 2D) seek to meet the housing requirement identified in the London Plan and carry this same annual requirement forward, beyond the first ten years of the London Plan period. All three options would deliver the number of new homes identified under the medium growth scenario and are therefore expected to have significant positive effects in relation to this objective. The effects are recorded as uncertain because LBE has had to predict what their housing targets might be beyond the first ten years of the London Plan period. As was the case with Options 1A and 3A, Option 2D focuses development at the transport nodes only and is therefore expected to result in an increase in the density of development in these areas, which could potentially limit the availability of housing types in the Borough. Therefore, Option 2D

² The London Plan covers the period up to 2041 but only provides housing targets for the first ten years of the London Plan period.

is also expected to have a minor negative effect in relation to this objective. Option 2A, on the other hand, supports development in employment areas and the Green Belt, in addition to transport nodes, which may help in the delivery of a greater mix of housing types.

IIA4: Health and wellbeing

3.8 As set out in the baseline information in the IIA Scoping Report produced by AECOM, there is an east-west divide in terms of inequality in LBE, and this correlates with health indicators. For example, LBE is the fifth worst Borough in England for obesity, with significantly higher levels of obesity in the east when compared to the west. All eight options focus development around the transport nodes in LBE, which consist of a mixture of railway stations and tube stations. These railway stations and tube stations are located in built up urban areas, where existing primary healthcare facilities are available. New residents would also be located within very close proximity to other services and facilities, which may encourage them to walk or cycle to reach these services, with beneficial effects on their physical health. All options are therefore expected to have significant positive effects in relation to IIA4: Health and wellbeing. However, as set out in the baseline information, there are very few GP surgeries on the estates within LBE and where GP surgeries are present, they are often outdated with inadequate facilities. Development does, however, offer an opportunity for new development to provide new GP surgeries and improve the design of existing GP surgeries, in the areas that need them the most. The volume of development proposed by the high and medium growth options would undoubtedly place a lot of pressure on existing services, particularly GP surgeries, whilst also potentially resulting in the loss of Metropolitan Open Land to make room for housing. Furthermore, higher density development can contribute to social isolation and poorer health. Indeed, there is growing evidence of the link between high density development and the negative public health impacts this has. Therefore, Options 3A, 3B and 3C are also expected to have significant negative but uncertain effects in relation to this objective, whilst Options 2A, 2B and 2D are expected to have minor negative but uncertain effects. Options 3C and 2B support more widespread growth across the Borough than the other options, supporting development within the Green Belt, but there are no GP surgeries located in the Green Belt to the north west of the Borough. The services and facilities that are present within the Green Belt are not close to potential development locations and would therefore discourage active travel choices (e.g. walking and cycling).

IIA5: Services and facilities

3.9 All options focus development around the transport nodes in LBE, which consist of a mixture of railway stations and tube stations. These railway stations and tube stations are located in built up urban areas, where a number of existing services and facilities are present. New residents would therefore not be required to travel far to reach the services, as they would be within walking distance of them. For example, there are a number of primary schools located within close proximity of the transport nodes, in addition to secondary schools. Options 2B and 3C also support development of Green Belt land in the north west of the Borough. However, the majority of these Green Belt sites are not located within close proximity of a primary or secondary school. Despite this, all options are expected to have significant positive effects in relation to this objective. The volume of development proposed by the high and medium growth scenario options would be likely to place a lot of pressure on existing services, such as primary and secondary school places, although this is uncertain. Therefore, Options 2A, 2B, 2D, 3A, 3B and 3C are also expected to have minor negative but uncertain effects in relation to this objective.

IIA6: Social inclusion

3.10 LBE is characterised by an east-west divide in terms of inequality and deprivation, with the eastern part of the Borough containing ten Lower Super Output Areas that fall within the 10% most deprived nationally. All eight options support development around the transport nodes, which are spread across the Borough but not towards the north west, which comprises Green Belt land. Development is expected to help regenerate the areas surrounding the transport nodes but due to the fact the transport nodes are spread fairly evenly across the majority of the Borough, development would not only be directed into the more deprived areas. Therefore, although these options would, to an extent, help regenerate the more deprived areas of the Borough, they would also enhance the less deprived areas and not specifically address the gap in inequality between the east and west. Moreover, the level of development proposed by the high growth options, particularly Option 3C, would result in a significant increase in the density of development around the transport nodes in LBE. As a result, there would be a significant increase in the height of existing tall buildings and new high-rise buildings, which would limit the mix of housing types available and potentially discriminate against certain groups of people such as those with specialist housing requirements. Open space may also be lost to new housing, contributing to inequalities in access to open space. This is particularly important following the Covid-19 pandemic, which has highlighted the importance of public open space, particularly if people do not have access to a

private garden. Therefore, the high growth options (3A to 3C) are expected to have mixed minor positive and minor negative effects in relation to this objective. Option 2D (medium growth) is also expected to have a mixed minor positive and minor negative effect because like Option 3A, it seeks to intensify land around transport nodes only and may therefore result in an over reliance on flats and a subsequent decrease in housing mix. The baseline growth options support the lowest number of new homes and would therefore contribute a lower amount of affordable housing than the medium and high growth options. Therefore, Options 1A and 1B are expected to have mixed minor positive and minor negative but uncertain effects in relation to this objective. The remaining options (2A and 2B) are expected to have minor positive effects in relation to IIA6: Social inclusion because they would provide more development than the baseline growth options, as well as a greater range of housing types due to more widespread growth.

IIA7: Crime and community safety

3.11 The spatial distribution of development is not likely to influence levels of crime, anti-social behaviour, fear of crime and perceptions of safety, which will be more influenced by policies which seek to deliver inclusive design. As set out in the IIA Scoping Report, crime is generally concentrated in the east of LBE at Southgate, Palmers Green and the boundary LBE shares with Haringey Council, in addition to around transport nodes. Crime levels have been rising in the area, partly due to the fact LBE has the largest youth population in Greater London, with some of the highest levels of crime recorded in the school-transport corridors. All options concentrate growth at the transport nodes, whilst Options 1B, 2A and 3B also support development at SIL and LSIS sites, located in the east of the Borough. Overall, all options are expected to have minor negative effects in relation to IIA7: Crime and community safety, unless there are policies in place to support high quality developments, improvements to estates that suffer from poor quality housing and a high quality public realm that supports the integration of communities and natural surveillance including through the co-location of shops, services, community centres and green spaces. The higher growth options may have more of an adverse effect than the other options because the exceptionally high level of growth proposed under this scenario could result in higher levels of crime.

IIA8: Road safety

3.12 The spatial distribution of development will not affect the achievement of this objective, which relates to healthy streets principles that encourage walking and cycling. Therefore, all options are likely to have negligible effects in relation to IIA8: Road safety.

IIA9: Economy

3.13 Concentrating development at the transport nodes in LBE which are very central and well-connected, is expected to encourage the retention and expansion of town and local centre commercial and retail uses. The transport nodes in LBE contain a range of services and facilities, and therefore offer job opportunities. Options 1A, 2D and 3A seek to focus development at the transport nodes only. Concentrating new residential development in these central and well-connected areas would help boost the economy by increasing the available workforce and attracting investment to the area, whilst also helping improve these local economies. These three options (1A, 2D and 3A) are therefore expected to have significant positive effects in relation to this objective. An even larger proportion of job opportunities are provided at the SIL and LSIS sites and with Options 1B, 2A and 3B concentrating future residential development in these areas, as well as at the transport nodes, there would be a loss in SIL and LSIS land. Options 1B, 2A and 3B are therefore expected to have mixed significant positive and minor negative effects in relation to IIA9: Economy. The minor negative effects are recorded as uncertain because although there may be a loss in employment land, residential development may be provided as part of mixed-use schemes at the SIL and LSIS sites. Options 2B and 3C spread development more evenly across the Borough, including on Green Belt land. However, the areas of Green Belt land where intensification is proposed, are not located within the main urban centres of the Borough, where more job opportunities are available. Conversely, supporting development in these areas may have positive effects on the rural economy and jobs. Option 3C is therefore expected to have a mixed significant positive and significant negative effect in relation to this objective, whilst Option 2B is expected to have a mixed significant positive and minor negative effect, because although both options may support the rural economy, they could also result in the loss of SIL and LSIS land. This is particularly the case for Option 3C, which proposes the highest number of new homes out of all options. The negative effects are recorded as uncertain because residential development may be provided as part of mixed-use schemes at the SIL and LSIS sites.

IIA10: Town and local centres

3.14 Concentrating development at the transport nodes in LBE which are very central and well-connected, is expected to encourage the retention and expansion of town and local centre commercial and retail uses. Options 1A, 2D and 3A are therefore expected to enhance the vitality and vibrancy of the town and local centres in LBE, resulting in significant positive effects against IIA10: Town and local centres. The remaining options support development at the transport nodes in LBE, but also support the development of SIL and LSIS sites (Options 1B, 2A, 2B, 3B and 3C) and intensification within the Green Belt (Options 2BC and 3C). Although the SIL, LSIS and Green Belt sites are located on the edge and/or outside of the town and local centres and development under these options may not directly revitalise the town and local centres, these options still support development around the transport nodes, where the town and local centres are located. All remaining options are therefore also expected to have significant positive effects in relation to this objective.

IIA11: Air pollution

3.15 All options focus development around the transport nodes in LBE, which consist of a mixture of railway stations and tube stations. These railway stations and tube stations are located in built up urban areas, where frequent bus services are also present, in addition to everyday services and facilities that are within walking distance of one another. All options are therefore likely to reduce reliance on the private car, which would help minimise air pollution. However, the actual use of more active and sustainable modes of travel will depend on people's behaviour. Further to this, LBE experiences severe problems with air quality, especially between the east and west of the Borough, with the entire Borough being declared an Air Quality Management Area (AQMA). Therefore, although all options focus development within close proximity to sustainable travel modes, where services and facilities are within easy walking and cycling distance of one another, the amount of development proposed by all eight options is expected to have significant adverse effects on air quality through population increase and a higher presence of cars. Having said that, walking and cycling could be encouraged through the design of new development and incorporation of Healthy Streets principles. Options 2B and 3C also support development of Green Belt land in the north west of the Borough, where very few railway stations are located (there are no tube stations), bus services are less frequent and services and facilities are not within easy walking distance of one another. Therefore, new residents in these locations would be more reliant on the private car, contributing towards air pollution. Overall, all options are expected to have mixed significant positive and significant negative effects in relation to IIA11: Air pollution.

IIA12: Sustainable transport

3.16 All options focus development around the transport nodes in LBE, which consist of a mixture of railway stations and tube stations. These railway stations and tube stations are located in built up urban areas, where frequent bus services are present, in addition to everyday services and facilities that are within walking distance of one another. These options are therefore likely to reduce reliance on the private car and increase more sustainable modes of transport. However, the use of more sustainable modes of transport will depend on people's behaviour, especially following the Covid-19 pandemic where there has been a significant reduction in people using public transport. Indeed, the majority of residents in LBE use a private car to get to work instead of public transport. All eight options are therefore expected to have significant positive but uncertain effects in relation to IIA12: Sustainable transport. However, Options 2B and 3C also support development of Green Belt land in the north west of the Borough, where very few railway stations are located (there are no tube stations), bus services are less frequent and services and facilities are not within easy walking distance of one another. Therefore, residents in these locations are expected to be more reliant on the private car, particularly because they are within close proximity of the M25 which borders the northern edge of LBE. These two options are therefore also likely to result in minor negative effects in relation to this objective.

IIA13: Biodiversity

3.17 LBE does not contain a Special Protection Area (SPA), Special Area of Conservation (SAC) or a Ramsar site. However, it is located within close proximity to the Lee Valley SPA and Ramsar site which is located to the north and south of the Borough in Lee Valley Regional Park, which runs along the eastern edge of LBE. The Epping Forest SAC is also located just outside of the Borough, to its east. The Chingford Reservoir Site of Special Scientific Interest (SSSI) is located within the Borough, along its eastern edge. There is also one Local Nature Reserve (LNR) within the Borough, known as Covert Way, located just south of Hadley Wood. A large number of Sites of Importance in Nature Conservation (SINC) are spread across the Borough.

3.18 All options would intensify development at transport nodes in the urban areas of the Borough, where no internationally designated biodiversity assets are present. Although there is one SSSI and one NNR present within the Borough, neither are

located within close proximity to where development is proposed under all eight options. However, the potential for indirect effects due to general population increase and pressure on nature conservation sites from recreation and increased air pollution for example could still occur. The SINCs are spread relatively evenly across the Borough, with most containing a railway station. All options would therefore include land that falls within a SINC. Options 2B and 3C also promote development in the Green Belt in areas that comprise a mixture of both greenfield and brownfield sites. Greenfield and brownfield sites can have biodiversity interest which would be lost as a result of development. Overall, all options are expected to have significant negative effects in relation to IIA13: Biodiversity. The effects are recorded as uncertain because there may be opportunities to promote habitat connectivity if new developments include green infrastructure.

IIA14: Historic environment

3.19 The northern edge of LBE does not contain a large proportion of heritage assets whereas the remainder of the Borough does, especially the more built-up areas such as Enfield Town. A number of Conservation areas are located along the periphery of the built-up area within the edge of the Green Belt, the largest being Trent Park which is also a Registered Park and Garden. All options seek to intensify the areas surrounding the railway and tube stations within the Borough, which tend to be located within close proximity to a large number of Listed Buildings, whilst also falling within or close to Conservation Areas. The high growth options would provide the highest number of new homes at around 36,000. This is significantly higher than the remaining options and considering the fact that Option 3A seeks to concentrate development within the urban area only, effects on the historic environment would be substantial. All high growth options are expected to have significant negative effects in relation to IIA14: Historic environment due to the scale of development proposed.

3.20 Options 1A and 1B would support the lowest number of new homes in the Borough. Option 1A supports intensification around travel nodes in the urban area only, whereas Option 1B supports intensification of existing SIL and LSIS sites, in addition to travel nodes in the urban area. The SIL and LSIS sites identified for potential development contain very few heritage assets with some containing none at all, and therefore development within them is unlikely to result in adverse effects on the historic environment. Overall, Options 1A and 1B are expected to have minor negative but uncertain effects in relation to this objective. Option 2D is expected to have a significant negative effect in relation to this objective because it supports a medium number of new homes in the urban area only, where most historic assets are located. Options 2A and 2B on the other hand, are expected to have minor negative effects in relation to this objective because although they do not propose the lowest number of new homes when compared to the other growth scenarios, they do not solely focus development in the urban area and instead spread growth more widely across the Borough. These effects are recorded as uncertain because development could potentially reduce adverse impacts on the historic environment through mitigation and the design, scale and layout of development.

IIA15: Landscape and townscape

3.21 Options 3A and 3B would result in a significant increase in the density of development in LBE around the transport nodes, as well as in SIL and LSIS sites under Option 3B. There would need to be a significant increase in the height of existing tall buildings, in addition to new high-rise buildings, both of which would fundamentally alter the character of the urban area and Borough as a whole. Options 3A and 3B are therefore expected to have significant negative effects in relation to IIA15: Landscape and townscape. Option 3C would deliver a similar number of new homes to Options 3A and 3B but would spread this development more evenly across the Borough, including areas that fall within the Green Belt. However, the intensification of areas within the Green Belt under the high growth scenario could potentially alter the landscape in the north west of the Borough. Option 3C is therefore expected to have a significant negative effect in relation to this objective. However, the effect is recorded as uncertain because development within the Green Belt could be designed in a way that helps mitigate any adverse impacts on the character of the area.

3.22 Options 1A and 1B would support the lowest number of new homes in the Borough. Option 1A supports intensification around travel nodes in the urban area and would therefore result in an increase in density within the urban area, whilst Option 1B would result in an increase in density within SIL and LSIS sites, as well as the urban area. However, this increase in density would not be comparable to that under the high growth scenario options. Overall, Options 1A and 1B are expected to have minor negative but uncertain effects in relation to this objective. The effects are recorded as uncertain as the actual effects would depend on the final design, scale and layout of development. Options 2A, 2B and 2D support a higher number of new homes than Options 1A and 1B and could therefore potentially result in more adverse effects on landscape character, particularly Option 2D which focuses development in the urban area only. Overall, Option 2D is expected to have a significant

negative but uncertain effect against this objective, whilst Options 2A and 2B are expected to have minor negative but uncertain effects.

IIA16: Efficient use of land

3.23 All options would result in intensification around transport nodes within LBE, which fall on previously developed land that is classified as land predominantly in urban use. All eight options are therefore expected to have significant positive effects in relation to IIA16: Efficient use of land. However, Options 2B and 3C also promote development in the Green Belt in areas that comprise a mixture of both greenfield and brownfield sites, all of which are classified as Grade 3 agricultural land. Therefore, although these two options would promote the development of previously developed land, they would also promote the development of greenfield sites, which is not an efficient use of land. Therefore, Options 2B and 3C are also expected to have minor negative effects in relation to this objective.

IIA17: Flooding

3.24 The River Lee, in addition to King George's Reservoir and William Girling Reservoir located along the eastern edge of LBE create a flood risk. The immediate area surrounding these waterbodies falls within Flood Zones 3a and 3b, as well as Flood Zone 2. All eight options promote development around transport nodes within LBE, a number of which are located in the east of the Borough. The above mentioned flood zones also stretch to the west of the Borough along New River (Old Course) and a number of brooks, most of which are also located within close proximity to transport nodes. The NPPF discourages the development of housing within areas at the highest risk of flooding. However, development may be able to incorporate surface water management measures, such as sustainable drainage systems to address the existing flood risk, as well as that generated by development. It is also likely that under Options 1A, 1B, 2A, 2D, 3A and 3B, housing would be delivered through an increase in height of existing buildings and would therefore not cause a reduction in permeable surfaces. Options 2B and 3C support development of Green Belt land in the north west of the Borough, some of which comprises greenfield land. As such, development would reduce the amount of permeable surface available and potentially contribute to surface water run-off, increasing flood risk. Overall, all options are expected to have minor negative but uncertain effects in relation to IIA17: Flooding.

IIA18: Water

3.25 LBE is covered entirely by the London Water Resource Zone, with its potable water and waste water services supplied by Thames Water. Greater London is mostly supplied by surface water resources (80%), with the remainder delivered through groundwater abstractions. Given the high-level nature of these spatial options, it is not possible to distinguish between them with respect to water resources, water quality and wastewater treatment capacity. Water resources is a key issue in LBE, given that the Thames Water Supply is designated as "seriously water stressed" and that climate change may lead to limited water availability in the future, particularly in the summer. The Borough contains a fairly high proportion of land covered by Source Protection Zones 1 and 2³, and it is therefore unlikely that development would be able to avoid these Source Protection Zones. Development in some locations could therefore contaminate water supplies without mitigation. However, all options support development in existing built-up areas and therefore any effect on Source Protection Zones is likely to be limited. Due to the fact all options contain land that falls within Source Protection Zones 1 and 2 but already contain built development, minor negative but uncertain effects are expected.

³ There is no land in LBE covered by Source Protection Zone 3.

I/A findings for the site options

3.26 This section presents the I/A findings for the site options allocated in Policy SP H1: Housing development sites in Chapter 8 of the Local Plan and Policy SP E1: Options for employment and growth in Chapter 9 of the Local Plan. Overall, there are 44 housing sites, nine industrial sites and 20 mixed use sites. **Table 3.3** contains a summary of the effects the site options received in relation to the I/A objectives, with the findings summarised below the table.

Table 3.3: Summary of IIA effects for site options

Site	Size	Yield	IIA1: Climate change mitigation	IIA2: Climate change adaptation	IIA3: Housing	IIA4: Health and wellbeing	IIA5: Services and facilities	IIA6: Social inclusion	IIA7: Crime and community safety	IIA8: Road safety	IIA9: Economy	IIA10: Town and local centres	IIA11: Air pollution	IIA12: Sustainable transport	IIA13: Biodiversity	IIA14: Historic environment	IIA15: Landscape and townscape	IIA16: Efficient use of land and materials	IIA17: Flooding	IIA18: Water
Housing sites																				
CHC1/LP031: Warmerdams Nursery, Cattlegate Road	3.04	345	0	0	++	++/-	-?	0	0	0	-	0	0	++/-	--?	-?	++	++	0	0
CHC10/LP179: Site at Oak Farm and Homestead Nursery, Cattlegate Road	2.62	340	0	0	++	+/-	-?	0	0	0	-	0	0	--/+	--?	-?	-?	+	-	0
CHC11/LP472 – Parcel 1: Land to the rear of Jesus Christ Church, Parcel 1	1.70	160	0	0	++	++/-	++?	0	0	0	-	0	0	--/+	--?	--?	-?	+	-	--?
CHC12/LP472 – Parcel 2: Land to the south of Forty Hill Church of England School, Forty Hill, Parcel 2	2.15	399	0	0	++	++/-	++?	0	0	0	-	0	0	++/-	--?	--?	-?	+	-	--?
CHC14/LP637: Land north of Goat Lane	0.46	60	0	0	+	++/-	++?	0	0	0	-	0	0	-	--?	-?	-?	+	-	--?
CHC17/LP645: Towneley Nurseries, Theobalds Park	1.70	113	0	0	++	++/-	-?	0	0	0	-	0	0	++/-	--?	-?	++	+	0	--?
CHC18/LP649: Brown's Garden Village, Theobalds Park Road	0.94	62	0	0	+	+/-	-?	0	0	0	-	0	0	++/-	-?	-?	++	+	-	0
CHC2/LP056: Wolden Garden Centre, Cattlegate Road	1.19	135	0	0	++	+/-	-?	0	0	0	-	0	0	++/-	--?	-?	++	+	0	0
CHC3/LP107: Burton Farm Ride	2.47	97	0	0	+	+/-	-?	0	0	0	-	0	0	++/-	-?	--?	-?	--?	-	--?
CHC5/LP1138: Land opposite Enfield Crematorium (aka The Dell), Great Cambridge Road	4.07	270	0	0	++	++/-?	++?	0	0	0	-	0	0	++/-	--?	--?	--?	--?	-	--?
COC8/LP465: Land between Camlet Way and Crescent Way, Hadley	11.05	160	0	0	++	++/-	++	0	0	0	-	+	0	++/-	--?	--?	--?	--?	-	--?
COC9a, COC9b/LP608_1: Cockfosters Station Car Park, Cockfosters Road, Barnet	1.15	316	0	0	++	++	++	0	0	0	-	+	0	++	--?	--?	-?	+	-	0
COP10 (20/03200/PRJ): Blackhorse Tower, Holbrook House and Churchwood House, 116 Cockfosters Road	1.25	200	0	0	++	++	++	0	0	0	-	+	0	++	--?	--?	++	+	-	0
GRC1/LP1105, LP652, CFS040, CFS060: St Anne's Catholic High School for Girls	1.76	236	0	0	++	++	++?	0	0	0	-	+	0	++	--?	--?	++	+	-	--?
GRC12/LP603, CFS197: Palace Gardens Shopping Centre	3.73	350	0	0	++	++	++?	0	0	0	-	+	0	++	--?	--?	++	++	-	--?
GRC3/LP1117: 100 Church Street	0.28	56	0	0	+	++	++?	0	0	0	-	+	0	++	--?	--?	++	+	0	--?
HIC10/LP642: Land opposite Jolly Farmers	1.70	89	0	0	+	++	++?	0	0	0	-	0	0	++	--?	0?	++	+	-	--?
HIC11/LP707: Chase Park	59.74	3000	0	0	++	++	++?	0	0	0	-	+	0	++	--?	-?	--?	--?	-	--?
HIC6/LP1153: Bramley Road	5.63	268	0	0	++	+	-?	0	0	0	-	+	0	++	--?	--?	--?	--?	-	0
HIC9/LP623: Land south of Enfield Road	13.28	494	0	0	++	++	++?	0	0	0	-	0	0	++/-	--?	-?	++	--?	-	0
LOC1/LP1108: Chiswick Road Estate (Oswald and Newdales)	2.37	272	0	0	++	++/-?	++	+	0	0	-	+	0	++	0	--?	++	+	-	0
POC6/LP1196: Land at former Wessex Hall Building	0.38	110	0	0	++	--?/+	++	+	0	0	++	0	0	++	--?	0?	--	+	-	--?
SBC2/LP1107: Main Avenue Site	4.49	82	0	0	+	++/-?	++?	+	0	0	-	+	0	++	-?	-?	++	++	0	0

Site	Size	Yield	IIA1: Climate change mitigation	IIA2: Climate change adaptation	IIA3: Housing	IIA4: Health and wellbeing	IIA5: Services and facilities	IIA6: Social inclusion	IIA7: Crime and community safety	IIA8: Road safety	IIA9: Economy	IIA10: Town and local centres	IIA11: Air pollution	IIA12: Sustainable transport	IIA13: Biodiversity	IIA14: Historic environment	IIA15: Landscape and townscape	IIA16: Efficient use of land and materials	IIA17: Flooding	IIA18: Water
SGC1/LP1145: Site between North Circular Road and Station Road	1.13	230	0	0	++	++	+?	+	0	0	++	0	0	++/-	--?	-?	+?	+	-	0
SGC4/LP608_2: Arnos Grove Station Car Park	1.08	162	0	0	++	++/-?	++?	0	0	0	-	+	0	++	--?	--?	--	+	-	0
SGP13 (18/00388/OUT): 188-200 Bowes Road	0.48	86	0	0	+	++	++?	0	0	0	-	+	0	++	-?	-?	+?	+	-	--?
SGS14/17100370: Station Road, New Southgate	1.37	203	0	0	++	++	+?	+	0	0	++	0	0	++/-	--?	0?	+?	+	-	0
CFS162_A: Land to the Rear of Arnold House (West)	0.90	36	0	0	+	+	-?	0	0	0	-	0	0	++/-	--?	0?	-?	--?	-	0
CFS162_B: Land to the Rear of Arnold House (East)	0.75	36	0	0	+	++/-	-?	0	0	0	-	0	0	++/-	--?	0?	-?	-	-	0
CFS162_C: Arnold House	0.60	36	0	0	+	++/-	-?	0	0	0	-	0	0	++/-	--?	0?	-?	+	-	0
UPM1: Joyce Avenue and Snells Park Estate	9.94	1217	0	0	++	++/-?	+?	0	0	0	++	+	0	++	--?	--?	--	++	-	--?
UPP9 (18/00760/FUL): Public House, 50-56 Fore Street	0.19	68	0	0	+	++	+?	+	0	0	-	+	0	++	-?	--?	+?	+	-	--?
UPS21/17100372: Upton Road and Raynham Road	1.92	198	0	0	++	++/-?	+?	+	0	0	-	+	0	++	-?	--?	+?	+	-	--?
CFS150, CFS189: Alan Pullinger Centre and Minchenden Car Park	0.11	48	0	0	+	++/-	+?	0	0	0	-	+	0	++	--?	-?	+?	+	-	0
CFS159: Wyevale Garden Centre, Cattlegate Road	2.00	260	0	0	++	++/-	-?	0	0	0	-	0	0	++/-	--?	-?	+?	+	0	0
CFS165: South east corner of North Middlesex University Hospital Trust of Sterling Way	1.35	400	0	0	++	++	+?	0	0	0	++	0	0	++	--?	-?	+?	+	0	0
CFS169: Kings Oak Equestrian Centre (Part)	4.23	127	0	0	++	++/-	+?	0	0	0	-	0	0	++/-	--?	-?	-?	++	-	0
CFS178: Oak House, 43 Baker Street	0.26	55	0	0	+	++	++?	0	0	0	-	+	0	++	--?	--?	+?	+	0	--?
CFS183: Enfield Town Station and Former Enfield Arms, Genotin Road	0.07	6	0	0	+	++	++?	0	0	0	-	+	0	++	--?	--?	+?	+	0	--?
CFS207: Albany Leisure Centre and Car Park, 55 Albany Road	0.63	30	0	0	+	++	+?	+	0	0	-	+	0	++	0	-?	+?	+	-	--?
CFS210: Southgate Library, High Street, Southgate	0.15	9	0	0	+	++/-	+?	0	0	0	-	+	0	++	-?	-?	+?	+	-	0
CFS223: Fords Grove Car Park	0.24	24	0	0	+	++	++?	0	0	0	-	+	0	++	--?	-?	+?	+	0	--?
CFS226: Lodge Drive Car Park (incl. Depot)	0.66	18	0	0	+	++	+?	0	0	0	-	+	0	++	--?	-?	+?	+	-	--?
CFS253: Southbury Leisure Park	2.95	450	0	0	++	++/-	++?	+	0	0	-	0	0	++	-?	0?	+?	+	0	0
Industrial sites																				
ELC3/LP606: Ramney Marsh Mollison Avenue	12.01	70,200 sqm	0	0	0	0	0	0	0	0	++	0	0	++/-	--?	--?	+?	++	-	--?
POC5/LP694/CFS135: Car Park Site, Wharf Road	0.79	5,115 sqm	0	0	0	0	0	+	0	0	+	0	0	++/-	--?	--?	-?	+	-	--?

Site	Size	Yield	IIA1: Climate change mitigation	IIA2: Climate change adaptation	IIA3: Housing	IIA4: Health and wellbeing	IIA5: Services and facilities	IIA6: Social inclusion	IIA7: Crime and community safety	IIA8: Road safety	IIA9: Economy	IIA10: Town and local centres	IIA11: Air pollution	IIA12: Sustainable transport	IIA13: Biodiversity	IIA14: Historic environment	IIA15: Landscape and townscape	IIA16: Efficient use of land and materials	IIA17: Flooding	IIA18: Water
CFS132: Land at 135 Theobalds Park Road, Crews Hill	1.64	3,251 sqm	0	0	0	0	0	0	0	0	+	0	0	++/-	--?	-?	+?	+	-	0
CFS136: 6 Morson Road	0.83	2,600 sqm	0	0	0	0	0	+	0	0	+	0	0	++/-	--?	-?	-?	+	-	--?
CFS148: Land to North West of Innova Park	3.46	16,445 sqm	0	0	0	0	0	0	0	0	+	0	0	++/-	--?	0?	+?	++	-	--?
CFS151: Crown Road Lorry Park, Crown Road	0.71	4,530 sqm	0	0	0	0	0	+	0	0	+	0	0	++	0	-?	+?	+	0	0
CFS153: Montagu Ind Estate, Montagu Road, Edmonton	5.68	6,613 sqm	0	0	0	0	0	+	0	0	+	0	0	++	--?	--?	+?	++	--	--?
CFS155: Junction 24 (Part New Cottage and Holly Hill Farm)	5.16	30,000 sqm	0	0	0	0	0	0	0	0	+	0	0	--/+	--?	0?	--?	--?	-	--?
NA001: Ravenside Retail Park	3.99	21,645 sqm	0	0	0	0	0	+	0	0	+	0	0	++/-	--?	-?	+?	++	-	--?
Mixed use sites																				
EDC2/LP1137: Edmonton Green Town Centre	10.00	1173	0	0	++	++/-?	+?	++	0	0	+?/-	+	0	++	-?	--?	+?	++	-	--?
EHP34 (18/04935/FUL): 241 Green Street	0.45	92	0	0	+	++/-	+?	+	0	0	++?	+	0	++	-?	0?	+?	+	-	--?
PA39/LP654: Sainsburys Green Lanes	2.20	299	0	0	++	++/-?	++?	0	0	0	+?/-	+	0	++	--?	--?	+?	+	0	--?
PAC8/LP656: Travis Perkins Palmers Green, Bridge Drive, Bloomfield Lane	0.62	76	0	0	+	++/-?	+?	0	0	0	+?/-	+	0	++	--?	--?	+?	+	-	--?
SBC35/LP653: Sainsburys Crown Road	3.21	1041	0	0	++	++	++?	+	0	0	++?	0	0	++/-	0	0?	+?	++	0	0
SBC36/LP1104: Morrisons, Southbury Road	2.75	892	0	0	++	++	++?	0	0	0	++?	0	0	++	0	-?	+?	+	0	0
SBC4/LP1131: Southbury Road Superstore Area	1.74	291	0	0	++	++	++?	0	0	0	+?/-	+	0	++	--?	--?	+?	+	0	--?
SBC7/LP659: Colosseum Retail Park	4.35	1587	0	0	++	++	++?	+	0	0	++?	0	0	++	0	-?	+?	++	0	0
SGC2/LP1159: Land at Ritz Parade	0.65	79	0	0	+	++	++?	0	0	0	+?/-	+	0	++	-?	-?	+?	+	-	--?
SOP35 (19/01941/FUL): Southgate Office Village, 286 Chase Road	0.55	125	0	0	++	++/-	+?	0	0	0	+?/-	+	0	++	-?	--?	+?	+	-	0
UPP24 (19/02718/RE3): Meridian Water Orbital Business Park (and adjoining land including Land South of Argon Road and Land Known as IKEA Clear and Gas Holder Leaside Road), 5 Argon Road	11.90	2300	0	0	++	--?	-?	+	0	0	++?	0	0	++/-	--?	0?	--?	++	--	--?
UPP32 (16/01197/RE3): Meridian Water, Willoughby Lane and Meridian Way	8.13	725	0	0	++	++	+?	+	0	0	++?	+	0	++	--?	0?	+?	++	-	--?
UPC2/LP1130: Tesco Extra, 1 Glover Drive	4.24	661	0	0	++	++/-	-?	+	0	0	++?	0	0	++	-?	0?	+?	++	0	--?
UPC1/LP1111: IKEA Meridian Water	8.43	854	0	0	++	++/-	-?	+	0	0	++?	0	0	++	--?	0?	+?	++	0	--?

Site	Size	Yield	IIA1: Climate change mitigation	IIA2: Climate change adaptation	IIA3: Housing	IIA4: Health and wellbeing	IIA5: Services and facilities	IIA6: Social inclusion	IIA7: Crime and community safety	IIA8: Road safety	IIA9: Economy	IIA10: Town and local centres	IIA11: Air pollution	IIA12: Sustainable transport	IIA13: Biodiversity	IIA14: Historic environment	IIA15: Landscape and townscape	IIA16: Efficient use of land and materials	IIA17: Flooding	IIA18: Water
CFS152: Claverings, Centre Way	2.41	587	0	0	++	++	++?	+	0	0	++?	0	0	+	-?	0?	-?	++	-	--?
SOS11: M&S Food	0.45	150	0	0	++	++/-	+?	0	0	0	+?/-	+	0	++	--?	--?	+?	+	-	0
CFS166: Tesco, Ponders End, 288 High Street	2.77	350	0	0	++	++	+?	+	0	0	++?	+	0	++	0	-?	+?	+	-	--?
CFS191: Civic Centre	1.41	150	0	0	++	++	++?	0	0	0	+?/-	+	0	++	--?	--?	-?	+	-	--?
CFS209: Asda Southgate, 130 Chase Side, Southgate	1.65	165	0	0	++	--?	+?	0	0	0	+?/-	+	0	++	-?	--?	+?	+	-	0
CFS217: Land known as Brimsdown Sports Ground	8.08	50	0	0	+	--?/+	+?	+	0	0	+?/-	+	0	++	-?	-?	+?	--	-	0
Other sites																				
LOC2/LP675: Land at Picketts Lock	6.50	N/A	0	0	0	++	0	+	0	0	0	0	0	+	--?	0?	--?	--	-	0
CFS161: Whitewebbs Golf Course, Beggar's Hollow	41.34	N/A	0	0	0	0	0	0	0	0	0	0	0	0	++	0	+	0	-	0
CFS167: Alma Road Open Space	2.68	N/A	0	0	0	--?	0	0	0	0	0	0	0	++/-	--?	0	0	0	-	--?
CFS168: Firs Farm Recreation Ground (Part)	3.67	N/A	0	0	0	--?	0	0	0	0	0	0	0	+	--?	0?	--	--	-	--?
CFS171: Sloemans Farm	47.32	N/A	0	0	0	0	0	0	0	0	0	0	0	++/-	--?	0	0	0	-	--?
CFS230: Church Street Recreation Ground	5.54	N/A	0	0	0	--?	0	0	0	0	0	0	0	+	--?	0?	--	--	-	--?
CFS218: Land at and within the vicinity of Tottenham Hotspur Football Club Training Ground	42.25	N/A	0	0	0	++	0	0	0	0	0	0	0	+/-	--?	-?	-?	--?	-	0

IIA1: Climate change mitigation

Housing sites

3.27 All housing sites are expected to have negligible effects in relation to this objective. This is because the location of housing sites will not affect the achievement of this objective - effects will depend largely on the detailed proposals for sites and their design, which would be influenced by policies in the Local Plan and details submitted at the planning application stage.

Industrial sites

3.28 All industrial sites are expected to have negligible effects in relation to this objective. This is because the location of industrial sites will not affect the achievement of this objective - effects will depend largely on the detailed proposal for sites and their design, which would be influenced by policies in the Local Plan and details submitted at the planning application stage.

Mixed use sites

3.29 All mixed use sites are expected to have negligible effects in relation to this objective. This is because the location of mixed use sites will not affect the achievement of this objective - effects will depend largely on the detailed proposal for sites and their design, which would be influenced by policies in the Local Plan and details submitted at the planning application stage.

IIA2: Climate change adaptation

Housing sites

3.30 All housing sites are expected to have negligible effects in relation to this objective. This is because the location of housing sites will not affect the achievement of this objective - effects will depend largely on the detailed proposals for sites and their design, which would be influenced by policies in the Local Plan and details submitted at the planning application stage.

Industrial sites

3.31 All industrial sites are expected to have negligible effects in relation to this objective. This is because the location of industrial sites will not affect the achievement of this objective - effects will depend largely on the detailed proposal for sites and their design, which would be influenced by policies in the Local Plan and details submitted at the planning application stage.

Mixed use sites

3.32 All mixed use sites are expected to have negligible effects in relation to this objective. This is because the location of mixed use sites will not affect the achievement of this objective - effects will depend largely on the detailed proposal for sites and their design, which would be influenced by policies in the Local Plan and details submitted at the planning application stage.

IIA3: Housing

Housing sites

3.33 Around two thirds of the housing site options are expected to have significant positive effects against this objective because they have the capacity to deliver more than 100 housing units. Therefore, they will contribute significantly to the total housing need. The remaining housing site options are expected to have minor positive effects in relation to this objective because they have capacity to deliver fewer than 100 housing units.

Industrial sites

3.34 The location of industrial sites is not considered likely to affect this objective; therefore the effects of all industrial site options are negligible.

Mixed use sites

3.35 Most of the mixed use sites are expected to have significant positive effects against this objective because they have capacity to deliver more than 100 housing units as part of the mixed use development. Therefore, they will contribute significantly to the total housing need. The remaining sites are anticipated to have minor positive effects in relation to this objective because they have capacity to deliver fewer than 100 housing units.

IIA4: Health and wellbeing

Housing sites

3.36 Around 40% of the housing sites are expected to have significant positive effects in relation to this objective because they are all located within 800m of an area of open space, with some of them also located within 400m of a GP surgery. Some of the sites are also within 400m of a walking or cycle path. Development of these sites is therefore expected to help improve people's physical health and mental well-being because they will have access to open space and/or easy access to primary healthcare facilities (i.e. GP surgeries). Access to open space is particularly important in LBE as there is an identified imbalance in open space between the east and west and the COVID-19 pandemic has highlighted the importance of access to open space.

3.37 Just under one third of the housing sites are expected to have a mixed significant positive and minor negative effect in relation to this objective because although they are within 800m of an area of open space, they are not within 800m of a GP surgery. Six of the sites are expected to have a mixed significant positive and significant negative effect in relation to this objective because although they are within 800m of an area of open space and some are also within 400m of a GP surgery, they contain a walking or cycle path which could be lost as a result of development, although this is uncertain. Two of these sites also contain an area of open space, which could be lost as a result of development: (1) Arnos Park Metropolitan Open Land which is within site SGC4/LP608_2: Arnos Grove Station Car Park; and (2) a number of areas of Amenity Green Space within site UPM1: Joyce Avenue and Snells Park Estate.

3.38 One of the site options, POC6/LP1196: Land at former Wessex Hall Building, is expected to have a mixed significant negative and minor positive effect against this objective because although it is within 400-800m of a GP surgery, it partially overlaps Durants Park Metropolitan Open Land and so this area could be lost to new development, although this is uncertain. Two sites are expected to have minor positive effects in relation to this objective because they are within 400-800m of a GP surgery and 800m of an area of open space but are not within 400m of a walking or cycling path. Four sites are expected to have a mixed minor positive and minor negative effect because they are either within 800m of open space or within 400m of a walking or cycle path, but are not within 800m of a GP surgery.

Industrial sites

3.39 The location of industrial sites is not considered likely to affect this objective; therefore the effects for all industrial site options are negligible.

Mixed use sites

3.40 Just under half of the mixed use sites are expected to have significant positive effects in relation to this objective because they are all located within 800m of an area of open space, with some of them also located within 400m of a GP surgery, and a walking or cycle path. Development of these sites is therefore expected to help improve people's physical health and mental well-being because they will have access to open space and/or easy access to primary healthcare facilities. One quarter of the sites are expected to have mixed significant positive and minor negative effects in relation to this objective because they are within 800m of an area of open space but are not within 800m of a GP surgery. Just one site, CFS217: Land known as Brimsdown Sports Ground, has a potential but uncertain mixed significant negative and minor positive effect against this objective because it contains a walking path that could be lost as a result of new development. However, the site is located within 400-800m of a GP surgery.

3.41 Three of the mixed use sites have potential but uncertain mixed significant positive and significant negative effects in relation to this objective: (1) EDC2/LP1137: Edmonton Green Town Centre; (2) PA39/LP654: Sainsburys Green Lanes; and (3) PAC8/LP656: Travis Palmers Green. One of these sites (EDC2/LP1137: Edmonton Green Town Centre) contains a walking path that could be lost as a result of development, whilst the other two contain cycling paths that could be lost as a result of development. These effects are recorded as uncertain because it is unknown whether these walking and cycling paths will

definitely be lost as a result of development or not. Just two mixed use sites have potential but uncertain significant negative effects against this objective because they contain a walking or cycle path: (1) UPP24 (19/02718/RE3): Meridan Water Orbital Business Park; and (2) CFS209: Asda Southgate.

IIA5: Services and facilities

Housing sites

3.42 Around two fifths of the housing site options could have significant positive effects in relation to this objective (although these are uncertain) because they are within 800m of an existing primary school and an existing secondary school. Development of these sites is therefore expected to improve people's access to education facilities which will support raising attainment and the development of a skilled workforce within the Borough. A similar number of the housing site options could have minor positive effects in relation to this objective (although these effects are again uncertain) because they are within 800m of either one existing primary school or one existing secondary school, but not both. All effects are recorded as uncertain because it is unknown whether the schools in question will have capacity to accommodate new pupils or not. The remaining housing site options may have minor negative effects in relation to this objective as they do not fall within 800m of a primary school or a secondary school. These effects are also recorded as uncertain because new residential development could potentially stimulate the provision of new schools/school places.

Industrial Sites

3.43 The location of industrial sites is not considered likely to affect this objective; therefore the effects for all industrial site options are negligible.

Mixed use sites

3.44 Around two fifths of the mixed use site options could have significant positive effects in relation to this objective because they are within 800m of an existing primary school and an existing secondary school. Development of these sites is therefore expected to improve people's access to education facilities which will support raising attainment and the development of a skilled workforce within the Borough. Just under half of the mixed use site options could have minor positive effects in relation to this objective because they are within 800m of either one existing primary school or one existing secondary school, but not both. As with the housing site options, all effects are recorded as uncertain because it is unknown whether the schools in question will have capacity to accommodate new pupils or not. The remaining mixed use site options could have minor negative effects in relation to this objective as they do not fall within 800m of a primary school or a secondary school. These effects are recorded as uncertain because new residential development as part of mixed use sites could potentially stimulate the provision of new schools/school places.

IIA6: Social inclusion

Housing sites

3.45 Only nine housing site options are expected to have minor positive effects in relation to this objective because they partially or entirely fall within one of the 20% most deprived areas in England. Although LBE contains ten Lower-Layer Super Output Areas (LSOAs) that fall within the 10% most deprived areas in England, none of the housing site options fall within them. Site options that fall within the most deprived areas of the Borough could help regenerate those areas through development and the delivery of supporting infrastructure. The remaining site options are expected to have negligible effects in relation to this objective as they do not fall within the 10% or 20% most deprived areas in England.

Industrial sites

3.46 Over half of the industrial sites are expected to have minor positive effects in relation to this objective because they are partially or entirely located within one of the 20% most deprived areas in England. Development of these sites would help to regenerate the surrounding areas through the delivery of supporting infrastructure. Although LBE contains ten Lower-Layer Super Output Areas (LSOAs) that fall within the 10% most deprived areas in England, none of the industrial site options fall within them. The remaining industrial site options are expected to have negligible effects in relation to this objective as they do not fall within the 10% or 20% most deprived areas in England.

Mixed use sites

3.47 Just one mixed use site, EDC2/LP1137: Edmonton Green Town Centre, is expected to have a significant positive effect in relation to this objective because it is entirely located within one of the 10% most deprived areas in the Borough. Site options that fall within the most deprived areas of the Borough will help regenerate those areas through development and the delivery of supporting infrastructure. Half of the mixed use site options are expected to have minor positive effects in relation to this objective because they are partially or entirely located within one of the 20% most deprived areas within the Borough. The remaining sites are expected to have negligible effects in relation to this objective as they do not fall within the 10% or 20% most deprived areas in the England.

IIA7: Crime and community safety

Housing sites

3.48 All of the housing site options are expected to have negligible effects in relation to this objective. This is because the location of housing sites will not affect the achievement of this objective - effects will depend largely on the detailed proposals for sites and their design, which would be influenced by policies in the Local Plan and details submitted at the planning application stage.

Industrial sites

3.49 All of the industrial site options are expected to have negligible effects in relation to this objective. This is because the location of industrial sites will not affect the achievement of this objective - effects will depend largely on the detailed proposal for sites and their design, which would be influenced by policies in the Local Plan and details submitted at the planning application stage.

Mixed use sites

3.50 All of the mixed use site options are expected to have negligible effects in relation to this objective. This is because the location of mixed use sites will not affect the achievement of this objective - effects will depend largely on the detailed proposal for sites and their design, which would be influenced by policies in the Local Plan and details submitted at the planning application stage.

IIA8: Road safety

Housing sites

3.51 All of the housing site options are expected to have negligible effects in relation to this objective. This is because the location of housing sites will not affect the achievement of this objective - effects will depend largely on the detailed proposals for sites and their design, which would be influenced by policies in the Local Plan and details submitted at the planning application stage.

Industrial sites

3.52 All of the industrial site options are expected to have negligible effects in relation to this objective. This is because the location of industrial sites will not affect the achievement of this objective - effects will depend largely on the detailed proposals for sites and their design, which would be influenced by policies in the Local Plan and details submitted at the planning application stage.

Mixed use sites

3.53 All of the mixed use site options are expected to have negligible effects in relation to this objective. This is because the location of mixed use sites will not affect the achievement of this objective - effects will depend largely on the detailed proposals for sites and their design, which would be influenced by policies in the Local Plan and details submitted at the planning application stage.

IIA9: Economy

Housing sites

3.54 Five of the housing site options are anticipated to have significant positive effects in relation to this objective as they are adjacent or close to (i.e. within 100m of) at least one Locally Significant Industrial Site. Therefore, these five sites provide easy access to job opportunities. The remaining site options are expected to have minor negative effects in relation to this objective because they are not adjacent or close to Strategic Industrial Locations or Locally Significant Industrial Sites. Development of these sites would therefore not provide good access to employment opportunities for local people, which could slow LBE's economic recovery from the COVID-19 pandemic.

Industrial sites

3.55 One of the industrial sites, ELC3/LP606: Ramney Marsh Mollison Avenue, is expected to have a significant positive effect in relation to this objective because it falls into the 'large sites' category (sites that are 10ha or larger). Development of this site would result in the creation of a significant number of new job opportunities, which would support the population growth that is being planned for within the Local Plan. The remaining industrial sites are expected to have minor positive effects in relation to the objective because they fall into the 'small sites' category (sites that are under 10ha) and so would provide a smaller number of new jobs.

Mixed use sites

3.56 Half of the mixed use site options could have significant positive effects in relation to this objective because they are next to Strategic Industrial Locations and/or Locally Significant Infrastructure Sites and would therefore provide easy access to employment opportunities. One of these sites, UPC1/LP1111: IKEA Meridian Water, is also over 10ha in size and would therefore contribute significantly towards new employment opportunities. All effects are recorded as uncertain because it is unknown what proportion of each mixed use site would comprise employment development. The remaining sites are expected to have mixed minor positive and minor negative effects in relation to this objective because they will contribute towards employment development (although are under 10ha in size), but are not located adjacent or close to Strategic Industrial Locations or Locally Significant Industrial Sites. The positive effect is again recorded as uncertain because it is unknown what proportion of each mixed use site will comprise employment development.

IIA10: Town and local centres

Housing sites

3.57 Around half of the housing site options are anticipated to have minor positive effects in relation to this objective as they are within or adjacent to a Major, District or Local Centre. New development located within or next to these centres will contribute to their vitality through an increase in footfall, whilst also encouraging the retention and expansion of town and local centre commercial and retail uses. The remaining site options are expected to have negligible effects in relation to the objective because they are not within or adjacent to a Major, District or Local Centre.

Industrial sites

3.58 All of the industrial site options are expected to have negligible effects in relation to this objective because they are not within or adjacent to a Major, District or Local Centre.

Mixed use sites

3.59 Over half of the mixed use site options are expected to have minor positive effects in relation to this objective as they are within or adjacent to a Major, District or Local Centre. New development located within these centres will contribute to their vitality through an increase in footfall, whilst also encouraging the retention and expansion of town and local centre commercial and retail uses. The remaining mixed use site options are expected to have negligible effects in relation to this objective because they are not within or adjacent to a Major, District or Local Centre.

IIA11: Air pollution**Housing sites**

3.60 IIA awaiting data from WSP.

Industrial sites

3.61 IIA awaiting data from WSP.

Mixed use sites

3.62 IIA awaiting data from WSP.

IIA12: Sustainable transport**Housing sites**

3.63 Just over half of the housing site options are expected to have significant positive effects in relation to this objective because they are within 1km of a railway/tube station and 350m of at least one bus stop, and some of them fall within 200m of a Major, District or Local Centre. Development of these sites that are near to sustainable transport links will therefore help support a modal shift away from the private car. Just under one third of the housing site options are expected to have mixed significant positive and significant negative effects in relation to this objective, because although they are within 1km of a railway/tube station and 350m of a bus stop, they are more than 800m from a Major, District or Local Centre.

3.64 Four of the housing site options are anticipated to have mixed significant positive and minor negative effects in relation to this objective because, although they are all within 1km of a railway/tube station and 350m of at least one bus stop, they are within 401-800m of a Major, District or Local Centre. A further two housing site options are anticipated to have mixed significant negative and minor positive effects against this objective because they are more than 800m from a Major, District or Local Centre but are within 1km of a railway station. Finally, one site, CHC14/LP637: Land north of Goat Lane, is expected to have a minor negative effect in relation to this objective because it is within 401-800m of a Local Centre, more than 1km from a railway/tube station and 350m from a bus stop with no existing cycle route passing the site.

Industrial sites

3.65 Just two industrial site options, CFS151: Crown Road Lorry Park and CFS153: Montagu Ind Estate are expected to have significant positive effects in relation to this objective as they are within 1km of a railway/tube station and 350m of a bus stop. Site CFS151 is also within 200m of a Local Centre. Development of these sites near sustainable transport links will therefore help support a modal shift away from the private car. Over half of the industrial site options are expected to have mixed significant positive and minor negative effects in relation to this objective because they are located within 1km of a railway station and 350m of at least one bus stop, but are only within 401-800m of a Major, District or Local Centre. Just one site, CFS155: Junction 24, will have a mixed significant negative and minor positive effect as the site is more than 800m from a Major, District and Local Centre, but is within 350m of at least one bus stop. One site, CFS132: Land at 135 Theobalds Park Road, is expected to have a mixed significant positive and significant negative effect in relation to this objective because it is within 1km of a railway station and 350m of at least one bus stop, but is more than 800m from a Major, District and Local Centre.

Mixed Use

3.66 Over 80% of the mixed use site options are expected to have significant positive effects in relation to IIA12: Sustainable transport because they are within 1km of a railway/tube station and 350m of at least one bus stop. Development of these sites near to sustainable transport links will therefore help support a modal shift away from the private car. Just one site option, CFS152: Claverings, Centre Way, is expected to have a minor positive effect in relation to this objective because it is within 350m of a bus stop and 201-400m of a Local Centre. Similarly, just one site, SBC35/LP653: Sainsbury's Crown Road is expected to have a mixed significant positive and minor negative effect as it is within 1km of a railway station and 350m of a bus stop but is only within 401-800m of a Local Centre. Finally, one site, UPP24 (19/02718/RE3): Meridian Water Orbital Business Park, is anticipated to have a mixed significant positive and significant negative effect in relation to this objective because it is

within 1km of a railway station and 350m of at least one bus stop, but is more than 800m from a Major, District and Local Centre.

IIA13: Biodiversity

Housing sites

3.67 Over three quarters of the housing site options could have significant negative effects against this objective because they fall within 250m of one or more Sites of Special Scientific Interest or Sites of Importance for Nature Conservation and/or within 100m of a Priority Habitat or Ancient Woodland. Five of the residential site options contain a Priority Habitat: (1); COC9a, COC9b/LP608_1: Cockfosters Station Car Park (2); HIC10/LP642: Land opposite Jolly Farmers; (3) HIC11/LP707: Chase Park; (4) CFS162_B: Land to the Rear of Arnold House (East); and (5) CFS162_C: Arnold House. Development of these sites will therefore place increased stress on the designated and non-designated biodiversity assets within the Borough which are already experiencing pressure from recreational use, as well as poor air quality. Eight of the housing site options could have minor negative effects against this objective, as they fall within 250-750m of a Sites of Special Scientific Interest or Sites of Importance for Nature Conservation and/or within 750m of a Local Nature Reserve, as well as 100-250m from a Priority Habitat or Ancient Woodland. All effects are recorded as uncertain because appropriate mitigation may avoid adverse effects and may even result in beneficial effects. The remaining site options are expected to have negligible effects in relation to this objective because they do not fall within 750m of any of these biodiversity assets.

Industrial sites

3.68 Almost all of the industrial site options could have significant negative effects in relation to this objective because they fall within 250m of one or more Sites of Special Scientific Interest or Sites of Importance for Nature Conservation and/or within 100m of a Priority Habitat or Ancient Woodland. One of the industrial sites, ELC3/LP606: Ramney Marsh Mollison Avenue, contains a Priority Habitat. Development of these sites will therefore place increased stress on the designated and non-designated biodiversity assets within the Borough which are already experiencing pressure from recreational use, as well as poor air quality. The effects are uncertain because appropriate mitigation may avoid adverse effects and may even result in beneficial effects. The remaining site is expected to have a negligible effect in relation to this objective because it does not fall within close proximity of a biodiversity asset.

Mixed use sites

3.69 Around two fifths of mixed use site options could have significant negative effects in relation to this objective because they fall within 250m of one or more Sites of Special Scientific Interest or Sites of Importance for Nature Conservation and/or within 100m of a Priority Habitat or Ancient Woodland. Two of the mixed use sites contain a Priority Habitat: (1) PA39/LP654: Sainsburys Green Lanes; and (2) UPP32 (16/01197/RE3): Meridian Water. A further eight mixed use site options could have minor negative effects in relation to this objective because they fall within 250-750m of a Sites of Special Scientific Interest or Sites of Importance for Nature Conservation and/or within 750m of a Local Nature Reserve, as well as 100-250m from a Priority Habitat or Ancient Woodland. Development of these sites will therefore place increased stress on the designated and non-designated biodiversity assets within the Borough which are already experiencing pressure from recreational use, as well as poor air quality. The remaining four sites are expected to have negligible effects in relation to this objective because they do not fall within 750m of any of these biodiversity assets.

IIA14: Historic environment

Housing sites

3.70 Just over two fifths of the housing site options could have significant negative effects against this objective because they have the potential to cause harm to heritage assets where it is unlikely that these can be adequately mitigated. Development of these sites will therefore place increased pressure on the LBE's rich variety of designated heritage assets which are already under stress from inappropriate development and activity affecting their setting and context. Another two fifths of housing site options could have minor negative effects against this objective because they have the potential to cause harm to heritage assets, but this harm could potentially be mitigated. The remaining housing site options could have negligible effects in relation

to this objective as they are more than 500m from the nearest designated heritage asset but there is still some potential for impacts on non-designated heritage features and effects may extend beyond 500m in some cases.

Industrial sites

3.71 Three industrial site options, ELC3/LP606: Ramney Marsh Mollison Avenue, POC5/LP694/CFS135: Car Park Site and CFS153: Montagu Industrial Estate could have significant negative effects against this objective because they have the potential to cause harm to heritage assets where it is unlikely that these can be adequately mitigated. Less than half of the industrial site options could have minor negative effects in relation to this objective as they have the potential to cause harm to heritage assets, but this harm can potentially be mitigated. Development of these sites would therefore place increased pressure on the LBE's rich variety of designated heritage assets which are already under stress from inappropriate development and activity affecting their setting and context. The remaining site options could have negligible but uncertain effects in relation to this objective as they are more than 500m from the nearest designated heritage asset but there is still some potential for impacts on non-designated heritage features and effects may extend beyond 500m in some cases.

Mixed use sites

3.72 Two fifths of mixed use site options could have significant negative effects in relation to this objective because they have the potential to cause harm to heritage assets where it is unlikely that these can be adequately mitigated. Development of these sites will therefore place increased pressure on the LBE's rich variety of designated heritage assets which are already under stress from inappropriate development and activity affecting their setting and context. Approximately one quarter of site options could have minor negative effects in relation to this objective because they have the potential to cause harm to heritage assets, but this harm could potentially be mitigated. The remaining sites could have negligible effects in relation to this objective as they are more than 500m from the nearest designated heritage asset but there is still some potential for impacts on non-designated heritage features and effects may extend beyond 500m in some cases.

IIA15: Landscape and townscape

Housing sites

3.73 Just under two thirds of the housing site options could have minor positive effects in relation to this objective because they are located within a settlement and contain built development. Development of these sites is therefore expected to help improve the quality of the landscape and/or townscape within LBE, including designated landscapes and extensive semi-rural landscape character areas, all of which need to be protected. Just over one fifth of the housing site options could have minor negative effects in relation to this objective because they are either located within a settlement but do not contain built development, are not large in scale (i.e. <3ha), located on the edge of a settlement or within a relatively undeveloped area. Four of the housing site options could have significant negative effects in relation to this objective because they are large in scale (i.e. >=3ha), located on the edge of a settlement or within a relatively undeveloped area. Three site options could have significant negative effects against this objective because they contain open space, including Metropolitan Open Land and/or Green Chains: (1) Durants Park Metropolitan Open Land in site POC6/LP1196: Land at former Wessex Hall Building; (2) Arnos Park Metropolitan Open Land in site SGC4/LP608_2: Arnos Grove Station Car Park; and (3) a number of areas of Amenity Green Space within site UPM1: Joye Avenue and Snells Park Estate.

Industrial sites

3.74 Around two thirds of industrial site options could have minor positive effects in relation to this objective because they are located within a settlement and contain built development. Two industrial site options, POC5/LP694/CFS135: Car Park Site, Wharf Road and CFS136: 6 Morson Road, could have minor negative effects against this objective because although they are not large in scale (i.e. <3ha), they are located on the edge of Ponders End. The remaining site option, CFS155: Junction 24 (Part New Cottage and Holly Hill Farm), is expected to have a significant negative effect against this objective because it is large in scale (>=3ha) and located in an undeveloped area.

Mixed use sites

3.75 Just under 90% of the mixed use site options could have minor positive effects in relation to this objective because they are located within a settlement and contain built development. Development of these sites is therefore expected to help improve

the quality of the landscape and/or townscape within LBE, including designated landscapes and extensive semi-rural landscape character areas, all of which need to be protected. Just one site option could have a significant negative effect in relation to this objective: UPP24 (19/02718/RE3): Meridian Water Orbital Business Park, 5 Argon Road. This is because the site is large in scale (i.e. ≥ 3 ha) and located on the edge of Upper Edmonton. The two remaining sites, CFS152: Claverings, Centre Way and CFS191: Civic Centre, are expected to have minor negative but uncertain effects in relation to this objective because they are not large in scale but located on the edge of settlements.

IIA16: Efficient use of land

Housing sites

3.76 Five of the housing site options are expected to have significant positive effects in relation to this objective because they are relatively large in size (i.e. ≥ 3 ha) and on brownfield land. Just under three quarters of the housing site options are anticipated to have minor positive effects in relation to the objective because they are relatively small in size (i.e. < 3 ha) and on brownfield land. Therefore, development of these sites would be an efficient use of previously developed land. However, seven housing site options are anticipated to have significant negative effects in relation to this objective as they are relatively large in size (i.e. ≥ 3 h) and on greenfield land, which is not an efficient use of land. The effects are recorded as uncertain because the GIS data available does not distinguish between Grades 3a and 3b agricultural land (Grade 3a is considered to be high quality, while Grade 3b is not). Just one housing site option, CFS162_B:Land to the Rear of Arnold House (East), is expected to have a minor positive effect as it is relatively small in size (i.e. < 3 ha) but is on greenfield land.

Industrial sites

3.77 Less than half of the industrial site options are expected to have significant positive effects in relation to this objective because they are relatively large in size (i.e. ≥ 3 ha) and on brownfield land. Four of the industrial site options are expected to have minor positive effects in relation to this objective because they are relatively small in size (i.e. < 3 ha) and on brownfield land; therefore development of these sites would be an efficient use of previously developed land. Just one industrial site option, CFS155: Junction 24 (Part New Cottage and Holly Hill Farm), is expected to have a significant negative effect against this objective because it is on greenfield land classed as Grade 3. The effect is recorded as uncertain because the GIS data available does not distinguish between Grades 3a and 3b agricultural land (Grade 3a is considered to be high quality, while Grade 3b is not).

Mixed use sites

3.78 Two fifths of the mixed use site options are expected to have significant positive effects in relation to this objective because they are relatively large in size (i.e. ≥ 3 ha) and on brownfield land. Over half of the sites are expected to have minor positive effects against this objective because they are relatively small in size (i.e. < 3 ha) and on brownfield land. However, one site, CFS217: Land known as Brimsdown Sports Ground, is expected to have a significant negative effect in relation to this objective as it is relatively large in size (i.e. ≥ 3 h) and on greenfield land. The effect is recorded as uncertain because the GIS data available does not distinguish between Grades 3a and 3b agricultural land (Grade 3a is considered to be high quality, while Grade 3b is not).

IIA17: Flooding

Housing sites

3.79 Approximately three quarters of the housing site options are expected to have minor negative effects in relation to this objective because they partially fall within Flood Zones 3a or 3b, are entirely or mainly within Flood Zone 2, and/or are at risk of groundwater flooding. Development of these sites may therefore exacerbate flood risk within LBE, particularly in the east of the Borough along the River Lee or by King George's Reservoir or William Girling Reservoir. None of the housing site options were found to contain a risk of surface water flooding. The remaining housing site options are expected to have negligible effects in relation to this objective as they are outside of Flood Zones 3a, 3b or partially within Flood Zone 2, and not at risk of groundwater or surface water flooding.

Industrial sites

3.80 Just over three quarters of the industrial site options are expected to have minor negative effects in relation to this objective as they partially fall (i.e. <25%) within Flood Zones 3a or 3b and/or are at risk of groundwater flooding. Development of these sites may therefore increase the risk of flooding in those areas. None of the industrial site options were found to contain a risk of surface water flooding. One site, CFS153: Montagu Industrial Estate, Edmonton, is expected to have a significant negative effect in relation to this objective as it mainly falls within Flood Zone 3a, in addition to being at risk of groundwater flooding. The remaining site is expected to have a negligible effect in relation to this objective as it is outside of Flood Zones 3a and 3b, and not at risk of groundwater or surface water flooding.

Mixed use sites

3.81 Over half of the mixed use site options are expected to have minor negative effects in relation to this objective because they partially fall within Flood Zones 3a or 3b, are entirely or mainly within Flood Zone 2, and/or at risk of groundwater flooding. None of the sites contain a risk of surface water flooding. Just one site, UPP24 (19/02718/RE3): Meridan Water Orbital Business Park, is expected to have a significant negative effect in relation to this objective as it is mainly falls within Flood Zone 3a. Development of these sites may therefore exacerbate flood risk within LBE, particularly in the east of the Borough along the River Lee or by King George's Reservoir or William Girling Reservoir. The remaining sites are expected to have negligible effects in relation to this objective as they are outside of Flood Zones 3a, 3b or partially within Flood Zone 2, and not at risk of groundwater or surface water flooding.

IIA18: Water

Housing sites

3.82 Approximately half of the housing site options could have significant negative effects in relation to this objective because they contain a watercourse, water body or fall within Source Protection Zones 1 or 2⁴. Development of these sites may therefore exacerbate water quality issues that currently impact the Borough, such as not meeting the Water Framework Directive (WFD) required ecological status of 'Good'. The remaining site options are expected to have negligible effects in relation to this objective as they do not contain a watercourse, water body or fall within a Source Protection Zone.

Industrial sites

3.83 Just over three quarters of the industrial site options could have significant negative effects in relation to this objective because they contain a watercourse, water body or fall within Source Protection Zones 1 or 2. Development of these sites may therefore exacerbate water quality issues that currently impact the Borough, such as not meeting the Water Framework Directive (WFD) required ecological status of 'Good'. The remaining sites are expected to have negligible effects in relation to this objective as they do not contain a watercourse, water body or fall within a Source Protection Zone.

Mixed use sites

3.84 Just under three quarters of the mixed use site options could have significant negative effects in relation to this objective because they contain a watercourse, water body or fall within Source Protection Zones 1 or 2. Development of these sites may therefore exacerbate water quality issues that currently impact the Borough, such as not meeting the Water Framework Directive (WFD) required ecological status of 'Good'. The remaining site options are expected to have negligible effects in relation to this objective as they do not contain a watercourse, water body or fall within a Source Protection Zone.

Other sites

3.85 There are seven 'Other' sites and their uses are as follows:

- **LOC2/LP675: Land at Picketts Lock:** leisure uses site.
- **CFS161: Whitewebbs Golf Course, Beggar's Hollow:** nature recovery site.

⁴ Source Protection Zone 3 is present within LBE.

- **CFS167: Alma Road Open Space:** cemetery.
- **CFS168: Firs Farm Recreation Ground (Part):** crematorium.
- **CFS171: Sloemans Farm:** natural burial site.
- **CFS230: Church Street Recreation Ground:** crematorium.
- **CFS218: Land at and within the vicinity of Tottenham Hotspur Football Club Training Ground:** sport and recreation site.

3.86 Two of these sites, LOC2/LP675: Land at Picketts Lock and CFS218: Land at and within the vicinity of Tottenham Hotspur Football Club Training Ground, are expected to have significant positive effects in relation to **IIA4: Health and wellbeing** because the development of a leisure uses and sport and recreation site, respectively, would have beneficial effects on people's health and wellbeing. Three of the sites are expected to have significant negative effects in relation to this objective as they contain an area of open space that could be lost to the proposed site use: (1) Durants Park Metropolitan Open Land at site CFS167: Alma Road Open Space; (2) Firs Farm & Clowes Sportsgrounds Metropolitan Open Land at site CFS168: Firs Farm Recreation Ground (Part); and (3) Church Street Recreation Ground Metropolitan Open Land at site CFS230: Church Street Recreation Ground.

3.87 Site LOC2/LP675: Land at Picketts Lock is expected to have a minor positive effect against **IIA6: Social inclusion** because it falls within the 20% most deprived area within England. The development of a leisure uses site will benefit people living within this area of the Borough.

3.88 Site CFS171: Sloemans Farm is expected to have a mixed significant positive and significant negative effect in relation to **IIA12: Sustainable transport** because although it is within 1km of a railway station and 350m of at least one bus stop, it is more than 800m from a Major, District and Local Centre. Site CFS167: Alma Road Open Space is expected to have a mixed significant positive and minor negative effect against this objective because it is located within 1km of a railway station and 350m of at least one bus stop but is only within 401-800m of a Local Centre. Site CFS218: Land at and within the vicinity of Tottenham Hotspur Football Club Training Ground is expected to have a mixed minor positive and minor negative effect in relation to this objective because it is within 1km of a railway station but not within 350m of a bus stop and only within 401-800m of a Local Centre. Three of the sites are expected to have minor positive effects in relation to IIA12 because they are all within 350m of at least one bus stop and 201-400m of a Local Centre.

3.89 All but one of the sites could have significant negative effects in relation to **IIA13: Biodiversity** because they are within 250m of one or more Sites of Special Scientific Interest or Sites of Importance for Nature Conservation and/or less than 100m from a Priority Habitat or Ancient Woodland. Three of the sites contain a Priority Habitat: (1) CFS171: Sloemans Farm; (2) CFS230: Church Street Recreation Ground; and (3) CFS218: Land at and within the vicinity of Tottenham Hotspur Football Club Training Ground. The effects are recorded as uncertain because appropriate mitigation may avoid any adverse effects and may even result in beneficial effects. Site CFS161: Whitewebbs Golf Course is expected to have a significant positive effect in relation to this objective because it is proposed as a nature recovery site and would therefore have beneficial effects on biodiversity.

3.90 Site CFS218: Land at and within the vicinity of Tottenham Hotspur Football Club Training Ground could have a minor negative but uncertain effect in relation to **IIA14: Historic environment** because over half of the site falls within Forty Hill Conservation Area, which contains a number of listed buildings, as well as Myddelton House Registered Park and Garden which falls partially within the site. Due to the fact this site is allocated as a sport and recreation site, future development could potentially take place with an adverse effect on the historic environment. Three of the remaining sites could have negligible but uncertain effects in relation to this objective because although they are more than 500m from a designated heritage asset, they may have some potential for impacts on non-designated heritage features and effects may extend beyond the 500m distance threshold.

3.91 Two of the sites are expected to have significant negative effects against **IIA15: Landscape and townscape**, whilst one of the sites could have a significant negative effect but this is uncertain. The two sites that are expected to have significant negative effects against this objective contain an area of open space, that could be lost as a result of development: (1) Firs Farm & Clowes Sportsgrounds Metropolitan Open Land at site CFS168: Firs Farm Recreation Ground (Part); and (2) Church Street Recreation Ground Metropolitan Open Land at site CFS230: Church Street Recreation Ground. Although site CFS167: Alma Road Open Space also contains an open space, the development of a cemetery is not considered to have an adverse

effect on the landscape. Site LOC2/LP675: Land at Picketts Lock is expected to have a significant negative but uncertain effect against this objective because it is large in scale and located on the edge of Lower Edmonton. Therefore, the potential future development of this site could result in an adverse effect on the landscape. Site CFS161: Whitwebbs Golf Course is expected to have a minor positive effect in relation to this objective because the development of a nature recovery site is expected to have beneficial effects on the landscape. Site CFS218: Land at and within the vicinity of Tottenham Hotspur Football Club Training Ground is expected to have a minor negative but uncertain effect in relation to this objective because it is large in scale and located in a relatively undeveloped area. Due to the fact the site is allocated as a sport and recreation site which could contain built development in the future, its development could affect the landscape.

3.92 Three of the sites are expected to have significant negative effects in relation to **IIA16: Efficient use of land and materials** because they are relatively large and on greenfield land, classed as Urban land. Therefore, if development were to take place on these sites, it would not be an efficient use of previously developed land. One of the sites could have a significant negative effect in relation to this objective because it is relatively large and on greenfield land which is classed as Grade 3 agricultural land. The effect is recorded as uncertain because the GIS data available does not distinguish between Grades 3a and 3b agricultural land.

3.93 All of these site options are expected to have minor negative effects in relation to **IIA17: Flooding** because they partially fall within Flood Zones 3a or 3b, are at risk of groundwater flooding and/or are located on greenfield land. None of the sites contain a risk of surface water flooding. Four of the sites could have significant negative effects in relation to **IIA18: Water** because they contain a watercourse, water body or fall within Source Protection Zones 1 or 2.

3.94 All eight sites are expected to have negligible effects against the remaining IIA objectives.

IIA findings for the policies

4. Sustainable Enfield

3.95 The likely sustainability effects of the Sustainable Enfield policies are set out in **Table 3.4** and described below the table.

Table 3.4: IIA results for the Sustainable Enfield policies

IIA objective	SP SE1: Responding to the climate emergency	DM SE2: Sustainable design and construction	DM SE3: Whole-life carbon and circular economy	DM SE4: Reducing energy demand	DM SE5: Greenhouse gas emissions and low carbon energy supply	DM SE6: Renewable energy development	DM SE7: Climate change adaptation and managing heat risk	DM SE8: Managing flood risk	DM SE9: Sustainable drainage systems
IIA1: Climate change mitigation	++	+	+	++	++	++	0	0	0
IIA2: Climate change adaptation	++	+	0	0	0	0	++	+	+
IIA3: Housing	0	0	0	0	0	0	0	0	0
IIA4: Health and wellbeing	+	0	0	0	0	+	0	0	+
IIA5: Services and facilities	0	0	0	0	0	0	0	0	0
IIA6: Social inclusion	0	0	0	0	0	0	0	0	0
IIA7: Crime and community safety	0	0	0	0	0	0	0	0	0
IIA8: Road safety	0	0	0	0	0	0	0	0	0
IIA9: Economy	0	0	0	0	0	0	0	0	0
IIA10: Town and local centres	0	0	0	0	0	0	0	0	0
IIA11: Air pollution	++	0	0	0	+	0	0	0	0
IIA12: Sustainable transport	+	0	0	0	0	0	0	0	0
IIA13: Biodiversity	0	0	0	0	0	0	+	+	+
IIA14: Historic environment	0	0	0	0	0	0	0	0	0
IIA15: Landscape and townscape	0	0	0	0	0	+	0	0	0
IIA16: Efficient use of land	+	0	++	0	0	+	0	0	0
IIA17: Flooding	+	0	0	0	0	0	0	++	++
IIA18: Water	+	0	0	0	0	0	0	+	+

3.96 Policy SP SE1: Responding to the climate emergency sets out the Council's approach to tackling climate change and meeting the 2040 net zero carbon target set out in the Climate Action Plan, whilst Policies DM SE4: Reducing energy demand, DM SE5: Greenhouse gas emissions and low carbon energy supply and DM SE6: Renewable energy development outline in detail what measures will be taken to minimise greenhouse gas emissions. Policy DM SE4 contains targets for heating and energy use with reference made to a Passivhaus equivalent certification, while Policy DM DE5 requires provision of an Energy

Statement setting out how emissions savings have been maximised and carbon reduced, in addition to a requirement for major developments to be net-zero carbon. The policy also supports the installation of low carbon heating and hot water, no onsite combustion of fossil fuels and connecting developments to decentralised energy networks. Policy DM SE6 promotes development that incorporates renewable and low carbon energy. Therefore, all four policies are expected to have a significant positive effect in relation to **IIA1: Climate change mitigation**. Policies DM SE2: Sustainable design and construction and DM SE3: Whole-life carbon and circular economy are expected to have minor positive effects in relation to this objective for the reasons outlined below. Policy DM SE2 seeks to ensure that the design and construction of development is sustainable through the submission of a Sustainable Design and Construction Statement, in addition to tracking credits in line with the Home Quality Mark and BREEAM, whilst Policy DM SE3 requires the submission of a Circular Economy Statement, which sets out how circular economy principles have been taken into consideration.

3.97 A number of policies aim to ensure that the Borough is resilient to the effects of climate change. Policy SP SE1: Responding to the climate emergency seeks to reduce flood risk (SuDS) and promote sustainable infrastructure, while Policy DM SE7: Climate change adaptation and managing heat risk will seek to avoid exacerbation of the urban heat island effect, which has been identified as a key sustainability issue in the Borough and will require development to provide adequate mitigation measures to minimise the risk of overheating, taking into account future climate change. As such, these policies will encourage development proposals to incorporate sustainable design and construction techniques which are likely to ensure that development within Enfield is resilient to the effects of climate change and so are expected to have significant positive effects against **IIA2: Climate change adaption**. Policies DM SE8: Managing flood risk and DM SE9: Sustainable drainage systems will seek to reduce flood risk and alleviate the effects of flooding. In addition, Policy DM SE2: Sustainable design and construction states that it will require a Sustainable Design and Construction Statement with development proposals, which sets out how sustainable design principles have been integrated into the construction and operational phases of the development. Therefore, these policies will also contribute towards building a Borough that is resilient to climate change. As such, minor positive effects are expected against IIA2 in relation to these policies.

3.98 Policy SP SE1: Responding to the climate emergency states that the Council will ensure that all development manages nuisances such as noise, vibration, artificial light, odour fumes and dust pollution as a result of development through appropriate mitigation, while Policy DM SE5: Renewable energy development only supports development involving renewable and low carbon energy where it protects local amenity and includes appropriate stand-off distances between technologies (e.g. wind turbines) and sensitive uses. Policy DM SE9: Sustainable drainage systems states that measures should be incorporated to maximise opportunities to improve recreation value, and is therefore likely to provide opportunities for, and improve access to, recreation for the resident population. It also makes reference to improving local amenity and will therefore benefit communities within the Borough. Therefore, all three policies are expected to have minor positive effects in relation to **IIA4: Health and wellbeing**.

3.99 Policies SP SE1: Responding to the climate emergency states that the Council will improve the Borough's air quality in line with the Council's Air Quality Management Plan, including by promoting sustainable transport and green infrastructure interventions. Therefore, Policy SP SE1 is expected to have a significant positive effect in relation to **IIA11: Air pollution** and a minor positive effect in relation **IIA12: Sustainable transport**. Policy DM SE5: Greenhouse gas emissions and low carbon energy supply is expected to have a minor positive effect in relation to **IIA11: Air pollution** because it states that no onsite combustion of fossil fuels should take place, which would help minimise air pollution.

3.100 Policy DM SE7: Climate change adaptation and managing heat risk includes measures such as landscaping, tree planting and the use of blue-green infrastructure in order to mitigate the urban heat island effect, whilst Policy DM SE9: Sustainable drainage systems requires that developments include measures to maximise opportunities to improve biodiversity. Similarly, Policy DM SE8: Managing flood risk requires development adjoining a watercourse or containing a watercourse, to enhance the environment of the watercourse. These policies are therefore likely to contribute towards biodiversity enhancement. As such, these policies are likely to result in minor positive effects against **IIA13: Biodiversity**.

3.101 Policy DM SE6: Renewable energy development states that the Council will support development involving renewable and low carbon energy that has regard to sensitive receptors, including high quality landscapes such as river valleys, reservoirs and regional parks, parts of the urban fringe, areas of special character and areas of Metropolitan Open Land. As such, a minor positive effect is expected against **IIA15: Landscape and townscape** in relation to this policy.

3.102 Policies SP SE1: Responding to the climate emergency and DM SE3: Whole-life carbon and circular economy will seek to minimise the production of waste, promote the use of sustainable materials and ensure that new development applies circular

economy principles to the reuse of building components, energy, water and waste infrastructure. Policy DM SE3 specifically prioritises the reuse and retrofitting of existing buildings. In addition, Policy DM SE6: Renewable energy development will seek to enable the reuse and regeneration of land in the Borough. Overall, therefore, Policy DM SE3 is expected to have a significant positive effect in relation to **IIA16: Efficient use of land and materials**, whilst Policies SP SE1 and DM SE6 are expected to have minor positive effects in relation to this objective.

3.103 Policy DM SE8: Managing flood risk seeks to ensure that new development includes measures to avoid and reduce the risk of flooding, as well as not increase flood risk elsewhere while Policy DM SE9: Sustainable drainage systems will contribute to reducing flood risk in the Borough through the use of Sustainable Drainage Systems (SuDS). Therefore, significant positive effects are expected against **IIA17: Flooding** in relation to these policies. Policy SP SE1: Responding to the climate emergency will also seek to ensure that development incorporates SuDS and is therefore also expected to have a minor positive effect against IIA17. Policy SP SE1 also seeks to improve wastewater infrastructure in line with the Council's Infrastructure Delivery Plan. Policies DM SE8 and DM SE9 will help development to manage surface water and reduce runoff using sustainable drainage systems and preventing the loss of permeable surfaces. These policies are therefore also likely to protect surface water quality, with minor positive effects expected against **IIA18: Water**.

5. Addressing equality and improving health and wellbeing

3.104 The likely sustainability effects of the addressing equality and improving health and wellbeing policies are set out in **Table 3.5** and described below the table.

Table 3.5: IIA results for the addressing equality and improving health and wellbeing policies

IIA objective	SP SC1: Improving health and wellbeing of Enfield's diverse communities	SP SC2: Protecting and enhancing social and community infrastructure
IIA1: Climate change mitigation	+	+
IIA2: Climate change adaptation	0	0
IIA3: Housing	0	0
IIA4: Health and wellbeing	++	+
IIA5: Services and facilities	++	++
IIA6: Social inclusion	++	++
IIA7: Crime and community safety	0	+
IIA8: Road safety	+	0
IIA9: Economy	0	0
IIA10: Town and local centres	0	+
IIA11: Air pollution	+	+
IIA12: Sustainable transport	+	+

IIA objective	SP SC1: Improving health and wellbeing of Enfield's diverse communities	SP SC2: Protecting and enhancing social and community infrastructure
IIA13: Biodiversity	++	0
IIA14: Historic environment	0	0
IIA15: Landscape and townscape	0	0
IIA16: Efficient use of land	0	0
IIA17: Flooding	0	0
IIA18: Water	0	0

3.105 Policy SP SC1: Improving health and wellbeing of Enfield's diverse communities is expected to have a minor positive effect in relation to **IIA1: Climate change mitigation** because it states that development proposals will be expected to make provision for sustainable modes of travel, including safe cycling routes, attractive walking routes and easy access to public transport. This would reduce reliance on the private car and minimise CO₂ emissions. The policy also supports the provision of green infrastructure, which will help absorb CO₂ emissions. Policy SP SC2: Protecting and enhancing social and community infrastructure is also expected to have a minor positive effect in relation to this objective because it states that new or improved community facilities should be located within the Borough's designated town centres, where a number of services and facilities are within walking distance of one another. This policy is therefore expected to promote more active and sustainable travel choices.

3.106 Policy SP SC1: Improving health and wellbeing of Enfield's diverse communities is expected to have a significant positive effect in relation to **IIA4: Health and wellbeing** because it requires development proposals to demonstrate how they will improve the health and well-being of the Borough. It states that development proposals must contribute to healthy and active lifestyles, whilst also seeking to improve access to local healthy food opportunities, allotments and food growing spaces. Further to this, the policy promotes leisure, recreation and play facilities to encourage physical activity. Policy SP SC2: Protecting and enhancing social and community infrastructure is expected to have a minor positive effect in relation to this objective because it promotes the development of social and community facilities in town centres or walking distance of public transport, pedestrian and cycling routes. Therefore, it will encourage more walking and cycling, with beneficial effects on people's health.

3.107 Policies SP SC1: Improving health and wellbeing of Enfield's diverse communities and SP SC2: Protecting and enhancing social and community infrastructure are expected to have significant positive effects in relation to **IIA5: Services and facilities** because they make provision for social and community infrastructure, including the development of education, health, leisure and community facilities.

3.108 Policy SP SC1: Improving health and wellbeing of Enfield's diverse communities is also expected to have a significant positive effect in relation to **IIA6: Social Inclusion** because it requires developments to have an inclusive layout with a public realm that considers the needs of all, including the older population and disabled people. A significant positive is also expected for Policy SP SC2: Protecting and enhancing social and community infrastructure as it requires community infrastructure to be welcoming, safe, affordable and inclusive.

3.109 Policy SP SC2: Protecting and enhancing social and community infrastructure is expected to have a minor positive effect in relation to **IIA7: Crime and community** because it promotes the increased provision of community infrastructure, which may help reduce crime levels, in addition to requiring a strong active frontage which will enable passive surveillance. Policy SP SC1:

Improving health and wellbeing of Enfield's diverse communities is expected to have a minor positive effect in relation to **IIA8: Road Safety** because it promotes safe cycle routes.

3.110 Policy SP SC2: Protecting and enhancing social and community infrastructure is expected to have a minor positive effect in relation to **IIA10: Town and local centres** because it requires new or improved community facilities to be located within or adjacent to the Borough's designated town centres, which will increase footfall within the town centres and enhance their vitality.

3.111 Policy SP SC1: Improving health and wellbeing of Enfield's diverse communities is expected to have a minor positive effect in relation to **IIA12: Sustainable transport** because it promotes access to sustainable modes of travel, including safe cycling routes, attractive walking routes and easy access to public transport. A minor positive is also expected for Policy SP SC2: Protecting and enhancing social and community infrastructure as it states that community centres must be within walking distance of public transport, pedestrian and cycling routes. For this reason, a minor positive effect is also expected for both policies in relation to **IIA11: Air pollution** as they both promote sustainable transport options which will contribute to reducing air pollution associated with use of the private car.

3.112 Policy SP SC1: Improving health and wellbeing of Enfield's diverse communities is expected to have a minor positive effect in relation to **IIA13: Biodiversity** because it promotes access to green infrastructure, including blue corridors and open spaces within the Borough.

8. Homes for all

3.113 The likely sustainability effects of the homes for all policies are set out in **Table 3.6** and described below the table.

Table 3.6: IIA results for the homes for all policies

IIA objective	SP H1: Options for housing growth	SP H2: Affordable housing	DM H3: Housing mix and type	DM H4: Small sites and small housing development	DM H5: Supported and specialist housing	DM H6: Community led housing	DM H7: Build to rent	DM H8: Large scale purpose built shared housing	DM H9: Student accommodation	DM H10: Option for accommodating gyps and traveller accommodation
IIA1: Climate change mitigation	+?/-?	0	0	+	0	0	0	+	+	+
IIA2: Climate change adaptation	0	0	0	0	0	0	0	0	0	0
IIA3: Housing	++	++	++	++	++	++	++	++	++	++
IIA4: Health and wellbeing	++/--?	+	+	+	+	+	0	0	+	0
IIA5: Services and facilities	++/-?	0	0	+	+	0	0	+	+	+
IIA6: Social inclusion	+	++	++	0	++	++	+	0	+	+
IIA7: Crime and community safety	0	0	0	0	0	0	0	0	0	0
IIA8: Road safety	0	0	0	0	0	0	0	0	0	0
IIA9: Economy	+	+	+	+	+	+	+	+	+	+
IIA10: Town and local centres	++	0	0	+	0	0	0	0	+	0
IIA11: Air pollution	+?/-?	0	0	+	0	0	0	+	+	+

IIA objective	SP H1: Options for housing growth	SP H2: Affordable housing	DM H3: Housing mix and type	DM H4: Small sites and small housing development	DM H5: Supported and specialist housing	DM H6: Community led housing	DM H7: Build to rent	DM H8: Large scale purpose built shared housing	DM H9: Student accommodation	DM H10: Option for accommodating gyps and traveller accommodation
IIA12: Sustainable transport	++?/- -?	0	0	+	0	0	0	+	+	+
IIA13: Biodiversity	--?	0	0	0	0	0	0	0	0	+
IIA14: Historic environment	-?	0	0	0	0	0	0	0	0	+
IIA15: Landscape and townscape	-?	0	+	+	0	0	0	0	0	+
IIA16: Efficient use of land	++/-- ?	0	0	++	0	0	0	0	0	0
IIA17: Flooding	-?	0	0	0	0	0	0	0	0	0
IIA18: Water	-?	0	0	0	0	0	0	0	0	0

3.114All housing policies will contribute to a sufficient supply of homes in the Borough. These policies would directly address the identified key sustainability issues of a deficiency in housing supply and availability of affordable housing across LBE. In particular, Policy SP H1: Options for housing growth supports the delivery of housing through the allocation of sites for housing development and Policy SP H2: Affordable housing would seek to secure 50% of all new homes across the Plan period as genuinely affordable. Policy DM H6: Community led housing will also seek to ensure that proposals for community-led housing optimise the use of land for residential development in contributing to the delivery of Enfield's strategic housing target as well as make provision for affordable housing. The remaining housing policies support a mix of housing types, including specialist housing and accommodation for students and gypsies and travellers. Therefore, significant positive effects are expected for these policies in relation to **IIA3: Housing**. All of these policies will also support the local economy by ensuring that opportunities for housing development and therefore commerce and employment are secured. Therefore, minor positive effects are expected in relation to **IIA9: Economy**.

3.115A number of policies seek to protect the amenity of the Borough's residents, in addition to open space provision. Policy SP H2: Affordable housing requires development involving the provision of affordable housing to provide private outdoor space, whilst Policy DM H6: Community led housing supports proposals for community led housing that integrate amenity space. Policy DM H4: Small sites and small housing development seeks to secure useable external amenity space and the retention of existing features of amenity value and Policy DM H9: Student accommodation seeks to ensure that proposals provide an acceptable level of amenity, with Policies DM H3: Housing mix and type and SM H5: Supported and specialist housing also seeking to protect amenity. Therefore, minor positive effects are expected against **IIA4: Health and wellbeing** in relation to these policies. Policy SP H1: Options for housing growth is also expected to have a significant positive effect in relation to this objective because it includes site allocations for residential development, a number of which are located within close proximity to an area of open space, walking paths and/or cycle paths, and is therefore likely to encourage recreational activity and more active modes of travel, providing both physical and mental health benefits to residents. However, some of the allocated sites may also result in a loss of open space, walking paths and/or cycle paths, and therefore this effect is mixed with a significant negative but uncertain effect.

3.116Policies DM H5: Supported and specialist housing and DM H10: Option for accommodating gypsy and traveller accommodation will ensure that development offers easy or safe access to community facilities, public transport and other services. Additionally, Policies DM H4: Small sites and small housing development, DM H8: Large scale purpose built shared

housing and DM H9: Student accommodation seek to ensure that development is directed towards locations that are well-connected to local services, infrastructure and employment, such as the edge of town centres, local centres or other locations in proximity to services and facilities. Therefore, minor positive effects are expected against **IIA5: Services and facilities** in relation to these policies. Policy SP H1: Options for housing growth includes site allocations for residential development, a number of which are located within close proximity to educational facilities such as primary schools or secondary schools and would therefore ensure that residents have access to these facilities. As such, a significant positive effect is expected against IIA5. However, several sites do not fall within close proximity to a primary or secondary school, and therefore the effect is mixed with a minor negative effect. The effect is recorded as uncertain because it is unknown whether the schools will have capacity to accommodate new residents in the area and if an allocated site is not within close proximity to an existing school, its development could stimulate the provision of new educational facilities.

3.117 Policy SP H1: Options for housing growth includes site allocations for residential development, several of which are located within the 20% most deprived areas in England. Therefore, these site allocations would help regenerate these areas through development and the delivery of supporting infrastructure. A number of policies seek to ensure that the mixed demands of a growing population are met with a variety of housing sizes, types, tenures, and specialist accommodation. Policy SP H2: Affordable housing is likely to improve social inclusion through mixed residential schemes that include both market and affordable housing, while Policy DM H6: Community led housing will seek to ensure that provision for affordable housing is made through community led housing development, at the same time as encouraging interaction amongst residents and community groups. The provision of affordable housing will also help to address inequalities between different groups of people in the Borough, particularly in regard to the divide between the east and west of the Borough. Policies DM H5: Supported and specialist housing, DM H9: Student accommodation and DM H10: Option for accommodating gypsy and traveller accommodation will support the provision of appropriate housing to meet the specialist needs of local people, including Gypsies and Travellers, disabled and vulnerable people, students, and the elderly, and will ensure that development contributes to the creation of inclusive and sustainable neighbourhoods. In particular, Policy DM H5 will provide options at a range of costs to suit resident's different financial circumstances, contributing to a mixed, balanced, inclusive and sustainable neighbourhood. Policy DM H3: Housing mix and type seeks to deliver a mix of homes that would meet a variety of people's needs, such as those of disabled and elderly people, and would reduce social exclusion. The policy also sets out that 10% and 90% of new dwellings should be built to M4(3) and M4(2) accessible dwelling standards, respectively. Policy DM H7: Build to rent will support the provision of rented accommodation that is affordable and is therefore likely to benefit people on a lower income who may not be able to afford their own home. Overall, Policies SP H2, DM H3, DM H5 and DM H6 are expected to have significant positive effects in relation to **IIA6: Social inclusion**, with the remaining policies expected to have minor positive effects in relation to this objective.

3.118 Several policies are likely to contribute to the reduction of the use of private vehicles and encourage the use of more sustainable modes of transport, which will help minimise CO₂ emissions associated with the private car, as well as air pollution. Policies DM H10: Option for accommodating gypsy and traveller accommodation, DM H4: Small sites and small housing development, DM H8: Large scale purpose built shared housing and DM H9: Student accommodation will seek to encourage and ensure that development is directed towards locations that are well-connected to local services and employment by walking and cycling, as well as having good public transport accessibility. In addition, Policy DM H8 will ensure that the design of purpose built shared living development does not contribute to car dependency and Policies DM H4 and DM H9 will require that development proposals provide adequate cycle parking facilities. As such, minor positive effects are expected against **IIA1: Climate change mitigation**, **IIA11: Air pollution** and **IIA12: Sustainable transport** in relation to these policies. Policy SP H1: Options for housing growth includes site allocations for residential development, a number of which are located within close proximity to a railway station and at least one bus stop or are located in proximity to a Local, District or Major Centre such as Enfield Town. As such, this policy is likely to encourage the use of more sustainable modes of travel such as public transport, walking and cycling, resulting in a significant positive effect against **IIA12: Sustainable transport**. As a result, minor positive effects are also expected against IIA1 and IIA11 in relation to this policy, as the proximity of a number of site allocations to public transport nodes and walking and cycling routes may contribute to a reduction in the use of private vehicles and carbon emissions. Conversely, some of the site allocations are not located within close proximity to a railway station, bus stop or a Local, District or Major Centre and as such, are expected to have significant negative effects against IIA12. This is likely to encourage the use of private vehicles, resulting in minor negative effects against IIA1 and IIA11 and therefore mixed effects. In addition, these effects are dependent on the behaviour of individuals and choice of travel and, therefore, these effects are recorded as uncertain in relation to this policy.

3.119 Policy SP H1: Options for housing growth includes site allocations for mixed use development that includes both employment and housing development. As such, this Policy will promote employment and industrial development, resulting in a minor positive effect against **IIA9: Economy**.

3.120 Policy SP H1: Options for housing growth includes site allocations for residential development, a number of which are located within close proximity to a Local, District or Major centre such as Enfield Town and would therefore contribute to maintaining and enhancing the vitality and vibrancy of the Borough's centres. As such, this policy is expected to have a significant positive effect against **IIA10: Town and local centres**. Policies DM H4: Small sites and small housing development and DM H9: Student accommodation will direct residential development, including student accommodation, towards locations in close proximity to major/district town centres and will therefore contribute to the enhancement of the vitality and vibrancy of the Borough's town centres through increased footfall. As such, minor positive effects are expected against **IIA10: Town and local centres** in relation to these policies.

3.121 Policies DM H3: Housing mix and type and DM H10: Option for accommodating gypsy and traveller accommodation are expected to have minor positive effects in relation to **IIA15: Landscape and townscape** because development must have regard to the character of the area and be positively integrated into it, as well as ensure that the impact of new gypsy and traveller accommodation development does not harm the landscape or visual character of the area, particularly the Green Belt. Policy DM H4: Small sites supports backland development on vacant and underused sites, which would help enhance the character of these areas, resulting in a minor positive effect in relation to IIA15. Policy DM H10 seeks to ensure that the impact of new gypsy and traveller accommodation development does not harm the heritage assets or biodiversity of the area. The policy requires that adequate on-site facilities are provided, including water resources and supply, waste disposal and treatment, in order to avoid adverse impacts on the natural environment. As such minor positive effects are expected against **IIA13: Biodiversity** and **IIA14: Historic environment**. Policy SP H1: Options for housing growth is expected to have minor negative but uncertain effects in relation to **IIA14: Historic environment** and **IIA15: Landscape and townscape** because it supports development in areas where Conservation Areas and Listed Buildings are present, as well as large open areas on the edge of settlements, yet policies within the Local Plan could help mitigate against any harm to the historic environment and landscape. The actual effects will also depend on the final design, scale and layout of development. Some of the sites contained within Policy SP H1 are also located within close proximity to biodiversity assets. Due to the fact some of the sites contain biodiversity assets, significant negative but uncertain effects are expected against **IIA13: Biodiversity**.

3.122 Policy DM H4: Small sites and small housing development sets out the Council's approach to smaller sites and small housing development, and states that the Council will support infill and backland development on vacant sites as well as upward extensions of flats and redevelopment of non-residential buildings in order to deliver additional housing. This policy is therefore likely to ensure the re-use and redevelopment of brownfield sites, contributing towards the efficient use of land in the Borough. As such, significant positive effects are expected in relation to **IIA16: Efficient use of land**. Policy SP H1: Options for housing growth includes site allocations for residential development and a number of these sites are located on brownfield land. However, a small number of sites allocated within Policy SP H1 are located on greenfield land, some of which is Grade 3 agricultural land. Therefore, Policy SP H1 is expected to have a mixed significant positive and significant negative effect against this objective. The negative effect is recorded as uncertain because the GIS data available does not distinguish between Grades 3a and 3b agricultural land.

3.123A small number of sites allocated for residential development within Policy SP H1: Options for housing growth are located within Flood Zone 3 or at risk of groundwater or surface water flooding. However, there are policies within the Local Plan that mitigate against flood risk and support the use of SuDS. As such, a minor negative effect is expected against **IIA17: Flooding**. Some of the sites allocated for residential development within Policy SP H1 fall within a Source Protection Zone or contain a watercourse or water body. As there are other policies included in the Plan that mitigate against flood risk and support the use of Sustainable Drainage Systems (SuDS), which could help prevent water contamination, a minor negative but uncertain effect is expected in relation to this objective.

9. Economy

3.124 The likely sustainability effects of the economy policies are set out in **Table 3.7** and described below the table.

Table 3.7: IIA results for the economy policies

IIA objective	SP E1: Options for employment and growth	SP E2: Promoting jobs and inclusive business growth	SP E3: Protecting employment locations and managing change	SP E4: Supporting offices	DM E5: Transforming Strategic Industrial Locations and Locally Significant Industrial Sites	DM E6: Redevelopment of non-designated industrial sites	DM E7: Providing for workspaces	DM E8: Local jobs, skills and local procurement	DM E9: Fostering a successful evening and night-time economy
IIA1: Climate change mitigation	+/-?	+	+	+	+	0	+	0	0
IIA2: Climate change adaptation	0	0	0	0	0	0	0	0	0
IIA3: Housing	++	0	0	0	0	0	0	0	0
IIA4: Health and wellbeing	++/--?	+	0	0	+	0	0	0	+
IIA5: Services and facilities	++?	+	0	0	0	0	0	+	0
IIA6: Social inclusion	+	+	0	0	0	0	0	+	+
IIA7: Crime and community safety	0	0	0	0	0	0	0	0	0
IIA8: Road safety	0	0	0	0	0	0	0	0	0
IIA9: Economy	++	++	++	++	++	++	++	++	++
IIA10: Town and local centres	++	++	0	++	0	0	++	0	++
IIA11: Air pollution	+/-?	+	+	+	+	0	+	0	0
IIA12: Sustainable transport	++/--?	+	+	+	+	0	+	0	0
IIA13: Biodiversity	--?	0	0	0	+	0	0	0	0
IIA14: Historic environment	-?	0	0	0	0	0	0	0	0
IIA15: Landscape and townscape	-?	0	0	0	0	0	0	0	0
IIA16: Efficient use of land	++/--?	+	0	+	++	0	0	0	0
IIA17: Flooding	-?	0	0	0	+	0	0	0	0
IIA18: Water	-?	0	0	0	+	0	0	0	0

3.125 Policy DM E7: Providing for workspaces is expected to have minor positive effects in relation to **IIA1: Climate change mitigation**, **IIA11: Air pollution** and **IIA12: Sustainable transport** because it support the development of flexible workspaces within the town centres and Meridian Water, where more people are located. Therefore, people are located within closer proximity of their workspaces and can more easily walk or cycle to work, which will minimise CO₂ emissions and air pollution. Policies SP E2: Promoting jobs and inclusive business growth and SP E4: Supporting offices are expected to have minor positive effects in relation to these three objectives because they support development within the town centres, where a number of people live and are within easy reach of a range of services and facilities, whilst also supporting remote working. Therefore, people would not need to rely on the private car as they could walk or cycle to work, or work from home. Policy DM E5: Transforming Strategic Industrial Locations and Locally Significant Industrial Sites is expected to have a minor positive effect against these three objectives because it requires proposals to include walking and cycling links, which is expected to

discourage use of the private car and minimise CO₂ emissions and air pollution. Policy DM E7: Providing for workspaces will also seek to provide co-working spaces and infrastructure to support home working, thereby contributing to a reduction in the need to travel and the use of private vehicles. In addition, Policy SP E3: Protecting employment locations and managing change will seek to encourage the inclusion of land for sustainable transport functions within SIL development. As such, a minor positive effect is expected against IIA1, IIA11 and IIA12 in relation to this policy.

3.126 Policy SP E1: Options for employment and growth includes site allocations for industrial and mixed use development, a number of which are located within close proximity to a railway station and at least one bus stop or are located in proximity to a Local, District or Major Centre such as Enfield Town. As such, this policy is likely to encourage the use of more sustainable modes of travel such as public transport, walking and cycling, resulting in a significant positive effect against **IIA12: Sustainable transport**. As a result, minor positive effects are also expected against **IIA1: Climate change mitigation** and **IIA11: Air pollution** in relation to this policy, as the proximity of a number of site allocations to public transport nodes and walking and cycling routes may contribute to a reduction in the use of private vehicles and carbon emissions. Conversely, some of the site allocations, are not located in close proximity to a railway station, bus stop or a Local, District or Major Centre and as such, are expected to have significant negative effects against IIA12. This is likely to encourage the use of private vehicles, resulting in minor negative effects against IIA1 and IIA11 and therefore mixed effects. In addition, these effects are dependent on the behaviour of individuals and choice of travel and, therefore, these effects are uncertain in relation to this Policy.

3.127 Several site allocations included in Policy SP E1: Options for employment and growth include mixed use development for both employment and housing. As such, these sites will make provision for housing in the Borough, resulting in significant positive effects against **IIA3: Housing**.

3.128 Policy SP E2: Promoting jobs and inclusive business growth will support opportunities to encourage a broad-based economy, which serves the needs of residents and businesses through the growth of health and education sectors. As such, minor positive effects are expected against **IIA4: Health and wellbeing** and **IIA5: Services and facilities** in relation to this policy. Policy DM E5: Transforming Strategic Industrial Locations and Locally Significant Industrial Sites is expected to have a minor positive effect in relation to **IIA4: Health and wellbeing** because it requires proposals to incorporate walking and cycling links, in addition to integrating blue and green infrastructure networks, which will encourage more active travel choices, in addition to access to green space. Policy DM E9: Fostering a successful evening and night-time economy is expected to have a minor positive effect in relation to this objective because it makes reference to residential amenity and requires proposals to not create any unacceptable impact on neighbouring uses in terms of noise, traffic and disturbance taking account of the type and characteristics of other uses. Policy SP E1: Options for employment and growth includes site allocations, some of which are allocated for mixed use development for both employment and housing. As such, this policy is expected to have a significant positive effect in relation to IIA4 because a number of sites are located within close proximity to an area of open space, walking paths and/or cycle paths, and is therefore likely to encourage recreational activity and more active modes of travel, providing both physical and mental health benefits to residents. However, some of the allocated sites may also result in a loss of open space, walking paths and/or cycle paths, and therefore this effect is mixed with a significant negative but uncertain effect.

3.129 Policy DM E8: Local jobs, skills and local procurement requires development to provide appropriate work-based training and apprenticeships, which would contribute towards enhancing the employability of the resident population and help address social exclusion. Therefore, Policy DM E8 is expected to have a minor positive effect in relation to **IIA5: Services and facilities** and **IIA6: Social inclusion**. In addition, Policy SP E2: Promoting jobs and inclusive business growth seeks to provide co-working spaces and infrastructure to support home working, thereby allowing flexibility to support the employment of a wider range of people and different lifestyles and will seek to improve skills and training opportunities in order to facilitate investment and job creation in the Borough. As such, a minor positive effect is expected against IIA6 in relation to this policy. Policy DM E9: Fostering a successful evening and night time economy is also expected to have a minor positive effect in relation to IIA6 because it supports a socially inclusive evening and night time economy within the Borough's town centres, as well as outside town centres such as smaller centres and parks.

3.130 Policy SP E1: Options for employment and growth includes site allocations for both employment and residential development, a number of which are located within close proximity to educational facilities such as primary schools and secondary schools and would therefore ensure that access to these facilities is improved for the Borough's residents. As such, a significant positive effect is expected against **IIA5: Services and facilities**. The effect is recorded as uncertain because it is unknown whether the schools will have capacity to accommodate new residents in the area and if an allocated site is not located in close proximity to an existing school, its development could stimulate the provision of new educational facilities.

3.131 Policy SP E1: Options for employment and growth includes site allocations for development, several of which fall within the 20% most deprived areas in England. Therefore, these site allocations would help regenerate these areas through development and the delivery of supporting infrastructure. As such, a minor positive effect is expected against **IIA6: Social inclusion**.

3.132 All economic policies will contribute to the protection and enhancement of the local economy by aiming to attract and retain investment and ensure that opportunities for commerce and employment within LBE are secured. In particular, Policy SP E1: Options for employment and growth will seek to meet the identified economic needs for industrial and logistics floorspace and office floorspace in the Borough through specific site allocations, while Policies SP E2: Promoting jobs and inclusive business growth and SP E3: Protecting employment locations and managing change, set out the Council's approach to supporting, protecting and enhancing the role and function of the Borough's employment locations and maximising the provision of employment floorspace and job creation. Policy SP E2, as well as Policy SP E7: Providing for workspaces also seek to provide co-working spaces and infrastructure to support home working, thereby allowing flexible employment and providing support to a variety of job types. All policy options are therefore expected to have significant positive effects in relation to **IIA9: Economy**.

3.133 Policy SP E1: Options for employment and growth will seek to ensure the provision of office floorspace in Enfield's major and district centres, as well as Meridian Water, and is therefore likely to maintain the vibrancy and vitality of these locations. Policies SP E4: Supporting offices and DM E7: Providing for workspaces will support office provision in the Borough's town centres and will aim to direct employment development towards locations such as Meridian Water, thereby maintaining the vitality of these centres. Policy DM E9: Fostering a successful evening and night-time economy promotes the expansion of the Borough's evening and night time economy within the Borough's town centres and Meridian Water. As such, significant positive effects are expected against **IIA10: Town and local centres** in relation to these policies. By enabling development within town centre locations in the Borough, as well as supporting proposals that promote the diversification of town centre activities, Policy SP E2: Promoting jobs and inclusive business growth will protect and enhance the vitality and vibrancy of town centres within Enfield, resulting in a significant positive effect in relation to IIA10.

3.134 Policy DM E5: Transforming Strategic Industrial Locations and Locally Significant Industrial Sites is expected to have a minor positive effect in relation to **IIA13: Biodiversity** because it requires proposals within SILs and LSISs to provide environmental improvements and take opportunities to incorporate urban greening and sustainable drainage systems (SuDS), and integrate with and enhance blue and green networks. Some of the sites contained within Policy SP E1: Options for employment and growth are also located within close proximity to biodiversity assets. Due to the fact some of the sites contain biodiversity assets, significant negative but uncertain effects are expected against **IIA13: Biodiversity**.

3.135

3.136 Policy SP E1: Options for employment and growth is expected to have minor negative but uncertain effects in relation to **IIA14: Historic environment** and **IIA15: Landscape and townscape** because it supports new locations for industrial and logistics development in appropriate parts of the Green Belt but does not specify where in the Green Belt. The Green Belt is located in the more rural north west part of the Borough where there is much less built development and a number of Conservation Areas containing listed buildings are present, within the edge of the Green Belt. Development is also supported at the major and district centres, but which also tend to fall within Conservation Areas and within close proximity of a number of listed buildings, yet policies within the Local Plan could help mitigate against any harm to the historic environment and landscape. However, the actual effects will depend on the final design, scale and layout of development.

3.137 Policies SP E1: Options for employment and growth, SP E2: Promoting jobs and inclusive business growth, SP E4: Supporting offices and DM E5: Transforming Strategic Industrial Locations and Locally Significant Industrial Sites all support the intensification of employment land, which is an efficient use of previously developed land. In particular, Policy DM E5 encourages the intensification of industrial uses within SILs and LSISs through the more efficient use of space, higher plot ratios, the development of multi-storey schemes, and the assembling of sites within designated employment areas to assist with the delivery of more intensive formats. Policy SP E1: Options for employment and growth includes site allocations for development which are located on brownfield land. However, a small number of sites allocated within Policy SP E1 are located on greenfield land, some of which is Grade 3 agricultural land. Therefore, Policy SP E1 is expected to have a mixed significant positive and significant negative effect in relation to **IIA16: Efficient use of land**. The negative effect is recorded as uncertain because the GIS data available does not distinguish between Grades 3a and 3b agricultural land. Policy DM E5 is also expected

to have a significant positive effect in relation to this objective, while Policies SP E2 and SP E3 are likely to result in minor positive effects against this objective.

3.138 Policy DM E5: Transforming Strategic Industrial Locations and Locally Significant Industrial Sites is expected to have a minor positive effect in relation to **IIA17: Flooding** and **IIA18: Water** because it requires the incorporation of SuDS, which will help mitigate flood risk whilst also helping prevent water contamination. A small number of sites allocated for development within Policy SP E1: Options for employment and growth are located within Flood Zone 3 or are at risk of groundwater or surface water flooding. However, there are policies within the Local Plan that mitigate against flood risk and support the use of SuDS. As such, a minor negative but uncertain effect is expected against **IIA17: Flooding**. Some of the sites allocated for development within Policy SP E1 fall within a Source Protection Zone or contain a watercourse or water body. As there are other policies included in the Plan that mitigate against flood risk and support the use of Sustainable Drainage Systems (SuDS), which could help prevent water contamination, a minor negative but uncertain effect is expected in relation to **IIA18: Water**.

10. Town centres and high streets

3.139 The likely sustainability effects of the town centres and high streets policies are set out in **Table 3.8** and described below the table.

Table 3.8: IIA results for the town centres and high streets policies

IIA objective	SP TC1: Promoting town centres	SP TC2: Encouraging vibrant and resilient town centres	DM TC3: Floorspace above commercial premises	DM TC4: Markets	DM TC5: Meanwhile uses	DM TC6: Managing clustering in town centres
IIA1: Climate change mitigation	+	+	+	0	0	0
IIA2: Climate change adaptation	0	0	0	0	0	0
IIA3: Housing	+	+	0	0	0	0
IIA4: Health and wellbeing	+	0	0	0	0	+
IIA5: Services and facilities	+	+	+	0	0	0
IIA6: Social inclusion	+	0	0	0	0	+
IIA7: Crime and community safety	+	+	0	0	0	0
IIA8: Road safety	0	0	0	0	0	0
IIA9: Economy	++	++	++	+	+	+
IIA10: Town and local centres	++	++	++	+	++	+
IIA11: Air pollution	+	+	+	0	0	0
IIA12: Sustainable transport	+	+	+	0	0	0
IIA13: Biodiversity	0	+	0	0	0	0
IIA14: Historic environment	+	+	0	0	0	0
IIA15: Landscape and townscape	+	+	0	0	+	0

IIA objective	SP TC1: Promoting town centres	SP TC2: Encouraging vibrant and resilient town centres	DM TC3: Floorspace above commercial premises	DM TC4: Markets	DM TC5: Meanwhile uses	DM TC6: Managing clustering in town centres
IIA16: Efficient use of land	++	++	++	0	0	0
IIA17: Flooding	0	0	0	0	0	0
IIA18: Water	0	0	0	0	0	0

3.140 Policy SP TC1: Promoting town centres is expected to have a minor positive effect in relation to **IIA1: Climate change mitigation** because it seeks to manage streets and spaces in a way that facilitates pedestrian and cycling movement. It also supports a diverse range of town centre uses, in addition to residential and employment development, which would reduce the need for people to travel via car to reach services and facilities, in addition to employment opportunities. Policies DP TC2: Encouraging vibrant and resilient town centres and DM TC3: Floorspace above commercial premises are also expected to have minor positive effects in relation to this objective because like Policy SP TC1, they also support a mix of uses within the town centres, reducing the need to travel.

3.141 Policies SP TC1: Promoting town centres and SP TC2: Encouraging vibrant and resilient town centres are expected to have minor positive effects in relation to **IIA3: Housing** because they each support residential development in town centre locations within the Borough.

3.142 Policy SP TC1: Promoting town centres supports pedestrian and cycle movement and a mix of uses within town centre locations, which will enable people to walk to a range of services and facilities, increasing levels of physical exercise. Therefore, Policy SP TC1 is expected to have a minor positive effect in relation to **IIA4: Health and wellbeing**. Policy DM TC6: Managing clustering in town centres is also expected to have a minor positive effect in relation to this objective because putting limits on the concentration of services such as hot food takeaways and betting shops in town centres likely to have a beneficial effect on people's health and wellbeing, particularly those who may be more vulnerable than others.

3.143 Policies SP TC1: Promoting town centres, SP TC2: Encouraging vibrant and resilient town centres and DM TC3: Floorspace above commercial premises are expected to have minor positive effects in relation to **IIA5: Services and facilities** as they seek to provide good access to a competitive range of services and facilities in the Borough. Policy SP TC1 is also expected to have a minor positive in relation to **IIA6: Social inclusion** because it seeks to create a public welcome through improvements to the public realm, in addition to encouraging better connected communities, which will have beneficial effects on social cohesion. Policy DM TC6: Managing clustering in town centres is also expected to have a minor positive effect in relation to IIA6 because it states that all development should contribute to the delivery of inclusive and mixed communities.

3.144 Policies SP TC1: Promoting town centres and DP TC2: Encouraging vibrant and resilient town centres are expected to have minor positive effects in relation to **IIA7: Crime and community safety**. This is because Policy SP TC1 seeks to create a safe environment through public realm improvements and cultural attractions which activate the street, whilst Policy SP TC2 seeks to address anti-social behaviour and crime.

3.145 Significant positive effects are expected for Policies SP TC1: Promoting town centres, DP TC2: Encouraging vibrant and resilient town centres and DM TC3: Floorspace above commercial premises against **IIA9: Economy** and **IIA10: Town and local centres** because they promote economic growth in the Borough, particularly at town centre locations. Policy SP TC1 focuses investment within and around town centres, whilst Policy DP TC2 requires key centres within the Borough (i.e. Enfield Town Centre) to accommodate a diverse range of town centre and community uses, in addition to residential and employment development. Policy DM TC3 supports proposals involving employment-generating opportunities for small businesses, start-ups, and small workshops, in addition to the re-use and refurbishment of the upper floors of shops and/or commercial premises within Enfield's town centres, which may attract more people to the area and increase footfall. Policy DM TC5: Meanwhile uses is expected to have a significant positive effect in relation to IIA10 because it supports the expansion of temporary uses (e.g.

creative, exhibition and performance spaces) in town and local centres, which would diversify the range of uses within the urban cores. Policies DM TC4: Markets and DM TC6: Managing clustering in town centres are expected to have minor positive effects in relation to **IIA10: Town and local centres** because new markets could increase footfall within town and local centres and Policy DM TC6 supports the vitality and viability of the Borough's town centres through a mix of development – all of which would have beneficial effects on the economy. For this reason, both policies are expected to have minor positive effects against **IIA9: Economy**. Policy DM TC5 is also expected to have a minor positive effect in relation to this objective.

3.146 Policies SP TC1: Promoting town centres, SP TC2: Encouraging vibrant and resilient town centres and DM TC3: Floorspace above commercial premises will help promote a modal shift away from the private car by promoting walking and cycling through a mix of uses all in one place, helping to minimise air pollution. Therefore, all three policies are expected to have minor positive effects in relation to **IIA12: Sustainable transport** and **IIA11: Air pollution**.

3.147 Policy SP TC2: Encouraging vibrant and resilient town centres is expected to have a minor positive effect in relation to **IIA13: Biodiversity** because the policy promotes urban greening and enhancing links to blue and green networks.

3.148A a minor positive effect is expected against **IIA14: Historic environment** and **IIA15: Landscape and townscape** with respect to Policies SP TC1: Promoting town centres and SP TC2: Encouraging vibrant and resilient town centres as both policies seek to maintain and enhance distinctive features and characteristics of the Borough, including that of historical character. Further to this, a minor positive is anticipated for Policy DM TC5: Meanwhile uses in relation to IIA15 because it would reduce the number of vacant units with town centres, enhancing the townscape.

Policies SP TC1: Promoting town centres, SP TC2: Encouraging vibrant and resilient town centres and DM TC3: Floorspace above commercial premises are expected to have significant positive effects in relation to **IIA16: Efficient use of land** because they all promote an efficient use of land within the Borough. Policy SP TC1 seeks to optimise the use of land around town centres, whilst Policy SP TC2 promotes a mix of uses within town centres. Further to this, Policy DM TC3: Floorspace above commercial premises encourages a vertical mix of uses within vacant shops and other commercial premises.

Appendix A

IIA assumptions for site options

IIA Objective	Assumptions
<p>IIA objective 1: Ensure the Local Plan serves to minimise LBE's per capita CO₂ emissions such that the Council will become a carbon neutral organisation by 2030, and a carbon neutral Borough by 2040.</p>	<p>All types of site options</p> <p>The location of development will not affect the achievement of this objective as effects will depend largely on the detailed proposals for sites and their design, which would be influenced by policies in the Local Plan and details submitted at the planning application stage. The policies in the Local Plan have been appraised separately to the site options. The extent to which the location of development sites would facilitate the use of sustainable modes of transport in place of cars is considered separately under IIA objective 12 below. The likely effects of all site options on this objective are therefore negligible (0).</p>
<p>IIA objective 2: Ensure resilience to climate change particularly mindful of the likelihood of climate change leading to problematic high temperatures, worsened flood risk and increased risk of drought.</p>	<p>All types of site options</p> <p>The location of development will not affect the achievement of this objective as effects will depend largely on the detailed proposals for sites and their design, which would be influenced by policies in the Local Plan and details submitted at the planning application stage. The policies in the Local Plan have been appraised separately to the site options. The extent to which flood risk can be managed and reduced is considered separately under IIA objective 17 below. The likely effects of all site options on this objective are therefore negligible (0).</p>
<p>IIA objective 3: Deliver housing to meet agreed targets and support an appropriate mix of housing types and tenures, including affordable and specialist housing, including housing for the elderly and disabled people.</p>	<p>Residential site options</p> <p>All of the residential site options are expected to have positive effects on this objective, due to the nature of the proposed development. Larger sites will provide opportunities for the development of a larger number of homes and so would have significant positive effects.</p> <ul style="list-style-type: none"> ■ Sites with capacity for more than 100 housing units would have a significant positive (++) effect. ■ Sites with capacity for fewer than 100 housing units would have a minor positive (+) effect. <p>Industrial site options</p> <p>The location of industrial sites is not considered likely to affect this objective; therefore the effect for all industrial site options will be negligible (0).</p>
<p>IIA objective 4: Improve the physical and mental health and wellbeing of Enfield residents and reduce health inequalities between local communities within the Borough.</p>	<p>Residential site options</p> <p>Residential sites that are within close proximity of existing healthcare facilities (i.e. GP surgeries) will ensure that residents have good access to healthcare services. If a number of sites are allocated within close proximity of one another, this could lead to existing healthcare facilities becoming overloaded. If at any point information becomes available regarding the capacity of existing healthcare facilities, this will</p>

IIA Objective	Assumptions
	<p>be taken into account in the SA. It is also recognised that new development could stimulate the provision of new healthcare facilities, but this cannot be assumed at this stage.</p> <p>Public health will also be influenced by the proximity of sites to open spaces, walking and cycle paths, easy access to which can encourage participation in active outdoor recreation.</p> <p>Therefore:</p> <ul style="list-style-type: none"> ■ Sites that are within 400m of a GP surgery would have a significant positive (++) effect. ■ Sites that are within 400-800m of a GP surgery would have a minor positive (+) effect. ■ Sites that are not within 800m of a GP surgery would have a minor negative (-) effect. <p>In addition, which could lead to mixed effects overall:</p> <ul style="list-style-type: none"> ■ Sites that are within 800m of an area of open space including Metropolitan Open Land and Green Chains⁵ and within 400m of a walking or cycle path would have a significant positive (++) effect. ■ Sites that are within 800m of an area of open space including Metropolitan Open Land and Green Chains or within 400m of a walking or cycle path would have a minor positive (+) effect. ■ Sites that are more than 800m from an area of open space including Metropolitan Open Land and Green Chains and more than 400m from a walking or cycle path would have a minor negative (-) effect. ■ Sites that contain an existing area of open space including Metropolitan Open Land and Green Chains or a walking or cycle path which could therefore be lost as a result of new development could have a significant negative (--?) effect, although this is uncertain depending on whether the development of the site would in fact result in the loss of that facility. <p>Industrial site options</p>

⁵ Green Chains are areas of linked open spaces accessible to the public which provide way-marked paths and other pedestrian and cycle routes. They also enable flora and fauna to migrate around the Borough and beyond. Some Green Chains are designated as Metropolitan Open Land. The definition covers anything from open spaces, footpaths, river corridors, canals/ towpaths, bridleways, disused railways and railway sidings and can predominantly be found in or adjacent to the New River, Turkey Brook, Salmons Brook and Pymmes Brook and in the vicinity of Boxers Lake.

IIA Objective	Assumptions
	The location of industrial sites is not considered likely to affect this objective; therefore the effect for all industrial site options will be negligible (0).
<p>IIA objective 5: Support good access to services, facilities and wider community infrastructure, for new and existing residents, mindful of the potential for community needs to change over time.</p>	<p>Residential site options</p> <p>The effects of residential sites on the educational element of this objective will depend on the access that they provide to existing educational facilities, although there are uncertainties as the effects will depend on there being capacity at those schools to accommodate new pupils. New residential development could stimulate the provision of new schools/school places, particularly larger sites, but this cannot be assumed at this stage. The access a site has to more general services and facilities is considered separately under IIA objective 10 below.</p> <ul style="list-style-type: none"> ■ Sites that are within 800m of at least one existing primary school and at least one existing secondary school would have a significant positive (++) effect, although this is uncertain. ■ Sites that are within 800m of either one existing primary school or one existing secondary school would have a minor positive (+?) effect, although this is uncertain. ■ Sites that are not within 800m of an existing school would have a minor negative (-?) effect, although this is uncertain. <p>Industrial site options</p> <p>The location of industrial sites is not considered likely to affect this objective; therefore the score for all industrial site options will be negligible (0).</p>
<p>IIA objective 6: Encourage social inclusion, promotion of equality and a respect through diversity.</p>	<p>All types of site options</p> <p>The London Borough of Enfield contains ten Lower-Layer Super Output Areas (LSOAs) that fall within the 10% most deprived areas in England and 45 LSOAs that fall within the 20% most deprived areas in England. Therefore, site options that fall within the most deprived areas of the Borough can help regenerate those areas through residential, industrial and mixed-use development and the delivery of supporting infrastructure.</p> <ul style="list-style-type: none"> ■ Sites partially or entirely located within one of the 10% most deprived areas within the Borough would have a significant positive (++) effect. ■ Sites partially or entirely located within one of the 20% most deprived areas within the Borough would have a minor positive (+) effect.

IIA Objective	Assumptions
	<ul style="list-style-type: none"> ■ All other sites receive a negligible (0) effect.
<p>IIA objective 7: Reduce crime and increase community safety.</p>	<p>All types of site options</p> <p>The effects of new development on levels of crime and fear of crime will depend on factors such as the incorporation of green space within development sites which, depending on design and the use of appropriate lighting, could have an effect on perceptions of personal safety, particularly at night. However, such issues will not be influenced by the location of development sites (rather they will be determined through the policies in the Local Plan and detailed proposals for each site). Therefore, the effects of all site options on this IIA objective will be negligible (0).</p>
<p>IIA objective 8: Focus on delivering the 'Vision Zero' target for road safety.</p>	<p>All types of site options</p> <p>The location of development will not affect the achievement of this objective as effects will depend largely on the detailed proposals for sites, such as the incorporation of walking and cycling routes, which would be influenced by policies in the Local Plan and details submitted at the planning application stage. The policies in the Local Plan have been appraised separately to the site options. The likely effects of all site options on this objective are therefore negligible.</p>
<p>IIA objective 9: Support a strong, diverse and resilient economy that provides opportunities for all.</p>	<p>Residential site options</p> <p>The location of residential sites will influence the achievement of this objective by determining how easily residents would be able to access job opportunities in existing employment areas⁶.</p> <ul style="list-style-type: none"> ■ Sites that are adjacent or close (i.e within 100m) to Strategic Industrial Locations and Locally Significant Industrial Sites would have a significant positive (++) effect. ■ Sites that are not adjacent or close to Strategic Industrial Locations and Locally Significant Industrial Sites would have a minor negative (-) effect.

⁶ In all cases, if the two parts of an effect are the same type of effect, then a best or worst case scenario will be recorded, i.e. an effect comprising '+' and '++' would be recorded as '++', while an effect comprising '-' and '--' would be recorded as '--'. Mixed effects will only be recorded where an effect comprises both positive and negative effects, e.g. '+/-' or '++/--'.

IIA Objective	Assumptions
	<p>If a site option would result in the loss of an existing employment area, an adverse effect would occur in relation to the protection of existing employment areas. Therefore:</p> <ul style="list-style-type: none"> ■ Residential sites that fall within Strategic Industrial Locations and Locally Significant Industrial Sites would have a significant negative (-) effect. <p>Industrial site options</p> <p>The provision of new industrial sites in any location is likely to have a positive effect on this objective by ensuring that new job opportunities are provided to match the population growth that is being planned for within the Local Plan. Effects will be particularly positive where sites are large in size as they will result in more job creation. Therefore:</p> <ul style="list-style-type: none"> ■ Large sites (those 10ha or larger) are likely to have a significant positive (++) effect. ■ Small sites (those under 10ha) are likely to have a minor positive (+) effect.
<p>IIA objective 10: Support the vitality of the Borough's town and local centres.</p>	<p>All types of site options</p> <p>The London Borough of Enfield has identified a town centre hierarchy in the Regulation 18 Draft Local Plan under Policy SP11. This classifies settlements in the Borough as Major Centres, District Centres and Local Centres⁷. New development located within one of these centres has the potential contribute to the vitality of those centres. As each site is assessed individually, this contribution is considered to be minor rather than significant.</p> <ul style="list-style-type: none"> ■ Residential sites, industrial sites and/or mixed use sites that are within or adjacent to a Major, District and Local Centre would have a minor positive (+) effect. ■ Residential sites, industrial sites and/or mixed use sites that are not within or adjacent to a Major, District and Local Centre would have a negligible (0) effect.
<p>IIA objective 11: Minimise air pollution.</p>	<p>All types of site options</p> <p>The entire Borough has been declared an AQMA. Therefore, any development within the Borough would exacerbate existing air quality issues through increased vehicular traffic. All sites are expected to have a significant negative (--) effect in relation to this objective.</p>

⁷ Local Centres include Large Local Centres, Small Local Centres and Local Shopping Parades.

IIA Objective	Assumptions
	<p>However, walking and cycling routes/facilities may be incorporated into development, in addition to fewer car parking spaces – all of which would be influenced by policies in the Local Plan and details submitted at the planning application stage.</p>
<p>IIA objective 12: Minimise the need to travel and support a modal shift away from the private car.</p>	<p>All types of site options</p> <p>The proximity of development sites to sustainable transport links will affect the extent to which people are able to make use of non-car based modes of transport to access services, facilities and job opportunities, although the actual use of sustainable transport modes will depend on people's behaviour. It is possible that new transport links such as bus routes or cycle paths may be provided as part of new developments, particularly at larger sites, but this cannot be assumed.</p> <p>It is assumed that people would generally be willing to travel further to access a railway station than a bus stop. It is also recognised that many cyclists will travel on roads as well as dedicated cycle routes, and that the extent to which people choose to do so will depend on factors such as the availability of cycle storage facilities at their end destination, which are not determined by the location of sites. How safe or appealing particular roads are for cyclists cannot be determined at this strategic level of assessment. However, the proximity of site options to existing cycle routes can be taken as an indicator of how likely people are to cycle to or from a development site.</p> <ul style="list-style-type: none"> ■ Sites that are within 1km of a railway/tube station and 350m of a bus stop (regardless of proximity to cycle routes) are likely to have a significant positive (++) effect. ■ Sites that are within either 1km of a railway/tube station or 350m of a bus stop (regardless of proximity to cycle routes) are likely to have a minor positive (+) effect. ■ Sites that are more than 1km from a railway/tube station and 350m from a bus stop but <i>that have</i> an existing cycle route passing the site could have a minor negative (-?) effect, although this is uncertain depending on whether the cycle route could be used for the purposes of commuting or undertaking day to day journeys. ■ Sites that are more than 1km from a railway/tube station and 350m from a bus stop and <i>that do not have</i> an existing cycle route passing the site are likely to have a minor negative (-) effect. <p>Furthermore, the proximity of sites to a Major, District or Local Centre will reduce the need for residents to travel long distances on a regular basis to access services and facilities. This could lead to mixed results:</p> <ul style="list-style-type: none"> ■ Sites that are within 200m of a Major, District or Local Centre would have a significant positive (++) effect. ■ Sites that are within 201-400m of a Major, District or Local Centre would have a minor positive (+) effect.

IIA Objective	Assumptions
	<ul style="list-style-type: none"> ■ Sites that are within 401-800m of a Major, District or Local Centre would have a minor negative (-) effect. ■ Sites that are more than 800m from a Major, District or Local Centre would have a significant negative (--) effect.
<p>IIA objective 13: Deliver biodiversity net gain at an ambitious scale and avoid/mitigate impacts to valued habitats and ecological networks.</p>	<p>All types of site options</p> <p>Sites that are within close proximity of an international, national or local designated conservation site have the potential to affect the biodiversity or geodiversity of those sites/features, e.g. through habitat damage/loss, fragmentation, disturbance to species, air pollution, increased recreation pressure etc.</p> <p>Conversely, there may be opportunities to promote habitat connectivity if new developments include green infrastructure. Therefore, while proximity to designated sites provides an indication of the potential for an adverse effect, uncertainty exists, as appropriate mitigation may avoid adverse effects and may even result in beneficial effects. In addition, the potential impacts on biodiversity present on each site, or undesignated habitats and species adjacent to the potential development sites, cannot be determined at this strategic level of assessment. This would be determined once more specific proposals are developed and submitted as part of a planning application.</p> <p>The HRA screening process has identified uncertain but likely significant negative effects for any of the development sites within the Borough, in relation to impacts of air pollution on the Epping Forest SAC. Therefore, for this IIA objective, the effects on national and local sites have only been identified. Open space, including Metropolitan Open Land and Green Chains, is addressed below under IIA objective 15.</p> <ul style="list-style-type: none"> ■ Sites that are within 250m of one or more Sites of Special Scientific Interest or Sites of Importance for Nature Conservation would have a significant negative (--?) effect, although this is uncertain. ■ Sites that are 250-750m of one or more Sites of Special Scientific Interest or Sites of Importance for Nature Conservation and/or within 750m of a Local Nature Reserve would have a minor negative, although this is uncertain. ■ Sites that are beyond 750m of one or more Sites of Special Scientific Interest, Sites of Importance for Nature Conservation or Local Nature Reserves would have a negligible (0) effect. <p>In addition:</p> <ul style="list-style-type: none"> ■ Sites that are less than 100m from a Priority Habitat or Ancient Woodland would have a significant negative (--?) effect, although this is uncertain. ■ Sites that are 100-250m from a Priority Habitat or Ancient Woodland would have a minor negative (-?) effect, although this is uncertain. ■ Sites that are 250m from a Priority Habitat or Ancient Woodland would have a negligible (0) effect.

IIA Objective	Assumptions
<p>IIA objective 14: Sustain and enhance the significance of heritage assets.</p>	<p>All types of site options</p> <p>The NPPF states that "When considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation (and the more important the asset, the greater the weight should be)". However, development could also enhance the significance of the asset (provided that the development preserves those elements of the setting that make a positive contribution to or better reveal the significance of the asset).</p> <p>In all cases, effects will be uncertain at this stage as the potential for negative or positive effects on historic and heritage assets will depend on the exact scale, design and layout of the new development and opportunities which may exist to enhance the setting of heritage features (e.g. where sympathetic development replaces a derelict brownfield site which is currently having an adverse effect).</p> <p>As an indication of potential effects on historic and heritage assets from development of any of the site options, the following assumptions and evidence will be used:</p> <ul style="list-style-type: none"> ■ Where a site is more than 500m from the nearest designated heritage asset, it could have a negligible effect (0?), although this is uncertain as there is still some potential for impacts on non-designated heritage features and effects may extend beyond 500m in some cases. <p>Where an application site is within 500m of a designated heritage asset, professional judgement and evidence will be used to inform judgements. Where there are potential impacts on multiple heritage assets this will also be taken into account.</p> <ul style="list-style-type: none"> ■ Sites which have potential for heritage assets to be enhanced and their significance to be better revealed could have a minor positive (+?) or significant positive (++?) effect on this objective. ■ Sites which are unlikely to cause adverse impacts on heritage assets could have a negligible (0?) effect on this objective. ■ Sites which have the potential to cause harm to heritage assets, but can be mitigated, would have a minor negative (-?) effect on this objective. ■ Sites which have the potential to cause harm to heritage assets where it is unlikely that these can be adequately mitigated would have a significant negative (--?) effect on this objective.
<p>IIA objective 15: Protect and enhance the character, quality and diversity of the Borough's landscapes and townscapes.</p>	<p>All types of site options</p> <p>All development could have some effect depending on the character and sensitivity of the surrounding landscape and/or townscape, which needs to be assessed in the field. Site options adjacent to the existing urban edge could be more easily integrated into existing built development, compared to more rural and isolated sites, particularly towards the west of the Borough. Larger scale sites may also have</p>

IIA Objective	Assumptions
	<p>more of an impact and therefore sites above 3 hectares have been used as an indication of larger scale development. However, the actual effect on landscape/townscape will also depend on the design, scale and layout of development within the site, which may help mitigate any adverse effects on landscape and/or enhance effects on the existing townscape. Therefore, all effects are recorded as uncertain.</p> <ul style="list-style-type: none"> ■ Sites that are located within a settlement and contain built development would have a minor positive (+?) effect on the townscape, although this is uncertain. ■ Sites that are located within a settlement but do not contain built development and/or sites that are not large in scale (i.e. <3ha), located on the edge of a settlement or within a relatively undeveloped area would have a minor negative (-?) effect on landscape, although this is uncertain. ■ Sites that are large in scale (i.e. >=3ha), located on the edge of a settlement or within a relatively undeveloped area would have a significant negative (--?) effect on landscape, although this is uncertain. ■ Sites that are not located near any settlements and are in rural areas, would also have a significant negative (--?) effect on landscape, although this is uncertain. <p>If a site option would result in the loss of open space, including Metropolitan Open Land and/or Green Chains, an adverse effect would occur. Therefore:</p> <ul style="list-style-type: none"> ■ Sites that contain an open space, including Metropolitan Open Land and/or Green Chains, would have a significant negative (--) effect.
<p>IIA objective 16: To achieve efficient use of land and materials.</p>	<p>All types of site options</p> <p>Development on brownfield land represents a more efficient use of land in comparison to the development of greenfield sites. Larger scale sites may also have more of an impact and therefore sites above 3 hectares have been used as an indication of larger scale development. The effects of development on waste generation will depend largely on residents' behaviour. However, where development takes place on previously developed land there may be opportunities to reuse onsite buildings and materials, thereby reducing waste generation. Therefore:</p> <ul style="list-style-type: none"> ■ Sites that are relatively large in size (i.e. >=3h) and that are on greenfield land would have a significant negative (--) effect. ■ Sites that are relatively small in size (i.e. <3ha) and that are on greenfield land would have a minor negative (-) effect. ■ Sites that are relatively small in size (i.e. <3ha) and that are on brownfield land would have a minor positive (+) effect.

IIA Objective	Assumptions
	<ul style="list-style-type: none"> ■ Sites that are relatively large in size ($\geq 3\text{ha}$) and that are on brownfield land would have a significant positive (++) effect. <p>In addition:</p> <ul style="list-style-type: none"> ■ Sites that are on greenfield land classed as high quality agricultural land (Grades 1, 2 or 3a)⁸ would have a significant negative (--) effect regardless of size. This will be uncertain (--?) if the site is within Grade 3 land, as only Grade 3a is classed as high quality but the GIS data available does not distinguish between Grades 3a and 3b. <p>Furthermore, all new development will result in the increased consumption of minerals for construction but this will not be influenced by the location of the development. The location of development sites can influence the efficient use of minerals as development in Minerals Safeguarding Areas may sterilise mineral resources and restrict the availability of resources in the Borough. There are no Minerals Safeguarding Areas within LBE.</p>
<p>IIA objective 17: To manage and reduce the risk of flooding</p>	<p>Residential site options</p> <p>The effects of new development on this IIA objective will depend to some extent on its design, for example whether it incorporates sustainable drainage systems (SuDS), which is unknown and cannot be addressed at this stage. Where site options are located in areas of high flood risk, it could increase the risk of flooding in those areas (particularly if the sites are not previously developed) and would increase the number of people and assets at risk from flooding. Therefore:</p> <ul style="list-style-type: none"> ■ Residential sites that are entirely or mainly (i.e. $\geq 25\%$) within Flood Zones 3a or 3b would have a significant negative (--) effect. ■ Residential sites that are partially within Flood Zones 3a or 3b ($< 25\%$) or entirely or mainly within Flood Zone 2 would have a minor negative (-) effect. ■ Sites that are partially within Flood Zone 2 or entirely or mainly within Flood Zone 1 would have a negligible (0) effect. <p>Furthermore:</p> <ul style="list-style-type: none"> ■ Sites that are at risk of groundwater flooding and contain a risk of surface water flooding would have a significant negative (--) effect. ■ Sites that are at risk of groundwater flooding or contain a risk of surface water flooding would have a minor negative (-) effect. ■ Sites that are not at risk of groundwater or surface water flooding would have a negligible (0) effect.

⁸ LBE does not contain Grades 1 or 2 agricultural land.

IIA Objective	Assumptions
	<p>In addition:</p> <ul style="list-style-type: none"> ■ Sites that are on greenfield land would have a minor negative (-) effect. ■ Sites that are on brownfield land would have a negligible (0) effect. <p>Industrial site options</p> <ul style="list-style-type: none"> ■ Sites that are entirely or mainly (i.e. >=25%) within Flood Zones 3a or 3b would have a significant negative (--) effect. ■ Sites that are partially (i.e. <25%) within Flood Zones 3a or 3b would have a minor negative (-) effect. ■ Sites that are entirely or mainly within Flood Zones 1 or 2 would have a negligible (0) effect. <p>Furthermore:</p> <ul style="list-style-type: none"> ■ Sites that are at risk of groundwater flooding and contain a risk of surface water flooding would have a significant negative (--) effect. ■ Sites that are at risk of groundwater flooding or contain a risk of surface water flooding would have a minor negative (-) effect. ■ Sites that are not at risk of groundwater or surface water flooding would have a negligible (0) effect. <p>In addition:</p> <ul style="list-style-type: none"> ■ Sites that are on greenfield land would have a minor negative (-) effect. ■ Sites that are on brownfield land would have a negligible (0) effect.
<p>IIA objective 18: Minimise water use and protect water quality.</p>	<p>All types of site options</p> <p>Levels of water consumption within new development will be determined by its design and onsite practices, rather than the location of the site. However, the location of residential development could affect water quality during construction depending on its proximity to watercourses, water bodies and Source Protection Zones. The extent to which water quality is affected would depend on construction techniques and the use of SuDS within the design, therefore effects are uncertain at this stage.</p> <ul style="list-style-type: none"> ■ Development on sites which contain a watercourse, water body or fall within a Source Protection Zone could result in significant negative (--?) effects on water quality although this is uncertain at this stage of assessment.

Appendix A
IIA assumptions for site options

Interim IIA findings
June 2021

IIA Objective	Assumptions
	<ul style="list-style-type: none"><li data-bbox="651 403 2074 432">■ Development on sites which do not contain a water body or fall within a Source Protection Zone would have a negligible (0) effect.

Appendix B

Appraisal matrices for the site options

Housing sites

CHC1/LP031: Warmerdams Nursery, Cattlegate Road

IIA objective	Effect	Justification text
IIA1: Climate change mitigation	0	The location of development will not affect the achievement of this objective.
IIA2: Climate change adaptation	0	The location of development will not affect the achievement of this objective.
IIA3: Housing	++	Site has capacity for more than 100 housing units.
IIA4: Health and wellbeing	++/-	Site is within 800m of Whitewebbs Park and 400m of a walking path. However, the site is not located within 800m of a GP surgery.
IIA5: Services and facilities	-?	Site is not within 800m of an existing school.
IIA6: Social inclusion	0	Site does not fall within the 10% or 20% most deprived areas within England.
IIA7: Crime and community safety	0	The location of development will not affect the achievement of this objective.
IIA8: Road safety	0	The location of development will not affect the achievement of this objective.
IIA9: Economy	-	Site is not located adjacent or close to Strategic Industrial Locations and Locally Significant Industrial Sites.
IIA10: Town and local centres	0	Site is not within or adjacent to a Major, District and Local Centre.
IIA11: Air pollution		
IIA12: Sustainable transport	++/-	Site is located within 1km of Crews Hill railway station and 350m of at least one bus stop. However, the site is more than 800m from a Major, District and Local Centre.
IIA13: Biodiversity	--?	Site is located within 250m of Crews Hill Golf Course SINC and Crews Hill Bowes Park Railsides SINC, and 100m of a Priority Habitat.
IIA14: Historic environment	-?	Site is within 500m of a Grade II* listed building (The Paddocks) and a Grade II listed building (Glasgow Stud Farmhouse). Although there is built development between the site and the listed buildings, its development could affect the setting of both heritage assets.
IIA15: Landscape and townscape	+?	Site is located within the settlement of Crews Hill and contains built development.
IIA16: Efficient use of land and materials	++	Site is relatively large in size and on brownfield land.
IIA17: Flooding	0	Site is on brownfield land and does not fall within Flood Zones 3a, 3b or 2. The site is also not at risk of groundwater flooding and does not contain a risk of surface water flooding.
IIA18: Water	0	Site does not fall within a Source Protection Zone or contain a watercourse or water body.

CHC10/LP179: Site at Oak Farm and Homestead Nursery, Cattlegate Road

IIA objective	Effect	Justification text
IIA1: Climate change mitigation	0	The location of development will not affect the achievement of this objective.
IIA2: Climate change adaptation	0	The location of development will not affect the achievement of this objective.
IIA3: Housing	++	Site has capacity for more than 100 housing units.
IIA4: Health and wellbeing	+/-	Site is within 400m of a walking path but not within 800m of an area of open space. The site is not located within 800m of a GP surgery.
IIA5: Services and facilities	-?	Site is not within 800m of an existing school.
IIA6: Social inclusion	0	Site does not fall within the 10% or 20% most deprived areas within England.
IIA7: Crime and community safety	0	The location of development will not affect the achievement of this objective.
IIA8: Road safety	0	The location of development will not affect the achievement of this objective.
IIA9: Economy	-	Site is not located adjacent or close to Strategic Industrial Locations and Locally Significant Industrial Sites.
IIA10: Town and local centres	0	Site is not within or adjacent to a Major, District and Local Centre.
IIA11: Air pollution		
IIA12: Sustainable transport	--/+	Site is more than 800m from a Major, District and Local Centre. However, the site is within 1km of Crews Hill railway station.
IIA13: Biodiversity	--?	Site is located within 250m of Crews Hill Golf Course SINC and Crews Hill Bowes Park Railsides SINC, and 100m of a Priority Habitat.
IIA14: Historic environment	-?	Site is within 500m of a Grade II* listed building (The Paddocks) and two Grade II listed buildings (2 Barns North West of Farmhouse at the Paddocks and Glasgow Stud Farmhouse). There is limited built development between the site and the listed buildings to the north west (The Paddocks and 2 Barns North West of Farmhouse at the Paddocks). Its development could therefore affect the setting of these heritage assets.
IIA15: Landscape and townscape	-?	Site is located within the settlement of Crews Hill but does not contain built development.
IIA16: Efficient use of land and materials	+	Site is relatively small in size and on brownfield land.
IIA17: Flooding	-	Site is at risk of groundwater flooding but does not contain a risk of surface water flooding. The site is on brownfield land and does not fall within Flood Zones 3a, 3b or 2.
IIA18: Water	0	Site does not fall within a Source Protection Zone or contain a watercourse or water body.

CHC11/LP472 – Parcel 1: Land to the rear of Jesus Christ Church, Parcel 1

IIA objective	Effect	Justification text
IIA1: Climate change mitigation	0	The location of development will not affect the achievement of this objective.
IIA2: Climate change adaptation	0	The location of development will not affect the achievement of this objective.
IIA3: Housing	++	Site has capacity for more than 100 housing units.
IIA4: Health and wellbeing	++/-	Site is next to Forty Hall Park & Estate and within 800m of a number of other open spaces, in addition to falling within 400m of a walking path and cycle path. However, the site is not located within 800m of a GP surgery.
IIA5: Services and facilities	++?	Site is within 800m of a primary school and a secondary school.
IIA6: Social inclusion	0	Site does not fall within the 10% or 20% most deprived areas within England.
IIA7: Crime and community safety	0	The location of development will not affect the achievement of this objective.
IIA8: Road safety	0	The location of development will not affect the achievement of this objective.
IIA9: Economy	-	Site is not located adjacent or close to Strategic Industrial Locations and Locally Significant Industrial Sites.
IIA10: Town and local centres	0	Site is not within or adjacent to a Major, District and Local Centre.
IIA11: Air pollution		
IIA12: Sustainable transport	--/+	Site is more than 800m from a Major, District and Local Centre. However, the site is within 1km of Turkey Street railway station.
IIA13: Biodiversity	--?	Site is located within 250m of Forty Hall Park & Estate SINC and New River SINC, and 100m of a Priority Habitat.
IIA14: Historic environment	--?	Site is within 500m two Grade I listed buildings (Screen Wall, Gateway and North Pavilions to West of Forty Hall and Forty Hall) and a number of Grade II listed buildings. Due to the proximity of the site to these listed buildings, its development could affect the setting of these heritage assets.
IIA15: Landscape and townscape	-?	Site is not large in scale but is located on the edge of Forty Hill.
IIA16: Efficient use of land and materials	+	Site is relatively small in size and on brownfield land.
IIA17: Flooding	-	Site is at risk of groundwater flooding but does not contain a risk of surface water flooding. The site is on brownfield land and does not fall within Flood Zones 3a, 3b or 2.
IIA18: Water	--?	Site falls within Source Protection Zone 1.

CHC12/LP472 – Parcel 2: Land to the south of Forty Hill Church of England School, Forty Hill, Parcel 2

IIA objective	Effect	Justification text
IIA1: Climate change mitigation	0	The location of development will not affect the achievement of this objective.
IIA2: Climate change adaptation	0	The location of development will not affect the achievement of this objective.
IIA3: Housing	++	Site has capacity for more than 100 housing units.
IIA4: Health and wellbeing	++/-	Site is within 800m of Forty Hall Park & Estate and a number of other open spaces, in addition to falling within 400m of a walking path and cycle path. However, the site is not located within 800m of a GP surgery.
IIA5: Services and facilities	++?	Site is within 800m of a primary school and a secondary school.
IIA6: Social inclusion	0	Site does not fall within the 10% or 20% most deprived areas within England.
IIA7: Crime and community safety	0	The location of development will not affect the achievement of this objective.
IIA8: Road safety	0	The location of development will not affect the achievement of this objective.
IIA9: Economy	-	Site is not located adjacent or close to Strategic Industrial Locations and Locally Significant Industrial Sites.
IIA10: Town and local centres	0	Site is not within or adjacent to a Major, District and Local Centre.
IIA11: Air pollution		
IIA12: Sustainable transport	++/--	Site is within 1km of Turkey Street railway station and 350m of at least one bus stop. However, the site is more than 800m from a Major, District and Local Centre.
IIA13: Biodiversity	--?	Site is located within 250m of New River SINC and Forty Hall Park & Estate SINC, and 100m of a Priority Habitat.
IIA14: Historic environment	--?	Site is within 500m of two Grade I listed buildings (Screen Wall, Gateway, and North Pavilions to West of Forty Hall and Forty Hall) and a number of Grade II listed buildings. Due to the proximity of the site to these listed buildings, its development could affect the setting of these heritage assets.
IIA15: Landscape and townscape	-?	Site is not large in scale but is located on the edge of Forty Hill.
IIA16: Efficient use of land and materials	+	Site is relatively small in size and on brownfield land.
IIA17: Flooding	-	Site is at risk of groundwater flooding but does not contain a risk of surface water flooding. The site is on brownfield land and does not fall within Flood Zones 3a, 3b or 2.
IIA18: Water	--?	Site falls within Source Protection Zone 1 and there is a brook along its south eastern boundary.

CHC14/LP637: Land north of Goat Lane

IIA objective	Effect	Justification text
IIA1: Climate change mitigation	0	The location of development will not affect the achievement of this objective.
IIA2: Climate change adaptation	0	The location of development will not affect the achievement of this objective.
IIA3: Housing	+	Site has capacity for fewer than 100 housing units.
IIA4: Health and wellbeing	++/-	Site is within 800m of a number of areas of open space, including Forty Hall Park & Estate and the New River Green Chain, in addition to falling within 400m of a walking path. However, the site is not located within 800m of a GP surgery.
IIA5: Services and facilities	++?	Site is within 800m of a primary school and a secondary school.
IIA6: Social inclusion	0	Site does not fall within the 10% or 20% most deprived areas within England.
IIA7: Crime and community safety	0	The location of development will not affect the achievement of this objective.
IIA8: Road safety	0	The location of development will not affect the achievement of this objective.
IIA9: Economy	-	Site is not located adjacent or close to Strategic Industrial Locations and Locally Significant Industrial Sites.
IIA10: Town and local centres	0	Site is not within or adjacent to a Major, District and Local Centre.
IIA11: Air pollution		
IIA12: Sustainable transport	-	Site is within 401-800m of Carterhatch Lane/A10, which is a Local Centre. The site is more than 1km from a railway station and 350m from a bus stop, and does not have an existing cycle route passing the site.
IIA13: Biodiversity	--?	Site is located within 250m of New River SINC and 100-250m of a Priority Habitat (deciduous woodland).
IIA14: Historic environment	-?	Site is within 500m of the Forty Hill Conservation Area (to the north west of the site), which contains a number of Grade II listed buildings. Although there is built development between the site and the Conservation Area, its development could affect the setting of these heritage assets.
IIA15: Landscape and townscape	-?	Site is not large in scale but is located on the edge of Forty Hill.
IIA16: Efficient use of land and materials	+	Site is relatively small in size and on brownfield land.
IIA17: Flooding	-	Site is at risk of groundwater flooding but does not contain a risk of surface water flooding. The site is on brownfield land and does not fall within Flood Zones 3a, 3b or 2.
IIA18: Water	--?	Site falls within Source Protection Zone 1 and New River runs along its eastern boundary.

CHC17/LP645: Towneley Nurseries, Theobalds Park

IIA objective	Effect	Justification text
IIA1: Climate change mitigation	0	The location of development will not affect the achievement of this objective.
IIA2: Climate change adaptation	0	The location of development will not affect the achievement of this objective.
IIA3: Housing	++	Site has capacity for more than 100 housing units.
IIA4: Health and wellbeing	++/-	Site is within 800m of aWhitewebbs Park and 400m of a walking path. However, the site is not located within 800m of a GP surgery.
IIA5: Services and facilities	-?	Site is not within 800m of an existing school.
IIA6: Social inclusion	0	Site does not fall within the 10% or 20% most deprived areas within England.
IIA7: Crime and community safety	0	The location of development will not affect the achievement of this objective.
IIA8: Road safety	0	The location of development will not affect the achievement of this objective.
IIA9: Economy	-	Site is not located adjacent or close to Strategic Industrial Locations and Locally Significant Industrial Sites.
IIA10: Town and local centres	0	Site is not within or adjacent to a Major, District and Local Centre.
IIA11: Air pollution		
IIA12: Sustainable transport	++/-	Site is located within 1km of Crews Hill railway station and 350m of at least one bus stop. However, the site is more than 800m from a Major, District and Local Centre.
IIA13: Biodiversity	--?	Site is located within 100m of a Priority Habitat and 250m-750m of Crews Hill Golfcourse SINC, Crews Hill to Bowes Park Railsides SINC and Whitewebbs Wood SINC.
IIA14: Historic environment	-?	Site is within 500m of a Grade II listed building (Glasgow Stud Farmhouse). Although there is built development between the site and the listed building, its development could affect the setting of the heritage asset.
IIA15: Landscape and townscape	+?	Site is located within the settlement of Crews Hill and contains built development.
IIA16: Efficient use of land and materials	+	Site is relatively small in size and on brownfield land.
IIA17: Flooding	0	Site is on brownfield land and does not fall within Flood Zones 3a, 3b or 2. The site is also not at risk of groundwater flooding and does not contain a risk of surface water flooding.
IIA18: Water	--?	Site contains a brook within the western part of its boundary.

CHC18/LP649: Brown's Garden Village, Theobalds Park Road

IIA objective	Effect	Justification text
IIA1: Climate change mitigation	0	The location of development will not affect the achievement of this objective.
IIA2: Climate change adaptation	0	The location of development will not affect the achievement of this objective.
IIA3: Housing	+	Site has capacity for fewer than 100 housing units.
IIA4: Health and wellbeing	+/-	Site is within 800m of Whitewebbs Park but not within 400m of a walking or cycling path. However, the site is not located within 800m of a GP surgery.
IIA5: Services and facilities	-?	Site is not within 800m of an existing school.
IIA6: Social inclusion	0	Site does not fall within the 10% or 20% most deprived areas within England.
IIA7: Crime and community safety	0	The location of development will not affect the achievement of this objective.
IIA8: Road safety	0	The location of development will not affect the achievement of this objective.
IIA9: Economy	-	Site is not located adjacent or close to Strategic Industrial Locations and Locally Significant Industrial Sites.
IIA10: Town and local centres	0	Site is not within or adjacent to a Major, District and Local Centre.
IIA11: Air pollution		
IIA12: Sustainable transport	++/--	Site is located within 1km of Crews Hill railway station and 350m of at least one bus stop. However, the site is more than 800m from a Major, District and Local Centre.
IIA13: Biodiversity	-?	Site is located within 250m-750m of Crews Hill Golfcourse SINC, Crews Hill to Bowes Park Railsides SINC, Whitewebbs Wood SINC and 100-250m of a Priority Habitat.
IIA14: Historic environment	-?	Site is within 500m of a Grade II listed building (Glasgow Stud Farmhouse). Although there is built development between the site and the listed building, its development could affect the setting of the heritage asset.
IIA15: Landscape and townscape	+?	Site is located within the settlement of Crews Hill and contains built development.
IIA16: Efficient use of land and materials	+	Site is relatively small in size and on brownfield land.
IIA17: Flooding	-	Site is at risk of groundwater flooding but does not contain a risk of surface water flooding. The site is on brownfield land and does not fall within Flood Zones 3a, 3b or 2.
IIA18: Water	0	Site does not fall within a Source Protection Zone or contain a watercourse or water body.

CHC2/LP056: Wolden Garden Centre, Cattlegate Road

IIA objective	Effect	Justification text
IIA1: Climate change mitigation	0	The location of development will not affect the achievement of this objective.
IIA2: Climate change adaptation	0	The location of development will not affect the achievement of this objective.
IIA3: Housing	++	Site has capacity for more than 100 housing units.
IIA4: Health and wellbeing	+/-	Site is within 400m of a walking path but not within 800m of an area of open space. The site is not located within 800m of a GP surgery.
IIA5: Services and facilities	-?	Site is not within 800m of an existing school.
IIA6: Social inclusion	0	Site does not fall within the 10% or 20% most deprived areas within England.
IIA7: Crime and community safety	0	The location of development will not affect the achievement of this objective.
IIA8: Road safety	0	The location of development will not affect the achievement of this objective.
IIA9: Economy	-	Site is not located adjacent or close to Strategic Industrial Locations and Locally Significant Industrial Sites.
IIA10: Town and local centres	0	Site is not within or adjacent to a Major, District and Local Centre.
IIA11: Air pollution		
IIA12: Sustainable transport	++/--	Site is located within 1km of Crews Hill railway station and 350m of at least one bus stop. However, the site is more than 800m from a Major, District and Local Centre.
IIA13: Biodiversity	--?	Site is located within 250m of Crews Hill Golf Course SINC and Crews Hill to Bowes Park Railsides SINC, and 100m of a Priority Habitat.
IIA14: Historic environment	-?	Site is within 500m of a Grade II* listed building (The Paddocks) and a Grade II listed building (Glasgow Stud Farmhouse). Although there is built development between the site and the listed buildings, its development could affect the setting of these heritage assets.
IIA15: Landscape and townscape	+?	Site is located within the settlement of Crews Hill and contains built development.
IIA16: Efficient use of land and materials	+	Site is relatively small in size and on brownfield land.
IIA17: Flooding	0	Site is on brownfield land and does not fall within Flood Zones 3a, 3b or 2. The site is also not at risk of groundwater flooding and does not contain a risk of surface water flooding.
IIA18: Water	0	Site does not fall within a Source Protection Zone or contain a watercourse or water body.

CHC3/LP107: Burton Farm Ride

IIA objective	Effect	Justification text
IIA1: Climate change mitigation	0	The location of development will not affect the achievement of this objective.
IIA2: Climate change adaptation	0	The location of development will not affect the achievement of this objective.
IIA3: Housing	+	Site has capacity for fewer than 100 housing units.
IIA4: Health and wellbeing	+/-	Site is within 800m of Whitewebbs Park but not within 400m of a walking or cycling path. The site is not located within 800m of a GP surgery.
IIA5: Services and facilities	-?	Site is not within 800m of an existing school.
IIA6: Social inclusion	0	Site does not fall within the 10% or 20% most deprived areas within England.
IIA7: Crime and community safety	0	The location of development will not affect the achievement of this objective.
IIA8: Road safety	0	The location of development will not affect the achievement of this objective.
IIA9: Economy	-	Site is not located adjacent or close to Strategic Industrial Locations and Locally Significant Industrial Sites.
IIA10: Town and local centres	0	Site is not within or adjacent to a Major, District and Local Centre.
IIA11: Air pollution		
IIA12: Sustainable transport	++/--	Site is located within 1km of Crews Hill railway station and 350m of at least one bus stop. However, the site is more than 800m from a Major, District and Local Centre.
IIA13: Biodiversity	-?	Site is located within 250-750m of Whitewebbs Wood SINC.
IIA14: Historic environment	--?	Site is within 500m of a Grade II listed building (Glasgow Stud Farmhouse). Due to the fact the site is adjacent to the listed building, its development could affect the setting of this heritage asset.
IIA15: Landscape and townscape	-?	Site is not large in scale and located on the edge of Crews Hill.
IIA16: Efficient use of land and materials	--?	Site is relatively small in size and on greenfield land, classed as Grade 3 agricultural land. The effect is recorded as uncertain because the GIS data available does not distinguish between Grades 3a and 3b agricultural land.
IIA17: Flooding	-	Site is on greenfield land and partially falls within Flood Zones 3a and 3b. The site is also at risk of groundwater flooding but does not contain a risk of surface water flooding.
IIA18: Water	--?	A brook runs along the eastern edge of the site.

CHC5/LP1138: Land opposite Enfield Crematorium (aka The Dell), Great Cambridge Road

IIA objective	Effect	Justification text
IIA1: Climate change mitigation	0	The location of development will not affect the achievement of this objective.
IIA2: Climate change adaptation	0	The location of development will not affect the achievement of this objective.
IIA3: Housing	++	Site has capacity for more than 100 housing units.
IIA4: Health and wellbeing	++/--?	Site is within 800m of a number of areas of open space, including Forty Hall Park & Estate, The Dell, and the New River Green Chain. However, the site contains a cycle path which could be lost as a result of new development. Additionally, the site is not located within 800m of a GP surgery.
IIA5: Services and facilities	++?	Site is within 800m of a primary school and a secondary school.
IIA6: Social inclusion	0	Site does not fall within the 10% or 20% most deprived areas within England.
IIA7: Crime and community safety	0	The location of development will not affect the achievement of this objective.
IIA8: Road safety	0	The location of development will not affect the achievement of this objective.
IIA9: Economy	-	Site is not located adjacent or close to Strategic Industrial Locations and Locally Significant Industrial Sites.
IIA10: Town and local centres	0	Site is not within or adjacent to a Major, District and Local Centre.
IIA11: Air pollution		
IIA12: Sustainable transport	++/-	Site is located within 1km of Turkey Street railway station and 350m of at least one bus stop. However, the site is only within 401-800m of Kemp Road Freezywater, which is a Local Centre.
IIA13: Biodiversity	--?	Site is located within 250m of the New River SINC and Forty Hall Park & Estate SINC, and 100m of a Priority Habitat.
IIA14: Historic environment	--?	Site is adjacent to the Forty Hill Conservation Area, which contains a number of Grade II listed buildings. There is limited built development between the site and the Conservation Area and its development could adversely affect the setting of these heritage assets.
IIA15: Landscape and townscape	--?	Site is large in scale and located on the edge of Forty Hill.
IIA16: Efficient use of land and materials	--?	Site is relatively large in size and on greenfield land, classed as Grade 3 agricultural land. The effect is recorded as uncertain because the GIS data available does not distinguish between Grades 3a and 3b agricultural land.
IIA17: Flooding	-	Site is on greenfield land and at risk of groundwater flooding. The site does not fall within Flood Zones 3a, 3b or 2 or contain a risk of surface water flooding.

IIA objective	Effect	Justification text
IIA18: Water	--?	Site falls within Source Protection Zone 1 and New River runs along its western boundary.

COC8/LP465: Land between Camlet Way and Crescent Way, Hadley

IIA objective	Effect	Justification text
IIA1: Climate change mitigation	0	The location of development will not affect the achievement of this objective.
IIA2: Climate change adaptation	0	The location of development will not affect the achievement of this objective.
IIA3: Housing	++	Site has capacity for more than 100 housing units.
IIA4: Health and wellbeing	++/-	Site is within 800m of a number of areas of open space, including Hadley Wood and Camlet Way Railway Embankment, in addition to falling within 400m of a cycle path. However, the site is not located within 800m of a GP surgery.
IIA5: Services and facilities	+?	Site is within 800m of a primary school.
IIA6: Social inclusion	0	Site does not fall within the 10% or 20% most deprived areas within England.
IIA7: Crime and community safety	0	The location of development will not affect the achievement of this objective.
IIA8: Road safety	0	The location of development will not affect the achievement of this objective.
IIA9: Economy	-	Site is not located adjacent or close to Strategic Industrial Locations and Locally Significant Industrial Sites.
IIA10: Town and local centres	+	Site is adjacent to Hadely Wood Local Centre.
IIA11: Air pollution		
IIA12: Sustainable transport	++/-	Site is located within 1km of Hadley Wood railway station and 350m of at least one bus stop. However, the site is more than 800m from a Major, District and Local Centre.
IIA13: Biodiversity	--?	Site is located within 100m of a Priority Habitat and within 250m from Broadgates Pastures SINC.
IIA14: Historic environment	--?	Site overlaps Hadley Wood Conservation Area and is within 500m of a Grade II* listed building (St Martha's Convent (the Mount House) with attached Stable Block) and three Grade II listed buildings (Number 83 and attached wall, gate pier and gate, Number 87 and attached wall, gate pier and gate, and Pegasus). The site is located on the edge of Hadley Wood and its large-scale development could adversely affect the setting of these heritage assets.
IIA15: Landscape and townscape	--?	Site is large in scale and located on the edge of Hadley Wood.

IIA objective	Effect	Justification text
IIA16: Efficient use of land and materials	--?	Site is relatively large in size and on greenfield land, classed as Grade 3 agricultural land. The effect is recorded as uncertain because the GIS data available does not distinguish between Grades 3a and 3b agricultural land.
IIA17: Flooding	-	Site is on greenfield land and partially falls within Flood Zones 3a and 2. The site is not at risk of groundwater flooding and does not contain a risk of surface water flooding.
IIA18: Water	--?	Site contains Monken Mead Brook within its boundary, as well as other brooks.

COC9a, COC9b/LP608_1: Cockfosters Station Car Park, Cockfosters Road, Barnet

IIA objective	Effect	Justification text
IIA1: Climate change mitigation	0	The location of development will not affect the achievement of this objective.
IIA2: Climate change adaptation	0	The location of development will not affect the achievement of this objective.
IIA3: Housing	++	Site has capacity for more than 100 housing units.
IIA4: Health and wellbeing	++	Site is located within 400m of a GP surgery. The site is also within 800m of a number of areas of open space, including Trent Park, Cockfosters Sports Ground and Belmont Close, in addition to falling within 400m of a walking path.
IIA5: Services and facilities	+?	Site is within 800m of a secondary school.
IIA6: Social inclusion	0	Site does not fall within the 10% or 20% most deprived areas within England.
IIA7: Crime and community safety	0	The location of development will not affect the achievement of this objective.
IIA8: Road safety	0	The location of development will not affect the achievement of this objective.
IIA9: Economy	-	Site is not located adjacent or close to Strategic Industrial Locations and Locally Significant Industrial Sites.
IIA10: Town and local centres	+	Site is within Cockfosters Local Centre.
IIA11: Air pollution		
IIA12: Sustainable transport	++	Site is located within 1km of Cockfosters tube station and 350m of at least one bus stop. The site is also within Cockfosters, which is a Local Centre.
IIA13: Biodiversity	--?	Site contains a Priority Habitat and is within 250m of Trent Park SINC.
IIA14: Historic environment	--?	Site is within Trent Park Conservation Area and is within 500m of a number of Grade II listed buildings. Due to the fact the site is within the Conservation Area and adjacent to one of the Grade II listed buildings

IIA objective	Effect	Justification text
		(Cockfosters London Regional Transport Station including platforms and platform canopies), its development could affect the setting of these heritage assets.
IIA15: Landscape and townscape	-?	Site is not large in scale and located on the edge of Cockfosters.
IIA16: Efficient use of land and materials	+	Site is relatively small in size and on brownfield land.
IIA17: Flooding	-	Site is at risk of groundwater flooding but does not contain a risk of surface water flooding. The site is on brownfield land and does not fall within Flood Zones 3a, 3b or 2.
IIA18: Water	0	Site does not fall within a Source Protection Zone or contain a watercourse or water body.

COP10 (20/03200/PRJ): Blackhorse Tower, Holbrook House and Churchwood House, 116 Cockfosters Road

IIA objective	Effect	Justification text
IIA1: Climate change mitigation	0	The location of development will not affect the achievement of this objective.
IIA2: Climate change adaptation	0	The location of development will not affect the achievement of this objective.
IIA3: Housing	++	Site has capacity for more than 100 housing units.
IIA4: Health and wellbeing	++	Site is located within 400m of a GP surgery. The site is also within 800m of a number of areas of open space, including Trent Park, Bramley Road Sports Ground and Cockfosters Sports Ground, but is not within 400m of a walking or cycling path.
IIA5: Services and facilities	+?	Site is within 800m of a primary school.
IIA6: Social inclusion	0	Site does not fall within the 10% or 20% most deprived areas within England.
IIA7: Crime and community safety	0	The location of development will not affect the achievement of this objective.
IIA8: Road safety	0	The location of development will not affect the achievement of this objective.
IIA9: Economy	-	Site is not located adjacent or close to Strategic Industrial Locations and Locally Significant Industrial Sites.
IIA10: Town and local centres	+	Site is within Cockfosters Local Centre.
IIA11: Air pollution		
IIA12: Sustainable transport	++	Site is located within 1km of Cockfosters tube station and 350m of at least one bus stop. The site is also within Cockfosters, which is a Local Centre.
IIA13: Biodiversity	--?	Site is located within 100m of a Priority Habitat and within 250m from Trent Park SINC.

IIA objective	Effect	Justification text
IIA14: Historic environment	--?	Site is within 500m of Trent Park Conservation Area and five Grade II listed buildings (Cockfosters London Regional Transport Station including platforms and platform canopies, West entrance gateway to Trent Park at Front Lodge, Bollards at entrance gateway to Trent Park, Front Lodge at Trent Park, and Cockfosters War Memorial). Due to the fact the site is adjacent to one of the Grade II listed buildings (Cockfosters London Regional Transport Station including platforms and platform canopies), its development could affect the setting of this heritage asset.
IIA15: Landscape and townscape	+?	Site is located within the settlement of Cockfosters and contains built development.
IIA16: Efficient use of land and materials	+	Site is relatively small in size and on brownfield land.
IIA17: Flooding	-	Site is at risk of groundwater flooding but does not contain a risk of surface water flooding. The site is on brownfield land and does not fall within Flood Zones 3a or 3b.
IIA18: Water	0	Site does not fall within a Source Protection Zone or contain a watercourse or water body.

GRC1/LP1105, LP652, CFS040, CFS060: St Anne's Catholic High School for Girls

IIA objective	Effect	Justification text
IIA1: Climate change mitigation	0	The location of development will not affect the achievement of this objective.
IIA2: Climate change adaptation	0	The location of development will not affect the achievement of this objective.
IIA3: Housing	++	Site has capacity for more than 100 housing units.
IIA4: Health and wellbeing	++	Site is located within 400m of a GP surgery. The site is also within 800m of a number of areas of open space, including Enfield Playing Fields, Bush Hill Park and the New River Green Chain, in addition to falling within 400m of a walking and cycle path.
IIA5: Services and facilities	++?	Site is within 800m of a primary school and a secondary school.
IIA6: Social inclusion	0	Site does not fall within the 10% or 20% most deprived areas within England.
IIA7: Crime and community safety	0	The location of development will not affect the achievement of this objective.
IIA8: Road safety	0	The location of development will not affect the achievement of this objective.
IIA9: Economy	-	Site is not located adjacent or close to Strategic Industrial Locations and Locally Significant Industrial Sites.
IIA10: Town and local centres	+	Site is adjacent to Enfield Town Major Centre.

IIA objective	Effect	Justification text
IIA11: Air pollution		
IIA12: Sustainable transport	++	Site is located within 1km of Enfield Town railway station and 350m of at least one bus stop. The site is also next to Enfield Town Major Centre and within 200m of Lincoln Court, London Road Local Centre.
IIA13: Biodiversity	--?	Site is located within 250m from Enfield Loop of the New River SINC and the New River SINC.
IIA14: Historic environment	--?	Site is adjacent to Enfield Town Conservation Area and is within 500m of two Grade II* listed buildings (Church of St Andrew Enfield Parish Church and North east Building of Enfield Grammar School) and a number of Grade II listed buildings. Due to the fact the site is adjacent to Enfield Town Conservation Area, its development could affect the setting of the heritage asset.
IIA15: Landscape and townscape	+?	Site is located within the settlement of Enfield Town and contains built development.
IIA16: Efficient use of land and materials	+	Site is relatively small in size and on brownfield land.
IIA17: Flooding	-	Site is at risk of groundwater flooding but does not contain a risk of surface water flooding. The site is on brownfield land and does not fall within Flood Zones 3a, 3b or 2.
IIA18: Water	--?	Site falls within Source Protection Zones 2 and its northern eastern boundary falls within Source Protection Zone 1.

GRC12/LP603, CFS197: Palace Gardens Shopping Centre

IIA objective	Effect	Justification text
IIA1: Climate change mitigation	0	The location of development will not affect the achievement of this objective.
IIA2: Climate change adaptation	0	The location of development will not affect the achievement of this objective.
IIA3: Housing	++	Site has capacity for more than 100 housing units.
IIA4: Health and wellbeing	++	Site is located within 400m of a GP surgery. The site is also within 800m of a number of areas of open space, including Town Park, Bush Hill Park, and the New River Green Chain Corridor, in addition to falling within 400m of a walking path and a cycle path.
IIA5: Services and facilities	++?	Site is within 800m of a primary school and a secondary school.
IIA6: Social inclusion	0	Site does not fall within the 10% or 20% most deprived areas within England.
IIA7: Crime and community safety	0	The location of development will not affect the achievement of this objective.
IIA8: Road safety	0	The location of development will not affect the achievement of this objective.

IIA objective	Effect	Justification text
IIA9: Economy	-	Site is not located adjacent or close to Strategic Industrial Locations and Locally Significant Industrial Sites.
IIA10: Town and local centres	+	Site is within Enfield Town Major Centre.
IIA11: Air pollution		
IIA12: Sustainable transport	++	Site is located within 1km of Enfield Town railway station and 350m of at least one bus stop. The site is also within Enfield Town Major Centre.
IIA13: Biodiversity	--?	Site is located within 250m from Enfield Loop SINC.
IIA14: Historic environment	--?	Site is within Enfield Town Conservation Area and within 500m of three Grade II* listed buildings (Clarendon Cottage, north east building of Enfield Grammar School, and Church of St Andrew Enfield Parish Church) and of a number of Grade II listed buildings. Although the site contains built development, its redevelopment could affect the setting of the Conservation Area and listed buildings.
IIA15: Landscape and townscape	+?	Site is located within the settlement of Enfield Town and contains built development.
IIA16: Efficient use of land and materials	++	Site is relatively large in size and on brownfield land.
IIA17: Flooding	-	Site is at risk of groundwater flooding but does not contain a risk of surface water flooding. The site is on brownfield land and does not fall within Flood Zones 3a, 3b or 2.
IIA18: Water	--?	Site falls within Source Protection Zone 2.

GRC3/LP1117: 100 Church Street

IIA objective	Effect	Justification text
IIA1: Climate change mitigation	0	The location of development will not affect the achievement of this objective.
IIA2: Climate change adaptation	0	The location of development will not affect the achievement of this objective.
IIA3: Housing	+	Site has capacity for fewer than 100 housing units.
IIA4: Health and wellbeing	++	Site is located within 400m of a GP surgery. The site is also within 800m of a number of areas of open space, including Chase Green, Town Park, Bush Hill Park, and Cheyne Walk Open Space, in addition to falling within 400m of a walking and cycling path.
IIA5: Services and facilities	++?	Site is within 800m of a primary school and a secondary school.
IIA6: Social inclusion	0	Site does not fall within the 10% or 20% most deprived areas within England.
IIA7: Crime and community safety	0	The location of development will not affect the achievement of this objective.

IIA objective	Effect	Justification text
IIA8: Road safety	0	The location of development will not affect the achievement of this objective.
IIA9: Economy	-	Site is not located adjacent or close to Strategic Industrial Locations and Locally Significant Industrial Sites.
IIA10: Town and local centres	+	Site is adjacent to Enfield Town Major Centre.
IIA11: Air pollution		
IIA12: Sustainable transport	++	Site is located within 1km of Enfield Chase railway station and 350m of at least one bus stop. The site is also within 200m of Enfield Town Major Centre.
IIA13: Biodiversity	--?	Site is located within 100m of a Priority Habitat and within 250m from Enfield Loop of the New River SINC and Crews Hill to Bowes Park Railsides SINC.
IIA14: Historic environment	--?	Site is within Enfield Town Conservation Area and within 500m of three Grade II* listed buildings (Clarendon Cottage, North East Building of Enfield Grammar School, and Church of St Andrew Enfield Parish Church) and a number of Grade II listed buildings. Although the site contains built development, its redevelopment could affect the setting of the Conservation Area and listed buildings.
IIA15: Landscape and townscape	+?	Site is located within the settlement of Enfield Town and contains built development.
IIA16: Efficient use of land and materials	+	Site is relatively small in size and on brownfield land.
IIA17: Flooding	0	Site is on brownfield land and does not fall within Flood Zones 3a, 3b or 2. The site is also not at risk of groundwater flooding and does not contain a risk of surface water flooding.
IIA18: Water	--?	Site falls within Source Protection Zone 2.

HIC10/LP642: Land opposite Jolly Farmers

IIA objective	Effect	Justification text
IIA1: Climate change mitigation	0	The location of development will not affect the achievement of this objective.
IIA2: Climate change adaptation	0	The location of development will not affect the achievement of this objective.
IIA3: Housing	+	Site has capacity for fewer than 100 housing units.
IIA4: Health and wellbeing	++	Site is located within 400m of a GP surgery. The site is also within 800m of a number of areas of open space, including West Enfield Parklands and Worlds End Lane Open Space, in addition to falling within 400m of a walking path.
IIA5: Services and facilities	++?	Site is within 800m of a primary school and a secondary school.

IIA objective	Effect	Justification text
IIA6: Social inclusion	0	Site does not fall within the 10% or 20% most deprived areas within England.
IIA7: Crime and community safety	0	The location of development will not affect the achievement of this objective.
IIA8: Road safety	0	The location of development will not affect the achievement of this objective.
IIA9: Economy	-	Site is not located adjacent or close to Strategic Industrial Locations and Locally Significant Industrial Sites.
IIA10: Town and local centres	0	Site is not within or adjacent to a Major, District and Local Centre.
IIA11: Air pollution		
IIA12: Sustainable transport	++	Site is within 200m of Enfield Road/Linkside, which is a Local Centre. The site is also within 350m of at least one bus stop.
IIA13: Biodiversity	--?	Site contains a Priority Habitat and within 250-750m from Boxer's Lake and Lonsdale Drive Woods SINC.
IIA14: Historic environment	0?	Site is more than 500m from the nearest designated heritage asset. However, the site could still have some potential for impacts on non-designated heritage features and effects may extend beyond 500m.
IIA15: Landscape and townscape	+?	Site is located within the settlement of World's End and contains built development.
IIA16: Efficient use of land and materials	+	Site is relatively small in size and on brownfield land.
IIA17: Flooding	-	Site partially falls within Flood Zones 3a and 3b and mainly within Flood Zone 2. The site is at risk of groundwater flooding but does not contain a risk of surface water flooding. The site is on brownfield land.
IIA18: Water	--?	Site contains a brook along its eastern boundary and another one cutting the site across from east to west.

HIC11/LP707: Chase Park

IIA objective	Effect	Justification text
IIA1: Climate change mitigation	0	The location of development will not affect the achievement of this objective.
IIA2: Climate change adaptation	0	The location of development will not affect the achievement of this objective.
IIA3: Housing	++	Site has capacity for more than 100 housing units.
IIA4: Health and wellbeing	++	Site is located within 400m of a GP surgery. The site is also within 800m of a number of areas of open space, including West Enfield Parklands, Trent Park and Lakeside, in addition to falling within 400m of a walking path.

IIA objective	Effect	Justification text
IIA5: Services and facilities	++?	Site is within 800m of a primary school and a secondary school.
IIA6: Social inclusion	0	Site does not fall within the 10% or 20% most deprived areas within England.
IIA7: Crime and community safety	0	The location of development will not affect the achievement of this objective.
IIA8: Road safety	0	The location of development will not affect the achievement of this objective.
IIA9: Economy	-	Site is not located adjacent or close to Strategic Industrial Locations and Locally Significant Industrial Sites.
IIA10: Town and local centres	0	Site is not within or adjacent to a Major, District and Local Centre.
IIA11: Air pollution		
IIA12: Sustainable transport	++	Site is located within 1km of Oakwood tube station and Gordon Hill railway station, and 350m of at least one bus stop. The site is also within 201-400m of Oakwood, which is a Local Centre.
IIA13: Biodiversity	--?	Site contains a Priority Habitat and within 250m of Trent Park Golf Course, Lakeside and Trent Park SINC.
IIA14: Historic environment	--?	Site is adjacent to Trent Park Conservation Area, which contains a number of Grade II listed buildings, Trent Park Registered Park and Garden and a Scheduled Monument (Moated site, Camlet Moat, Moat Wood). There is no built development between the site and the Conservation Area, listed buildings and Scheduled Monument. Its development could therefore adversely affect the setting of these heritage assets.
IIA15: Landscape and townscape	--?	Site is large in scale and located on the edge of World's End.
IIA16: Efficient use of land and materials	--?	Site is relatively large in size and on greenfield land, classed as Grade 3 agricultural land. The effect is recorded as uncertain because the GIS data available does not distinguish between Grades 3a and 3b agricultural land.
IIA17: Flooding	-	Site is on greenfield land and partially falls within Flood Zones 3a and 3b. The site is at risk of groundwater flooding but does not contain a risk of surface water flooding. The site is on brownfield land.
IIA18: Water	--?	Site contains a number of brooks within its boundary, including Merryhills Brooks and Legging Beech Gutter.

HIC6/LP1153: Bramley Road

IIA objective	Effect	Justification text
IIA1: Climate change mitigation	0	The location of development will not affect the achievement of this objective.

IIA objective	Effect	Justification text
IIA2: Climate change adaptation	0	The location of development will not affect the achievement of this objective.
IIA3: Housing	++	Site has capacity for more than 100 housing units.
IIA4: Health and wellbeing	+	Site is located within 400-800m of a GP surgery. The site is also within 800m of a number of areas of open space, including Trent Park, Lakeside and Broxers Lake Open Space, but is not within 400m of a walking or cycle path.
IIA5: Services and facilities	-?	Site is not within 800m of an existing school.
IIA6: Social inclusion	0	Site does not fall within the 10% or 20% most deprived areas within England.
IIA7: Crime and community safety	0	The location of development will not affect the achievement of this objective.
IIA8: Road safety	0	The location of development will not affect the achievement of this objective.
IIA9: Economy	-	Site is not located adjacent or close to Strategic Industrial Locations and Locally Significant Industrial Sites.
IIA10: Town and local centres	+	Site is adjacent to Oakwood Local Centre.
IIA11: Air pollution		
IIA12: Sustainable transport	++	Site is located within 1km of Oakwood tube station and 350m of at least one bus stop. The site is also next to Oakwood, which is a Local Centre.
IIA13: Biodiversity	--?	Site is located within 100m of a Priority Habitat and within 250m of Trent Park Golf Course and Lakeside SINC.
IIA14: Historic environment	--?	Site is within Trent Park Conservation Area and within 500m of a Grade II* listed building (Oakwood Underground Station) and a Grade II listed building (Station Sign to North of Oakwood Station). Due to the fact that the site is within the Trent Park Conservation Area, its development could affect the setting of these heritage assets.
IIA15: Landscape and townscape	--?	Site is large in scale and located on the edge of World's End.
IIA16: Efficient use of land and materials	--?	Site is relatively large in size and on greenfield land, classed as Grade 3 agricultural land. The effect is recorded as uncertain because the GIS data available does not distinguish between Grades 3a and 3b agricultural land.
IIA17: Flooding	-	Site is at risk of groundwater flooding but does not contain a risk of surface water flooding. The site is on greenfield land but does not fall within Flood Zones 3a, 3b or 2.
IIA18: Water	0	Site does not fall within a Source Protection Zone or contain a watercourse or water body.

HIC9/LP623: Land south of Enfield Road

IIA objective	Effect	Justification text
IIA1: Climate change mitigation	0	The location of development will not affect the achievement of this objective.
IIA2: Climate change adaptation	0	The location of development will not affect the achievement of this objective.
IIA3: Housing	++	Site has capacity for more than 100 housing units.
IIA4: Health and wellbeing	++	Site is located within 400m of a GP surgery. The site is also within 800m of a number of areas of open space, including Trent Park, Lakeside and West Enfield Parklands, in addition to falling within 400m of a walking path.
IIA5: Services and facilities	++?	Site is within 800m of a primary school and a secondary school.
IIA6: Social inclusion	0	Site does not fall within the 10% or 20% most deprived areas within England.
IIA7: Crime and community safety	0	The location of development will not affect the achievement of this objective.
IIA8: Road safety	0	The location of development will not affect the achievement of this objective.
IIA9: Economy	-	Site is not located adjacent or close to Strategic Industrial Locations and Locally Significant Industrial Sites.
IIA10: Town and local centres	0	Site is not within or adjacent to a Major, District and Local Centre.
IIA11: Air pollution		
IIA12: Sustainable transport	++/-	Site is located within 1km of Gordon Hill railway station and 350m of at least one bus stop. However, the site is only within 401-800m of Highlands Village Grange Park, which is a Local Centre.
IIA13: Biodiversity	--?	Site is located within 100m of a Priority Habitat and within 250m of Boxer's Lake and Lonsdale Drive Woods SINC and Lakeside SINC.
IIA14: Historic environment	-?	Site is within 500m of Highlands Conservation , which contains a Grade II listed building (Former Ambulance Station at Highlands Hospital). Although there is built development between the Conservation Areas and the site, its development could affect the setting of these heritage assets.
IIA15: Landscape and townscape	+?	Site is located within the settlement of World's End and contains built development.
IIA16: Efficient use of land and materials	--?	Site is relatively large in size and on greenfield land, classed as Grade 3 agricultural land. The effect is recorded as uncertain because the GIS data available does not distinguish between Grades 3a and 3b agricultural land.
IIA17: Flooding	-	Site is at risk of groundwater flooding but does not contain a risk of surface water flooding. The site is on greenfield land but does not fall within Flood Zones 3a, 3b or 2.

IIA objective	Effect	Justification text
IIA18: Water	0	Site does not fall within a Source Protection Zone or contain a watercourse or water body.

LOC1/LP1108: Chiswick Road Estate (Oswald and Newdales)

IIA objective	Effect	Justification text
IIA1: Climate change mitigation	0	The location of development will not affect the achievement of this objective.
IIA2: Climate change adaptation	0	The location of development will not affect the achievement of this objective.
IIA3: Housing	++	Site has capacity for more than 100 housing units.
IIA4: Health and wellbeing	++/--?	Site is located within 400m of a GP surgery. The site is also located within 800m of a number of open spaces, including Edmonton Green Pocket Park. However, the site contains a walking path which could be lost as a result of new development.
IIA5: Services and facilities	+?	Site is within 800m of a primary school.
IIA6: Social inclusion	+	Site falls within the 20% most deprived areas within England.
IIA7: Crime and community safety	0	The location of development will not affect the achievement of this objective.
IIA8: Road safety	0	The location of development will not affect the achievement of this objective.
IIA9: Economy	-	Site is not located adjacent or close to Strategic Industrial Locations and Locally Significant Industrial Sites.
IIA10: Town and local centres	+	Site is adjacent to Edmonton Green District Centre.
IIA11: Air pollution		
IIA12: Sustainable transport	++	Site is located within 1km of Edmonton Green railway station and 350m of at least one bus stop. The site is also next to Edmonton Green, which is a District Centre.
IIA13: Biodiversity	0	Site is not located within close proximity of any biodiversity assets.
IIA14: Historic environment	--?	Site is adjacent to The Crescent Conservation Area and is also within 500m of three Conservation Areas (Church Street Edmonton, Fore Street North, and Montagu Cemeteries). The site is also within 500m of two Grade II* listed buildings (Lamb's Cottage and Church of All Saints Edmonton Parish Church) and a number of Grade II listed buildings. Due to the fact that the site is adjacent to the Crescent Conservation Area (the east boundary), its redevelopment could affect the setting of the heritage asset.
IIA15: Landscape and townscape	+?	Site is located within the settlement of Edmonton and contains built development.

IIA objective	Effect	Justification text
IIA16: Efficient use of land and materials	+	Site is relatively small in size and on brownfield land.
IIA17: Flooding	-	Site partially falls within Flood Zone 3a. The site is at risk of groundwater flooding but does not contain a risk from surface water flooding. The site is on brownfield land.
IIA18: Water	0	Site does not fall within a Source Protection Zone or contain a watercourse or water body.

POC6/LP1196: Land at former Wessex Hall Building

IIA objective	Effect	Justification text
IIA1: Climate change mitigation	0	The location of development will not affect the achievement of this objective.
IIA2: Climate change adaptation	0	The location of development will not affect the achievement of this objective.
IIA3: Housing	++	Site has capacity for more than 100 housing units.
IIA4: Health and wellbeing	--?/+	Site partially overlaps Durants Park Metropolitan Open Land, which could be lost as a result of new development. However, the site is located within 400-800m of a GP surgery.
IIA5: Services and facilities	+?	Site is within 800m of a primary school.
IIA6: Social inclusion	+	Site falls within the 20% most deprived areas within England.
IIA7: Crime and community safety	0	The location of development will not affect the achievement of this objective.
IIA8: Road safety	0	The location of development will not affect the achievement of this objective.
IIA9: Economy	++	Site is located adjacent to a Locally Significant Industrial Site.
IIA10: Town and local centres	0	Site is not within or adjacent to a Major, District and Local Centre.
IIA11: Air pollution		
IIA12: Sustainable transport	++	Site is located within 1km of Brimsdown railway station and 350m of at least one bus stop. The site is also within 201-400m of Durants Road, which is a Local Centre.
IIA13: Biodiversity	--?	Site is located within 100m of a Priority Habitat.
IIA14: Historic environment	0?	Site is more than 500m from the nearest designated heritage asset. However, the site could still have some potential for impacts on non-designated heritage features and effects may extend beyond 500m.
IIA15: Landscape and townscape	--	Development of this site would result in the partial loss of Durants Park Metropolitan Open Land.
IIA16: Efficient use of land and materials	+	Site is relatively small in size and on brownfield land.

IIA objective	Effect	Justification text
IIA17: Flooding	-	Site is at risk of groundwater flooding but does not contain a risk of surface water flooding. The site is on brownfield land and does not fall within Flood Zones 3a, 3b or 2.
IIA18: Water	--?	Site falls within Source Protection Zone 2.

SBC2/LP1107: Main Avenue Site

IIA objective	Effect	Justification text
IIA1: Climate change mitigation	0	The location of development will not affect the achievement of this objective.
IIA2: Climate change adaptation	0	The location of development will not affect the achievement of this objective.
IIA3: Housing	+	Site has capacity for fewer than 100 housing units.
IIA4: Health and wellbeing	++/--?	Site is located within 400m of a GP surgery. The site is also located within 800m of a number of open spaces, including Bush Hill Local Park. However, the site contains some walking paths which could be lost as a result of new development.
IIA5: Services and facilities	++?	Site is within 800m of a primary school and a secondary school.
IIA6: Social inclusion	+	Site falls within the 20% most deprived areas within England.
IIA7: Crime and community safety	0	The location of development will not affect the achievement of this objective.
IIA8: Road safety	0	The location of development will not affect the achievement of this objective.
IIA9: Economy	-	Site is not located adjacent or close to Strategic Industrial Locations and Locally Significant Industrial Sites.
IIA10: Town and local centres	+	Site is adjacent to Main Avenue Bush Hill Park Local Centre and Percival Road Enfield Local Centre.
IIA11: Air pollution		
IIA12: Sustainable transport	++	Site is located within 1km of Enfield Town railway station, Bush Hill Park railway station and Southbury railway station, and 350m of at least one bus stop. The site is also next to Main Avenue Bush Hill Park and Percival Road Enfield, which are Local Centres.
IIA13: Biodiversity	-?	Site is within 250m of a Priority Habitat.
IIA14: Historic environment	-?	Site is within 500m of Bush Hill Park Conservation Area, which contains a Grade II listed building (2 Queen Anne's Place). Although the site contains built development, its redevelopment could affect the setting of these heritage assets.
IIA15: Landscape and townscape	+?	Site is located within the settlement of Bush Hill Park and contains built development.

IIA objective	Effect	Justification text
IIA16: Efficient use of land and materials	++	Site is relatively large in size and on brownfield land.
IIA17: Flooding	0	Site is on brownfield land and does not fall within Flood Zones 3a, 3b or 2. The site is also not at risk of groundwater flooding and does not contain a risk of surface water flooding.
IIA18: Water	0	Site does not fall within a Source Protection Zone or contain a watercourse or water body.

SGC1/LP1145: Site between North Circular Road and Station Road

IIA objective	Effect	Justification text
IIA1: Climate change mitigation	0	The location of development will not affect the achievement of this objective.
IIA2: Climate change adaptation	0	The location of development will not affect the achievement of this objective.
IIA3: Housing	++	Site has capacity for more than 100 housing units.
IIA4: Health and wellbeing	++	Site is within 800m of a number of areas of open space, including Arnos Park, Millenium Green New Southgate and High Road Open Space, in addition to falling within 400m of a walking path. The site is also located within 400-800m of a GP surgery.
IIA5: Services and facilities	+?	Site is within 800m of a primary school.
IIA6: Social inclusion	+	Site falls within the 20% most deprived areas within England.
IIA7: Crime and community safety	0	The location of development will not affect the achievement of this objective.
IIA8: Road safety	0	The location of development will not affect the achievement of this objective.
IIA9: Economy	++	Site is located close to a Locally Significant Industrial Site.
IIA10: Town and local centres	0	Site is not within or adjacent to a Major, District and Local Centre.
IIA11: Air pollution		
IIA12: Sustainable transport	++/-	Site is located within 1km of Arnos Grove tube station and 350m of at least one bus stop. However, the site is only within 401-800m of Arnos Grove, Bowes Road West and New Southgate Barnet Road, which are Local Centres.
IIA13: Biodiversity	--?	Site is located within 100m of a Priority Habitat.
IIA14: Historic environment	-?	Site is within 500m of two Grade II listed buildings (Friern Hospital and Garden House of Friern Hospital). Although the site contains built development, its redevelopment could affect the setting of these heritage assets.

IIA objective	Effect	Justification text
IIA15: Landscape and townscape	+	Site is located within the settlement of New Southgate and contains built development.
IIA16: Efficient use of land and materials	+	Site is relatively small in size and on brownfield land.
IIA17: Flooding	-	Site is at risk of groundwater flooding but does not contain a risk of surface water flooding. The site is on brownfield land and does not fall within Flood Zones 3a, 3b or 2.
IIA18: Water	0	Site does not fall within a Source Protection Zone or contain a watercourse or water body.

SGC4/LP608_2: Arnos Grove Station Car Park

IIA objective	Effect	Justification text
IIA1: Climate change mitigation	0	The location of development will not affect the achievement of this objective.
IIA2: Climate change adaptation	0	The location of development will not affect the achievement of this objective.
IIA3: Housing	++	Site has capacity for more than 100 housing units.
IIA4: Health and wellbeing	++/--?	Site is located within 400m of a GP surgery. However, the site partially overlaps Arnos Park Metropolitan Open Land and contains a walking path, both of which could be lost as a result of new development.
IIA5: Services and facilities	++?	Site is within 800m of a primary school and a secondary school.
IIA6: Social inclusion	0	Site does not fall within the 10% or 20% most deprived areas within the Borough.
IIA7: Crime and community safety	0	The location of development will not affect the achievement of this objective.
IIA8: Road safety	0	The location of development will not affect the achievement of this objective.
IIA9: Economy	-	Site is not located adjacent or close to Strategic Industrial Locations and Locally Significant Industrial Sites.
IIA10: Town and local centres	+	Site is partially within (southern part of the site) Arnos Grove Local Centre.
IIA11: Air pollution		
IIA12: Sustainable transport	++	Site is located within 1km of Arnos Grove railway station and 350m of at least one bus stop. The site is also next to Arnos Grove, which is a Local Centre.
IIA13: Biodiversity	--?	Site is located within 100m of a Priority Habitat and 250m of Arnos Park SINC.
IIA14: Historic environment	--?	Site is adjacent to a Grade II* listed building (Arnos Grove Underground Station) and within 500m from Abbotshall Avenue Conservation Area,

IIA objective	Effect	Justification text
		as well as two Grade II listed buildings (Bowes Road Clinic and Bowes Road Library and Arnos Pool). Due to the fact the site is adjacent to a Grade II* listed building (Arnos Grove Underground Station), its development could affect the setting of this heritage asset.
IIA15: Landscape and townscape	--	Development of this site would result in the partial loss of Arnos Park Metropolitan Open Land.
IIA16: Efficient use of land and materials	+	Site is relatively small in size and on brownfield land.
IIA17: Flooding	-	Site is at risk of groundwater flooding but does not contain a risk of surface water flooding. The site is on brownfield land and does not fall within Flood Zones 3a, 3b or 2.
IIA18: Water	0	Site does not fall within a Source Protection Zone or contain a watercourse or water body.

SGP13 (18/00388/OUT): 188-200 Bowes Road

IIA objective	Effect	Justification text
IIA1: Climate change mitigation	0	The location of development will not affect the achievement of this objective.
IIA2: Climate change adaptation	0	The location of development will not affect the achievement of this objective.
IIA3: Housing	+	Site has capacity for fewer than 100 units.
IIA4: Health and wellbeing	++	Site is located within 400m of a GP surgery. Site is also within 800m of a number of areas of open space, including Arnos Park, Broomfield Park, a Green Chain Corridor, and the New River, in addition to falling within 400m of a walking path.
IIA5: Services and facilities	++?	Site is within 800m of a primary school and a secondary school.
IIA6: Social inclusion	0	Site does not fall within the 10% or 20% most deprived areas within England.
IIA7: Crime and community safety	0	The location of development will not affect the achievement of this objective.
IIA8: Road safety	0	The location of development will not affect the achievement of this objective.
IIA9: Economy	-	Site is not located adjacent or close to Strategic Industrial Locations and Locally Significant Industrial Sites.
IIA10: Town and local centres	+	Site is within Bowes Road Local Centre.
IIA11: Air pollution		
IIA12: Sustainable transport	++	Site is located within 1km of Arnos Grove tube station and Palmers Green railway station, and 350m of at least one bus stop. The site is also next to Bowes Road, which is a Local Centre.

IIA objective	Effect	Justification text
IIA13: Biodiversity	-?	Site is located within 250-750m of Arnos Park SINC, Broomfield Park SINC and New River SINC.
IIA14: Historic environment	-?	Site is within 500m of Broomfield House Registered Park and Garden, in addition to a Grade II* listed building (East Wall of Broomfield Park including attached garden house and stable block) and four Grade II listed buildings (Junior and Infant School, Bowes Road Library, Bowes Road Clinic, South Walls of Broomfield Park and inner garden walls). Although there is built development between the site and the Registered Park and Garden and listed buildings, its development could affect the setting of these heritage assets.
IIA15: Landscape and townscape	+?	Site is located within the settlement of New Southgate and contains built development.
IIA16: Efficient use of land and materials	+	Site is relatively small in size and on brownfield land.
IIA17: Flooding	-	Site is at risk of groundwater flooding but does not contain a risk of surface water flooding. The site is on brownfield land and does not fall within Flood Zones 3a, 3b or 2.
IIA18: Water	--?	Site falls within Source Protection Zone 2.

SGS14/17100370: Station Road, New Southgate

IIA objective	Effect	Justification text
IIA1: Climate change mitigation	0	The location of development will not affect the achievement of this objective.
IIA2: Climate change adaptation	0	The location of development will not affect the achievement of this objective.
IIA3: Housing	++	Site has capacity for more than 100 housing units.
IIA4: Health and wellbeing	++	Site is within 800m of a number of areas of open space, including Arnos Park, Millennium Green New Southgate and High Road Open Space, in addition to falling within 400m of a walking path. The site is also located within 400-800m of a GP surgery.
IIA5: Services and facilities	+?	Site is within 800m of a primary school.
IIA6: Social inclusion	+	Site falls within the 20% most deprived areas within England.
IIA7: Crime and community safety	0	The location of development will not affect the achievement of this objective.
IIA8: Road safety	0	The location of development will not affect the achievement of this objective.
IIA9: Economy	++	Site is located close to a Locally Significant Industrial Site.
IIA10: Town and local centres	0	Site is not within or adjacent to a Major, District and Local Centre.
IIA11: Air pollution		

IIA objective	Effect	Justification text
IIA12: Sustainable transport	++/-	Site is located within 1km of Arnos Grove tube station and 350m of at least one bus stop. However, the site is only within 401-800m of Arnos Grove, Bowes Road West and New Southgate Road, which are Local Centres.
IIA13: Biodiversity	--?	Site is located within 100m of a Priority Habitat and within 250-750m of Arnos Park SINC.
IIA14: Historic environment	0?	Site is more than 500m from the nearest designated heritage asset. However, the site could still have some potential for impacts on non-designated heritage features and effects may extend beyond 500m.
IIA15: Landscape and townscape	+?	Site is located within the settlement of New Southgate and contains built development.
IIA16: Efficient use of land and materials	+	Site is relatively small in size and on brownfield land.
IIA17: Flooding	-	Site is at risk of groundwater flooding but does not contain a risk of surface water flooding. The site is on brownfield land and does not fall within Flood Zones 3a, 3b or 2.
IIA18: Water	0	Site does not fall within a Source Protection Zone or contain a watercourse or water body.

CFS162_A: Land to the Rear of Arnold House (West)

IIA objective	Effect	Justification text
IIA1: Climate change mitigation	0	The location of development will not affect the achievement of this objective.
IIA2: Climate change adaptation	0	The location of development will not affect the achievement of this objective.
IIA3: Housing	+	Site has capacity for fewer than 100 units.
IIA4: Health and wellbeing	+	Site is located within 400-800m of a GP surgery. The site is also within 800m of an area of open space, Lee View Amenity Space, but not within 400m of a walking or cycle path.
IIA5: Services and facilities	-?	Site is not within 800m of an existing school.
IIA6: Social inclusion	0	Site does not fall within the 10% or 20% most deprived areas within England.
IIA7: Crime and community safety	0	The location of development will not affect the achievement of this objective.
IIA8: Road safety	0	The location of development will not affect the achievement of this objective.
IIA9: Economy	-	Site is not located adjacent or close to Strategic Industrial Locations and Locally Significant Industrial Sites.
IIA10: Town and local centres	0	Site is not within or adjacent to a Major, District and Local Centre.

IIA objective	Effect	Justification text
IIA11: Air pollution		
IIA12: Sustainable transport	++/--	Site is located within 1km of Gordon Hill railway station and 350m of at least one bus stop. However, the site is more than 800m from a Major, District and Local Centre.
IIA13: Biodiversity	--?	Site is located within 100m of a Priority Habitat and is within 250-750m of Crews Hill to Bowes Park RAILSIDES SINC.
IIA14: Historic environment	0?	Site is more than 500m from the nearest designated heritage asset. However, the site could still have some potential for impacts on non-designated heritage features and effects may extend beyond 500m.
IIA15: Landscape and townscape	-?	Site is not large in scale but is located on the edge of World's End.
IIA16: Efficient use of land and materials	--?	Site is relatively small in size and on greenfield land, classed as Grade 3 agricultural land. The effect is recorded as uncertain because the GIS data available does not distinguish between Grades 3a and 3b agricultural land.
IIA17: Flooding	-	Site is on greenfield land. The site is at risk of groundwater flooding but does not contain a risk of surface water flooding. The site does not fall within Flood Zones 3a, 3b or 2.
IIA18: Water	0	Site does not fall within a Source Protection Zone or contain a watercourse or water body.

CFS162_B: Land to the Rear of Arnold House (East)

IIA objective	Effect	Justification text
IIA1: Climate change mitigation	0	The location of development will not affect the achievement of this objective.
IIA2: Climate change adaptation	0	The location of development will not affect the achievement of this objective.
IIA3: Housing	+	Site has capacity for fewer than 100 units.
IIA4: Health and wellbeing	++/-	Site is within 800m of a number of areas of open space, including Lee View Amenity Green Space and Slades Close, in addition to falling within 400m of a walking path. However, the site is not located within 800m of a GP surgery.
IIA5: Services and facilities	-?	Site is not within 800m of an existing school.
IIA6: Social inclusion	0	Site does not fall within the 10% or 20% most deprived areas within England.
IIA7: Crime and community safety	0	The location of development will not affect the achievement of this objective.
IIA8: Road safety	0	The location of development will not affect the achievement of this objective.

IIA objective	Effect	Justification text
IIA9: Economy	-	Site is not located adjacent or close to Strategic Industrial Locations and Locally Significant Industrial Sites.
IIA10: Town and local centres	0	Site is not within or adjacent to a Major, District and Local Centre.
IIA11: Air pollution		
IIA12: Sustainable transport	++/--	Site is located within 1km of Gordon Hill railway station and 350m of at least one bus stop. However, the site is more than 800m from a Major, District and Local Centre.
IIA13: Biodiversity	--?	Site contains a Priority Habitat and is within 250-750m of Crews Hill to Bowes Park RAILSIDES SINC.
IIA14: Historic environment	0?	Site is more than 500m from the nearest designated heritage asset. However, the site could still have some potential for impacts on non-designated heritage features and effects may extend beyond 500m.
IIA15: Landscape and townscape	-?	Site is not large in scale but is located on the edge of World's End.
IIA16: Efficient use of land and materials	-	Site is relatively small in size and on greenfield land classed as Urban land.
IIA17: Flooding	-	Site is at risk of groundwater flooding but does not contain a risk of surface water flooding. The site is on brownfield land and does not fall within Flood Zones 3a, 3b or 2.
IIA18: Water	0	Site does not fall within a Source Protection Zone or contain a watercourse or water body.

CFS162_C: Arnold House

IIA objective	Effect	Justification text
IIA1: Climate change mitigation	0	The location of development will not affect the achievement of this objective.
IIA2: Climate change adaptation	0	The location of development will not affect the achievement of this objective.
IIA3: Housing	+	Site has capacity for fewer than 100 units.
IIA4: Health and wellbeing	++/-	Site is within 800m of a number of areas of open space, including Lee View Amenity Space and Slades Close, in addition to falling within 400m of a walking path. However, the site is not located within 800m of a GP surgery.
IIA5: Services and facilities	-?	Site is not within 800m of an existing school.
IIA6: Social inclusion	0	Site does not fall within the 10% or 20% most deprived areas within England.
IIA7: Crime and community safety	0	The location of development will not affect the achievement of this objective.

IIA objective	Effect	Justification text
IIA8: Road safety	0	The location of development will not affect the achievement of this objective.
IIA9: Economy	-	Site is not located adjacent or close to Strategic Industrial Locations and Locally Significant Industrial Sites.
IIA10: Town and local centres	0	Site is not within or adjacent to a Major, District and Local Centre.
IIA11: Air pollution		
IIA12: Sustainable transport	++/--	Site is located within 1km of Gordon Hill railway station and 350m of at least one bus stop. However, the site is more than 800m from a Major, District and Local Centre.
IIA13: Biodiversity	--?	Site contains a Priority Habitat and is within 250-750m of Crews Hill to Bowes Park Railsides SINC.
IIA14: Historic environment	0?	Site is more than 500m from the nearest designated heritage asset. However, the site could still have some potential for impacts on non-designated heritage features and effects may extend beyond 500m.
IIA15: Landscape and townscape	-?	Site is not large in scale but is located on the edge of World's End.
IIA16: Efficient use of land and materials	+	Site is relatively small in size and on brownfield land.
IIA17: Flooding	-	Site is at risk of groundwater flooding but does not contain a risk of surface water flooding. The site is on brownfield land and does not fall within Flood Zones 3a, 3b or 2.
IIA18: Water	0	Site does not fall within a Source Protection Zone or contain a watercourse or water body.

UPM1: Joyce Avenue and Snells Park Estate

IIA objective	Effect	Justification text
IIA1: Climate change mitigation	0	The location of development will not affect the achievement of this objective.
IIA2: Climate change adaptation	0	The location of development will not affect the achievement of this objective.
IIA3: Housing	++	Site has capacity for more than 100 housing units.
IIA4: Health and wellbeing	++/--?	Site is located within 400m of a GP surgery. However, the site contains many areas of Amenity Green Space and a walking path, all of which could be lost as a result of new development.
IIA5: Services and facilities	+?	Site is within 800m of a primary school.
IIA6: Social inclusion	0	Site does not fall within the 10% or 20% most deprived areas within England.
IIA7: Crime and community safety	0	The location of development will not affect the achievement of this objective.

IIA objective	Effect	Justification text
IIA8: Road safety	0	The location of development will not affect the achievement of this objective.
IIA9: Economy	++	Site is located close to a Locally Significant Industrial Site.
IIA10: Town and local centres	+	Site is partially within (northern eastern part of the site) Angel Edmonton District Centre.
IIA11: Air pollution		
IIA12: Sustainable transport	++	Site is located within 1km of Silver Street railway station and 350m of at least one bus stop. The site is also within and next to Angel Edmonton, which is a District Centre.
IIA13: Biodiversity	--?	Site is located within 250m of Pymme's Park SINC.
IIA14: Historic environment	--?	Site is adjacent to two Conservation Areas (Fore Street South, and Fore Street Angel) and is within 500m from four Grade II* listed buildings (808 and 810 High Road N17, Percy House, Forecourt walls and railings to Number 796 (Percy House), and Dial House) and a number of Grade II listed buildings. Due to the fact that the site is adjacent to two Conservation Areas and large in scale, its redevelopment could affect the setting of these heritage assets.
IIA15: Landscape and townscape	--	Development of this site would result in the loss of a number of areas of Amenity Green Space.
IIA16: Efficient use of land and materials	++	Site is relatively large in size and on brownfield land.
IIA17: Flooding	-	Site is at risk of groundwater flooding but does not contain a risk of surface water flooding. The site is on brownfield land and does not fall within Flood Zones 3a, 3b or 2.
IIA18: Water	--?	Site partially falls within Source Protection Zone 2 (the northern eastern part of the site).

UPP9 (18/00760/FUL): Public House, 50-56 Fore Street

IIA objective	Effect	Justification text
IIA1: Climate change mitigation	0	The location of development will not affect the achievement of this objective.
IIA2: Climate change adaptation	0	The location of development will not affect the achievement of this objective.
IIA3: Housing	+	Site has capacity for fewer than 100 housing units.
IIA4: Health and wellbeing	++	Site is located within 400m of a GP surgery. The site is also within 800m of a number of areas of open space, including Pymmes Park, Craig Park, Joyce Avenue Amenity Space and St James Open Space, in addition to falling within 400m of a walking path.
IIA5: Services and facilities	+?	Site is within 800m of a primary school.

IIA objective	Effect	Justification text
IIA6: Social inclusion	+	Site falls within the 20% most deprived areas within England.
IIA7: Crime and community safety	0	The location of development will not affect the achievement of this objective.
IIA8: Road safety	0	The location of development will not affect the achievement of this objective.
IIA9: Economy	-	Site is not located adjacent or close to Strategic Industrial Locations and Locally Significant Industrial Sites.
IIA10: Town and local centres	+	Site is within Angel Edmonton District Centre.
IIA11: Air pollution		
IIA12: Sustainable transport	++	Site is located within 1km of Silver Street railway station and 350m of at least one bus stop. The site is also within Angel Edmonton, which is a District Centre.
IIA13: Biodiversity	-?	Site located is within 250-750m of Pymme's Park SINC.
IIA14: Historic environment	--?	Site is adjacent to Fore Street South Conservation Area and within 500m of another Conservation Area (Fore Street Angel), one Grade II* listed building (808 and 801 High Road N17) and a number of Grade II listed buildings. Due to the fact the site is adjacent to Fore Street South Conservation Area (the northern boundary of the site), its redevelopment could affect the setting of this heritage asset.
IIA15: Landscape and townscape	+?	Site is located within the settlement of Upper Edmonton and contains built development.
IIA16: Efficient use of land and materials	+	Site is relatively small in size and on brownfield land.
IIA17: Flooding	-	Site is at risk of groundwater flooding but does not contain a risk of surface water flooding. The site is on brownfield land and does not fall within Flood Zones 3a, 3b or 2.
IIA18: Water	--?	Site falls within Source Protection Zone 2.

UPS21/17100372: Upton Road and Raynham Road

IIA objective	Effect	Justification text
IIA1: Climate change mitigation	0	The location of development will not affect the achievement of this objective.
IIA2: Climate change adaptation	0	The location of development will not affect the achievement of this objective.
IIA3: Housing	++	Site has capacity for more than 100 housing units.
IIA4: Health and wellbeing	++/--?	Site is located within 400m of a GP surgery. The site is also within 800m of a number of areas of open space, including Craig Local Park. However, the site contains a walking path which could be lost as a result of new development.

IIA objective	Effect	Justification text
IIA5: Services and facilities	+?	Site is within 800m of a primary school.
IIA6: Social inclusion	+	Site falls within the 20% most deprived areas within England.
IIA7: Crime and community safety	0	The location of development will not affect the achievement of this objective.
IIA8: Road safety	0	The location of development will not affect the achievement of this objective.
IIA9: Economy	-	Site is not located adjacent or close to Strategic Industrial Locations and Locally Significant Industrial Sites.
IIA10: Town and local centres	+	Site is partially within (western part of the site) Angel Edmonton District Centre.
IIA11: Air pollution		
IIA12: Sustainable transport	++	Site is located within 1km of Silver Street railway station and 350m of at least one bus stop. The site is also within and next to Angel Edmonton, which is a District Centre.
IIA13: Biodiversity	-?	Site is located within 250-750m of Pymme's Park SINC.
IIA14: Historic environment	--?	Site partially falls within the Fore Street Angel Conservation Area, which contains a number of listed buildings. The site is also within 500m of the Fore Street South Conservation Area. Although the site contains built development, its redevelopment could affect the setting of these heritage assets.
IIA15: Landscape and townscape	+?	Site is located within the settlement of Upper Edmonton and contains built development.
IIA16: Efficient use of land and materials	+	Site is relatively small in size and on brownfield land.
IIA17: Flooding	-	Site partially falls within Flood Zones 3a and 2. The site is at risk of groundwater flooding but does not contain a risk of surface water flooding. The site is on brownfield land.
IIA18: Water	--?	Site falls within Source Protection Zone 2.

CFS150, CFS189: Alan Pullinger Centre and Minchenden Car Park

IIA objective	Effect	Justification text
IIA1: Climate change mitigation	0	The location of development will not affect the achievement of this objective.
IIA2: Climate change adaptation	0	The location of development will not affect the achievement of this objective.
IIA3: Housing	+	Site has capacity for fewer than 100 housing units.
IIA4: Health and wellbeing	++/-	Site is within 800m of a number of areas of open space, including Grovelands Park and Ivy Road Open Space, in addition to falling within

IIA objective	Effect	Justification text
		400m of a walking path. However, the site is not located within 800m of a GP surgery.
IIA5: Services and facilities	+?	Site is within 800m of a primary school.
IIA6: Social inclusion	0	Site does not fall within the 10% or 20% most deprived areas within England.
IIA7: Crime and community safety	0	The location of development will not affect the achievement of this objective.
IIA8: Road safety	0	The location of development will not affect the achievement of this objective.
IIA9: Economy	-	Site is not located adjacent or close to Strategic Industrial Locations and Locally Significant Industrial Sites.
IIA10: Town and local centres	+	Site is adjacent to Southgate District Centre.
IIA11: Air pollution		
IIA12: Sustainable transport	++	Site is located within 1km of Southgate tube station and 350m of at least one bus stop. The site is also next to Southgate, which is a District Centre.
IIA13: Biodiversity	--?	Site is located within 250m of the Grovelands and Priory Hospital SINC.
IIA14: Historic environment	-?	Site is within 500m of three Conservation Areas (Southgate Circus, Meadway, and Southgate Green), Grovelands Registered Park and Garden, three Grade II* listed buildings (Southgate House, Southgate Underground Station, and Station pylons to the north and south of Southgate Station), and a number of Grade II listed buildings. Although the site contains built development, its redevelopment could affect the setting of these heritage assets.
IIA15: Landscape and townscape	+?	Site is located within the settlement of Southgate and contains built development.
IIA16: Efficient use of land and materials	+	Site is relatively small in size and on brownfield land.
IIA17: Flooding	-	Site is at risk of groundwater flooding but does not contain a risk of surface water flooding. The site is on brownfield land and does not fall within Flood Zones 3a, 3b or 2.
IIA18: Water	0	Site does not fall within a Source Protection Zone or contain a watercourse or water body.

CFS159: Wyevale Garden Centre, Cattlegate Road

IIA objective	Effect	Justification text
IIA1: Climate change mitigation	0	The location of development will not affect the achievement of this objective.
IIA2: Climate change adaptation	0	The location of development will not affect the achievement of this objective.

IIA objective	Effect	Justification text
IIA3: Housing	++	Site has capacity for more than 100 housing units.
IIA4: Health and wellbeing	++/-	Site is within 800m of an area of open space, Whitewebbs Park, in addition to falling within 400m of a walking path. However, the site is not located within 800m of a GP surgery.
IIA5: Services and facilities	-?	Site is not within 800m of an existing school.
IIA6: Social inclusion	0	Site does not fall within the 10% or 20% most deprived areas within England.
IIA7: Crime and community safety	0	The location of development will not affect the achievement of this objective.
IIA8: Road safety	0	The location of development will not affect the achievement of this objective.
IIA9: Economy	-	Site is not located adjacent or close to Strategic Industrial Locations and Locally Significant Industrial Sites.
IIA10: Town and local centres	0	Site is not within or adjacent to a Major, District and Local Centre.
IIA11: Air pollution		
IIA12: Sustainable transport	++/--	Site is located within 1km of Crews Hill railway station and 350m of at least one bus stop. However, the site is more than 800m from a Major, District, and Local Centre.
IIA13: Biodiversity	--?	Site is located within 250m of Crews Hill Golf Course SINC and Crews Hill to Bowes Park RAILSIDES SINC.
IIA14: Historic environment	-?	Site is within 500m of a Grade II* listed building (The Paddocks) and two Grade II listed buildings (2 Barns North West of Farmhouse at the Paddocks, and Glasgow Stud Farmhouse). Although the site contains built development, its redevelopment could affect the setting of these heritage assets.
IIA15: Landscape and townscape	+?	Site is located within the settlement of Crews Hill and contains built development.
IIA16: Efficient use of land and materials	+	Site is relatively small in size and on brownfield land.
IIA17: Flooding	0	Site is on brownfield land and does not fall within Flood Zones 3a, 3b or 2. The site is also not at risk of groundwater flooding and does not contain a risk of surface water flooding.
IIA18: Water	0	Site does not fall within a Source Protection Zone or contain a watercourse or water body.

CFS165: South east corner of North Middlesex University Hospital Trust of Sterling Way

IIA objective	Effect	Justification text
IIA1: Climate change mitigation	0	The location of development will not affect the achievement of this objective.

IIA objective	Effect	Justification text
IIA2: Climate change adaptation	0	The location of development will not affect the achievement of this objective.
IIA3: Housing	++	Site has capacity for more than 100 housing units.
IIA4: Health and wellbeing	++	Site is located within 400m of a GP surgery. The site is also within 800m of a number of areas of open space, including Pymmes Park, St Davids Park and St James Open Space, in addition to falling within 400m of a walking path.
IIA5: Services and facilities	+?	Site is within 800m of a primary school.
IIA6: Social inclusion	0	Site does not fall within the 10% or 20% most deprived areas within England.
IIA7: Crime and community safety	0	The location of development will not affect the achievement of this objective.
IIA8: Road safety	0	The location of development will not affect the achievement of this objective.
IIA9: Economy	++	Site is located close to Locally Significant Industrial Sites.
IIA10: Town and local centres	0	Site is not within or adjacent to a Major, District and Local Centre.
IIA11: Air pollution		
IIA12: Sustainable transport	++	Site is located within 1km of Silver Street railway station and 350m of at least one bus stop. The site is also within 201-400m of Silver Street Edmonton, which is a Local Centre, and Angel Edmonton, which is a District Centre.
IIA13: Biodiversity	--?	Site is located within 250m of Pymme's Park SINC.
IIA14: Historic environment	-?	Site is within 500m of two Conservation Areas (Fore Street South and Fore Street Angel) and two Grade II listed buildings (Former Garden Walls in Pymme's Park, and Angel Place). Although the site contains built development, its redevelopment could affect the setting of these heritage assets.
IIA15: Landscape and townscape	+?	Site is located within the settlement of Upper Edmonton and contains built development.
IIA16: Efficient use of land and materials	+	Site is relatively small in size and on brownfield land.
IIA17: Flooding	0	Site is on brownfield land and does not fall within Flood Zones 3a, 3b or 2. The site is also not at risk of groundwater flooding and does not contain a risk of surface water flooding.
IIA18: Water	0	Site does not fall within a Source Protection Zone or contain a watercourse or water body.

CFS169: Kings Oak Equestrian Centre (Part)

IIA objective	Effect	Justification text
IIA1: Climate change mitigation	0	The location of development will not affect the achievement of this objective.
IIA2: Climate change adaptation	0	The location of development will not affect the achievement of this objective.
IIA3: Housing	++	Site has capacity for more than 100 housing units.
IIA4: Health and wellbeing	++/-	Site is within 800m of Whitewebbs Park and Hilly Fields, in addition to falling within 400m of a walking and cycle path. However, the site is not located within 800m of a GP surgery.
IIA5: Services and facilities	+?	Site is within 800m of a primary school.
IIA6: Social inclusion	0	Site does not fall within the 10% or 20% most deprived areas within England.
IIA7: Crime and community safety	0	The location of development will not affect the achievement of this objective.
IIA8: Road safety	0	The location of development will not affect the achievement of this objective.
IIA9: Economy	-	Site is not located adjacent or close to Strategic Industrial Locations and Locally Significant Industrial Sites.
IIA10: Town and local centres	0	Site is not within or adjacent to a Major, District and Local Centre.
IIA11: Air pollution		
IIA12: Sustainable transport	++/--	Site is located within 1km of Crews Hill railway station and 350m of at least one bus stop. However, the site is more than 800m from a Major, District and Local Centre.
IIA13: Biodiversity	--?	Site is located within 100m of a Priority Habitat and is within 250-750m of Crews Hill Golf Course and Crews Hill to Bowes Park Railsides SINC.
IIA14: Historic environment	-?	Site is within 500m of Clay Hill Conservation Area and a Grade II listed building (Bridge at West End of Lane, Whitewebbs Wood). Although the site contains built development, its redevelopment could affect the setting of these heritage assets.
IIA15: Landscape and townscape	-?	Site is not large in scale but is located on the edge of Crews Hill.
IIA16: Efficient use of land and materials	++	Site is relatively large in size and on brownfield land.
IIA17: Flooding	-	Site is at risk of groundwater flooding but does not contain a risk of surface water flooding. The site is on brownfield land and does not fall within Flood Zones 3a, 3b or 2.
IIA18: Water	0	Site does not fall within a Source Protection Zone or contain a watercourse or water body.

CFS178: Oak House, 43 Baker Street

IIA objective	Effect	Justification text
IIA1: Climate change mitigation	0	The location of development will not affect the achievement of this objective.
IIA2: Climate change adaptation	0	The location of development will not affect the achievement of this objective.
IIA3: Housing	+	Site has capacity for fewer than 100 housing units.
IIA4: Health and wellbeing	++	Site is located within 400m of a GP surgery. The site is also within 800m of a number of areas of open space, including Enfield Playing Fields, New River Gardens, Town Park and Chase Green, in addition to falling within 400m of a walking path.
IIA5: Services and facilities	++?	Site is within 800m of a primary school and a secondary school.
IIA6: Social inclusion	0	Site does not fall within the 10% or 20% most deprived areas within England.
IIA7: Crime and community safety	0	The location of development will not affect the achievement of this objective.
IIA8: Road safety	0	The location of development will not affect the achievement of this objective.
IIA9: Economy	-	Site is not located adjacent or close to Strategic Industrial Locations and Locally Significant Industrial Sites.
IIA10: Town and local centres	+	Site is partially within (southern edge of the site) Enfield Town Major Centre.
IIA11: Air pollution		
IIA12: Sustainable transport	++	Site is located within 1km of Enfield Town railway station and 350m of at least one bus stop. The site is also next to Enfield Town Major Centre.
IIA13: Biodiversity	--?	Site is located within 250m of the Enfield Loop of the New River SINC.
IIA14: Historic environment	--?	Site is adjacent to Enfield Town Conservation Area which contains three Grade II* listed buildings (Church of St Andrew Enfield Parish Church, North East Building of Enfield Grammar School, and Clarendon Cottage) and a number of Grade II listed buildings. Due to the fact that the site is adjacent to Enfield Town Conservation Area (the western boundary of the site) and some listed buildings, its redevelopment could affect the setting of these heritage assets.
IIA15: Landscape and townscape	+?	Site is located within the settlement of Enfield Town and contains built development.
IIA16: Efficient use of land and materials	+	Site is relatively small in size and on brownfield land.
IIA17: Flooding	0	Site is on brownfield land and does not fall within Flood Zones 3a, 3b or 2. The site is also not at risk of groundwater flooding and does not contain a risk of surface water flooding.
IIA18: Water	--?	Site falls within Source Protection Zone 2.

CFS183: Enfield Town Station and Former Enfield Arms, Genotin Road

IIA objective	Effect	Justification text
IIA1: Climate change mitigation	0	The location of development will not affect the achievement of this objective.
IIA2: Climate change adaptation	0	The location of development will not affect the achievement of this objective.
IIA3: Housing	+	Site has capacity for fewer than 100 housing units.
IIA4: Health and wellbeing	++	Site is located within 400m of a GP surgery. The site is also within 800m of a number of areas of open space, including Enfield Playing Fields, New River Gardens, Town Park and Chase Green, in addition to falling within 400m of a walking and cycle path.
IIA5: Services and facilities	++?	Site is within 800m of a primary school and a secondary school.
IIA6: Social inclusion	0	Site does not fall within the 10% or 20% most deprived areas within England.
IIA7: Crime and community safety	0	The location of development will not affect the achievement of this objective.
IIA8: Road safety	0	The location of development will not affect the achievement of this objective.
IIA9: Economy	-	Site is not located adjacent or close to Strategic Industrial Locations and Locally Significant Industrial Sites.
IIA10: Town and local centres	+	Site is within Enfield Town Major Centre.
IIA11: Air pollution		
IIA12: Sustainable transport	++	Site is located within 1km of Enfield Town railway station and 350m of at least one bus stop. The site is also within Enfield Town Major Centre.
IIA13: Biodiversity	--?	Site is located within 250m of the Enfield Loop of the New River SINC and New River SINC.
IIA14: Historic environment	--?	Site is adjacent to Enfield Town Conservation Area and within 500m of Bush Hill Park Conservation Area, two Grade II* listed buildings (Church of St Andrew Enfield Parish Church, and North East Building of Enfield Grammar School) and a number of Grade II listed buildings. Due to the fact that the site is adjacent to the Enfield Town Conservation Area (the western boundary of the site) which contains a number of listed buildings, its redevelopment could affect the setting of these heritage assets.
IIA15: Landscape and townscape	+?	Site is located within the settlement of Enfield Town and contains built development.
IIA16: Efficient use of land and materials	+	Site is relatively small in size and on brownfield land.
IIA17: Flooding	0	Site is on brownfield land and does not fall within Flood Zones 3a, 3b or 2. The site is also not at risk of groundwater flooding and does not contain a risk of surface water flooding.
IIA18: Water	--?	Site falls within Source Protection Zones 1 and 2.

CFS207: Albany Leisure Centre and Car Park, 55 Albany Road

IIA objective	Effect	Justification text
IIA1: Climate change mitigation	0	The location of development will not affect the achievement of this objective.
IIA2: Climate change adaptation	0	The location of development will not affect the achievement of this objective.
IIA3: Housing	+	Site has capacity for fewer than 100 housing units.
IIA4: Health and wellbeing	++	Site is located within 400m of a GP surgery. The site is also within 800m of a number of areas of open space, including Albany Park and a number of amenity green spaces, in addition to falling within 400m of a cycle path.
IIA5: Services and facilities	+?	Site is within 800m of a primary school.
IIA6: Social inclusion	+	Site falls within the 20% most deprived areas within England.
IIA7: Crime and community safety	0	The location of development will not affect the achievement of this objective.
IIA8: Road safety	0	The location of development will not affect the achievement of this objective.
IIA9: Economy	-	Site is not located adjacent or close to Strategic Industrial Locations and Locally Significant Industrial Sites.
IIA10: Town and local centres	+	Site is within Enfield Wash Local Centre.
IIA11: Air pollution		
IIA12: Sustainable transport	++	Site is located within 1km of Turkey Street railway station and Enfield Lock railway station, and 350m of at least one bus stop. The site is also within Enfield Wash, which is a Local Centre.
IIA13: Biodiversity	0	Site is not located within close proximity of any biodiversity assets.
IIA14: Historic environment	-?	Site is within 500m of Turkey Street Conservation Area and two Grade II listed buildings (The Bell Inn, and 472-474 Hertford Road). Although the site contains built development, its redevelopment could affect the setting of these heritage assets.
IIA15: Landscape and townscape	+?	Site is located within the settlement of Enfield Wash and contains built development.
IIA16: Efficient use of land and materials	+	Site is relatively small in size and on brownfield land.
IIA17: Flooding	-	Site is at risk of groundwater flooding but does not contain a risk of surface water flooding. The site is on brownfield land and does not fall within Flood Zones 3a, 3b or 2.
IIA18: Water	--?	Site falls within Source Protection Zone 2.

CFS210: Southgate Library, High Street, Southgate

IIA objective	Effect	Justification text
IIA1: Climate change mitigation	0	The location of development will not affect the achievement of this objective.
IIA2: Climate change adaptation	0	The location of development will not affect the achievement of this objective.
IIA3: Housing	+	Site has capacity for fewer than 100 housing units.
IIA4: Health and wellbeing	++/-	Site is within 800m of a number of areas of open space, including Grovelands Park, Oakwood Park and Ivy Road Open Space, in addition to falling within 400m of a walking path. However, the site is not located within 800m of a GP surgery.
IIA5: Services and facilities	+?	Site is within 800m of a primary school.
IIA6: Social inclusion	0	Site does not fall within the 10% or 20% most deprived areas within England.
IIA7: Crime and community safety	0	The location of development will not affect the achievement of this objective.
IIA8: Road safety	0	The location of development will not affect the achievement of this objective.
IIA9: Economy	-	Site is not located adjacent or close to Strategic Industrial Locations and Locally Significant Industrial Sites.
IIA10: Town and local centres	+	Site is adjacent to Southgate District Centre.
IIA11: Air pollution		
IIA12: Sustainable transport	++	Site is located within 1km of Southgate tube station and 350m of at least one bus stop. The site is also next to Southgate, which is a District Centre.
IIA13: Biodiversity	-?	Site is located within 250-750m of the Grovelands Park and Priory Hospital SINC.
IIA14: Historic environment	-?	Site is adjacent to a Grade II listed building (Avington Cottage) and within 500m of three Conservation Areas (Southgate Circus, Southgate Green, and Meadway), two Grade II* listed buildings (Southgate Underground Station and station pylons to north and south of Southgate Station) and a number of Grade II Listed buildings. Although the site contains built development, its redevelopment could affect the setting of these heritage assets.
IIA15: Landscape and townscape	+?	Site is located within the settlement of Southgate and contains built development.
IIA16: Efficient use of land and materials	+	Site is relatively small in size and on brownfield land.
IIA17: Flooding	-	Site is at risk of groundwater flooding but does not contain a risk of surface water flooding. The site is on brownfield land and does not fall within Flood Zones 3a, 3b or 2.

IIA objective	Effect	Justification text
IIA18: Water	0	Site does not fall within a Source Protection Zone or contain a watercourse or water body.

CFS223: Fords Grove Car Park

IIA objective	Effect	Justification text
IIA1: Climate change mitigation	0	The location of development will not affect the achievement of this objective.
IIA2: Climate change adaptation	0	The location of development will not affect the achievement of this objective.
IIA3: Housing	+	Site has capacity for fewer than 100 housing units.
IIA4: Health and wellbeing	++	Site is located within 400m of a GP surgery. The site is also within 800m of a number of areas of open space, including Paulin Ground and the New River Green Chain Corridor, in addition to falling within 400m of a walking and cycle path.
IIA5: Services and facilities	++?	Site is within 800m of a primary school and a secondary school.
IIA6: Social inclusion	0	Site does not fall within the 10% or 20% most deprived areas within England.
IIA7: Crime and community safety	0	The location of development will not affect the achievement of this objective.
IIA8: Road safety	0	The location of development will not affect the achievement of this objective.
IIA9: Economy	-	Site is not located adjacent or close to Strategic Industrial Locations and Locally Significant Industrial Sites.
IIA10: Town and local centres	+	Site is adjacent to Winchmore Hill Broadway Local Centre.
IIA11: Air pollution		
IIA12: Sustainable transport	++	Site is located 1km of Winchmore Hill railway station and 350m of at least one bus stop. The site is also next to Winchmore Hill Broadway, which is a Local Centre.
IIA13: Biodiversity	--?	Site is located within 100m of a Priority Habitat and within 250m of the Paulin Ground Woods and New River SINC.
IIA14: Historic environment	-?	Site is within 500m of Winchmore Hill Green Conservation Area and three Grade II listed buildings (Police Station, Post Office Sorting Office, and forecourt railings to Post Office Sorting Office). Although there is built development between the site and the Conservation Area and the listed buildings, its development could affect the setting of these heritage assets.
IIA15: Landscape and townscape	+?	Site is located within the settlement of Winchmore Hill and contains built development.

IIA objective	Effect	Justification text
IIA16: Efficient use of land and materials	+	Site is relatively small in size and on brownfield land.
IIA17: Flooding	0	Site is on brownfield land and does not fall within Flood Zones 3a, 3b or 2. The site is also not at risk of groundwater flooding and does not contain a risk of surface water flooding.
IIA18: Water	--?	Site falls within Source Protection Zone 1.

CFS226: Lodge Drive Car Park (incl. Depot)

IIA objective	Effect	Justification text
IIA1: Climate change mitigation	0	The location of development will not affect the achievement of this objective.
IIA2: Climate change adaptation	0	The location of development will not affect the achievement of this objective.
IIA3: Housing	+	Site has capacity for fewer than 100 housing units.
IIA4: Health and wellbeing	++	Site is located within 400m of a GP surgery. The site is also within 800m of a number of areas of open space, including Broomfield Park, Hazelwood Sports Ground and the New River Green Chain Corridor, in addition to falling within 400m of a walking and cycle path.
IIA5: Services and facilities	+?	Site is within 800m of a primary school.
IIA6: Social inclusion	0	Site does not fall within the 10% or 20% most deprived areas within England.
IIA7: Crime and community safety	0	The location of development will not affect the achievement of this objective.
IIA8: Road safety	0	The location of development will not affect the achievement of this objective.
IIA9: Economy	-	Site is not located adjacent or close to Strategic Industrial Locations and Locally Significant Industrial Sites.
IIA10: Town and local centres	+	Site is adjacent to Palmers Green District Centre.
IIA11: Air pollution		
IIA12: Sustainable transport	++	Site is located within 1km of Palmers Green railway station and 350m of at least one bus stop. The site is also next to Palmers Green, which is a District Centre.
IIA13: Biodiversity	--?	Site is located within 250m of the New River SINC.
IIA14: Historic environment	-?	Site is within 500m of The Lakes Estate Conservation Area, Broomfield House Registered Park and Garden and four Grade II listed buildings (Wall to North of Number 176, Truro House, Front Wall and Gate Piers to West of No 176, and National Westminster Bank). Although there is built development between the site, Conservation Area, Registered

IIA objective	Effect	Justification text
		Park and Garden and listed buildings, its development could affect the setting of these heritage assets.
IIA15: Landscape and townscape	+?	Site is located within the settlement of Palmers Green and contains built development.
IIA16: Efficient use of land and materials	+	Site is relatively small in size and on brownfield land.
IIA17: Flooding	-	Site is at risk of groundwater flooding but does not contain a risk of surface water flooding. The site is on brownfield land and does not fall within Flood Zones 3a, 3b or 2.
IIA18: Water	--?	Site falls within Source Protection Zone 1.

CFS253: Southbury Leisure Park

IIA objective	Effect	Justification text
IIA1: Climate change mitigation	0	The location of development will not affect the achievement of this objective.
IIA2: Climate change adaptation	0	The location of development will not affect the achievement of this objective.
IIA3: Housing	++	Site has capacity for more than 100 housing units.
IIA4: Health and wellbeing	++/-	Site is within 800m of a number of areas of open space, including Enfield Playing Fields and Bush Hill Park, in addition to falling within 400m of a cycle route. the site is not located within 800m of a GP surgery.
IIA5: Services and facilities	++?	Site is within 800m of a primary school and a secondary school.
IIA6: Social inclusion	+	Site falls within the 20% most deprived areas within England.
IIA7: Crime and community safety	0	The location of development will not affect the achievement of this objective.
IIA8: Road safety	0	The location of development will not affect the achievement of this objective.
IIA9: Economy	-	Site is not located adjacent or close to Strategic Industrial Locations and Locally Significant Industrial Sites.
IIA10: Town and local centres	0	Site is not within or adjacent to a Major, District and Local Centre.
IIA11: Air pollution		
IIA12: Sustainable transport	++	Site is located within 1km of Southbury railway station and 350m of at least one bus stop. The site is also within 201-400m of Percival Road Enfield, which is a Local Centre.
IIA13: Biodiversity	-?	Site is located within 250-750m of New River SINC and 100-250m of a Priority Habitat.

IIA objective	Effect	Justification text
IIA14: Historic environment	0?	Site is more than 500m from the nearest designated heritage asset. However, the site could still have some potential for impacts on non-designated heritage features and effects may extend beyond 500m.
IIA15: Landscape and townscape	+?	Site is located within the settlement of Enfield Town and contains built development.
IIA16: Efficient use of land and materials	+	Site is relatively small in size and on brownfield land.
IIA17: Flooding	0	Site is on brownfield land and does not fall within Flood Zones 3a, 3b or 2. The site is also not at risk of groundwater flooding and does not contain a risk of surface water flooding.
IIA18: Water	0	Site does not fall within a Source Protection Zone or contain a watercourse or water body.

Industrial sites

ELC3/LP606: Ramney Marsh Mollison Avenue

IIA objective	Effect	Justification text
IIA1: Climate change mitigation	0	The location of development will not affect the achievement of this objective.
IIA2: Climate change adaptation	0	The location of development will not affect the achievement of this objective.
IIA3: Housing	0	Industrial development is not considered likely to affect this objective.
IIA4: Health and wellbeing	0	The location of industrial development will not affect the achievement of this objective.
IIA5: Services and facilities	0	Industrial development is not considered likely to affect this objective.
IIA6: Social inclusion	0	Site does not fall within the 10% or 20% most deprived areas within England.
IIA7: Crime and community safety	0	The location of development will not affect the achievement of this objective.
IIA8: Road safety	0	The location of development will not affect the achievement of this objective.
IIA9: Economy	++	Site is over 10ha in size.
IIA10: Town and local centres	0	Site is not within or adjacent to a Major, District and Local Centre.
IIA11: Air pollution		
IIA12: Sustainable transport	++/-	Site is located within 1km of Enfield Lock railway station and 350m of at least one bus stop. However, the site is only within 401-800m of Freezywater (Hertford Road), which is a Local Centre.
IIA13: Biodiversity	--?	Site contains a Priority Habitat and within 250m of the Lea Valley SINC.
IIA14: Historic environment	--?	Site is within 500m of a Grade II listed building (Bridge at Ramney Lock). There is no built development between the site and listed building and therefore its development could have an adverse effect on the heritage asset and its setting.
IIA15: Landscape and townscape	+?	Site is located within the settlement of Enfield Lock and contains built development.
IIA16: Efficient use of land and materials	++	Site is relatively large and on brownfield land.
IIA17: Flooding	-	Site is partially within Flood Zones 3a and 3b. The site is also at risk of groundwater flooding but does not contain a risk of surface water flooding. The site is on brownfield land.
IIA18: Water	--?	Site falls within Source Protection Zones 1 and 2 and a watercourse runs along the eastern edge of the site.

POC5/LP694/CFS135: Car Park Site, Wharf Road

IIA objective	Effect	Justification text
IIA1: Climate change mitigation	0	The location of development will not affect the achievement of this objective.
IIA2: Climate change adaptation	0	The location of development will not affect the achievement of this objective.
IIA3: Housing	0	Industrial development is not considered likely to affect this objective.
IIA4: Health and wellbeing	0	The location of industrial development will not affect the achievement of this objective.
IIA5: Services and facilities	0	Industrial development is not considered likely to affect this objective.
IIA6: Social inclusion	+	Site falls within the 20% most deprived areas within England.
IIA7: Crime and community safety	0	The location of development will not affect the achievement of this objective.
IIA8: Road safety	0	The location of development will not affect the achievement of this objective.
IIA9: Economy	+	Site is under 10ha in size.
IIA10: Town and local centres	0	Site is not within or adjacent to a Major, District and Local Centre.
IIA11: Air pollution		
IIA12: Sustainable transport	++/-	Site is located within 1km of Ponders End railway station and 350m of at least one bus stop. However, the site is only within 401-800m of South Street Ponders End, which is a Local Centre.
IIA13: Biodiversity	--?	Site is located within 100m of a Priority Habitat and is within 250m of the Chingford Reservoirs SSSI, Chingford Reservoirs SSSI and Lea Valley SINC.
IIA14: Historic environment	--?	Site is within 500m from Ponders End Flour Mills Conservation Area and five Grade II listed buildings (Barn to South of Mill Owner's House, Mill Owner's House, Old Mill Building, House to East of Old Mill building now used as offices, and Former Well Station of Thames Water Authority). There is limited built development between the site and the Conservation Areas and the listed buildings, therefore its development could affect the setting of these heritage assets.
IIA15: Landscape and townscape	-?	Site is not large in scale but is located on the edge of Ponders End.
IIA16: Efficient use of land and materials	+	Site is relatively small and on brownfield land.
IIA17: Flooding	-	Site is partially within Flood Zones 3a and 3b. The site is also at risk of groundwater flooding but does not contain a risk of surface water flooding. The site is on brownfield land.
IIA18: Water	--?	Site falls within Source Protection Zones 1 and 2 and a watercourse runs along the southern and eastern edges of the site.

CFS132: Land at 135 Theobalds Park Road, Crews Hill

IIA objective	Effect	Justification text
IIA1: Climate change mitigation	0	The location of development will not affect the achievement of this objective.
IIA2: Climate change adaptation	0	The location of development will not affect the achievement of this objective.
IIA3: Housing	0	Industrial development is not considered likely to affect this objective.
IIA4: Health and wellbeing	0	The location of industrial development will not affect the achievement of this objective.
IIA5: Services and facilities	0	Industrial development is not considered likely to affect this objective.
IIA6: Social inclusion	0	Site does not fall within the 10% or 20% most deprived areas within England.
IIA7: Crime and community safety	0	The location of development will not affect the achievement of this objective.
IIA8: Road safety	0	The location of development will not affect the achievement of this objective.
IIA9: Economy	+	The site is under 10ha in size.
IIA10: Town and local centres	0	Site is not within or adjacent to a Major, District and Local Centre.
IIA11: Air pollution		
IIA12: Sustainable transport	++/--	Site is within 1km of Turkey Street railway station and 350m of at least one bus stop. However, the site is more than 800m from a Major, District and Local Centre.
IIA13: Biodiversity	--?	Site is located within 250m of the Whitewebbs SINC.
IIA14: Historic environment	-?	Site is within 500m from two Grade II listed buildings (Bridge at West End of Lane, Whitewebbs Wood, and Glasgow Stud Farmhouse). Although the site contains built development, its redevelopment could affect the setting of these heritage assets.
IIA15: Landscape and townscape	+?	Site is located within the settlement of Crews Hill and contains built development.
IIA16: Efficient use of land and materials	+	Site is relatively small and on brownfield land.
IIA17: Flooding	-	Site is at risk of groundwater flooding but does not contain a risk of surface water flooding. The site is on brownfield land and does not fall within Flood Zones 3a or 3b.
IIA18: Water	0	Site does not fall within a Source Protection Zone or contain a watercourse or water body.

CFS136: 6 Morson Road

IIA objective	Effect	Justification text
IIA1: Climate change mitigation	0	The location of development will not affect the achievement of this objective.
IIA2: Climate change adaptation	0	The location of development will not affect the achievement of this objective.
IIA3: Housing	0	Industrial development is not considered likely to affect this objective.
IIA4: Health and wellbeing	0	The location of industrial development will not affect the achievement of this objective.
IIA5: Services and facilities	0	Industrial development is not considered likely to affect this objective.
IIA6: Social inclusion	+	Site falls within the 10% and 20% most deprived areas within England.
IIA7: Crime and community safety	0	The location of development will not affect the achievement of this objective.
IIA8: Road safety	0	The location of development will not affect the achievement of this objective.
IIA9: Economy	+	The site is under 10ha in size.
IIA10: Town and local centres	0	Site is not within or adjacent to a Major, District and Local Centre.
IIA11: Air pollution		
IIA12: Sustainable transport	++/-	Site is located within 1km of Ponders End railway station and 350m of at least one bus stop. However, the site is only within 401-800m of South Street Ponders End, which is a Local Centre.
IIA13: Biodiversity	--?	Site is located within 250m of the Chingford Reservoirs SSSI and Lea Valley SINC and is within 100m of a Priority Habitat.
IIA14: Historic environment	-?	Site is within 500m from Ponders End Flour Mills Conservation Area and four Grade II listed buildings (House to East of Old Mill Building now used as offices, Old Mill Building, Mill Owner's House, Barn to South of Mill Owner's House). Although the site contains built development, its redevelopment could affect the setting of these heritage assets.
IIA15: Landscape and townscape	-?	Site is not large in scale but is located on the edge of Ponders End.
IIA16: Efficient use of land and materials	+	Site is relatively small and on brownfield land.
IIA17: Flooding	-	Site is partially within Flood Zones 3a and 3b. The site is also at risk of groundwater flooding but does not contain a risk of surface water flooding. The site is on brownfield land.
IIA18: Water	--?	Site is adjacent to a watercourse that runs along the eastern edge of the site.

CFS148: Land to North West of Innova Park

IIA objective	Effect	Justification text
IIA1: Climate change mitigation	0	The location of development will not affect the achievement of this objective.
IIA2: Climate change adaptation	0	The location of development will not affect the achievement of this objective.
IIA3: Housing	0	Industrial development is not considered likely to affect this objective.
IIA4: Health and wellbeing	0	The location of industrial development will not affect the achievement of this objective.
IIA5: Services and facilities	0	Industrial development is not considered likely to affect this objective.
IIA6: Social inclusion	0	Site does not fall within the 10% or 20% most deprived areas within England.
IIA7: Crime and community safety	0	The location of development will not affect the achievement of this objective.
IIA8: Road safety	0	The location of development will not affect the achievement of this objective.
IIA9: Economy	+	The site is under 10ha in size.
IIA10: Town and local centres	0	Site is not within or adjacent to a Major, District and Local Centre.
IIA11: Air pollution		
IIA12: Sustainable transport	++/-	Site is located within 1km of Enfield Lock railway station and 350m of at least one bus stop. However, the site is only within 401-800m of Freezywater (Hertford Road), which is a Local Centre.
IIA13: Biodiversity	--?	Site is located within 100m of a Priority Habitat and is within 250m of the Lea Valley SINC.
IIA14: Historic environment	0?	Site is more than 500m from the nearest designated heritage asset. However, the site could still have some potential for impacts on non-designated heritage features and effects may extend beyond 500m.
IIA15: Landscape and townscape	+?	Site is located within the settlement of Enfield Lock and contains built development.
IIA16: Efficient use of land and materials	++	Site is relatively large in size and on brownfield land.
IIA17: Flooding	-	Site is at risk of groundwater flooding but does not contain a risk of surface water flooding. The site is on brownfield land and does not fall within Flood Zones 3a or 3b.
IIA18: Water	--?	Site falls within Source Protection Zones 1 and 2 and a brook runs along the northern and southern edges of the site.

CFS151: Crown Road Lorry Park, Crown Road

IIA objective	Effect	Justification text
IIA1: Climate change mitigation	0	The location of development will not affect the achievement of this objective.
IIA2: Climate change adaptation	0	The location of development will not affect the achievement of this objective.
IIA3: Housing	0	Industrial development is not considered likely to affect this objective.
IIA4: Health and wellbeing	0	The location of industrial development will not affect the achievement of this objective.
IIA5: Services and facilities	0	Industrial development is not considered likely to affect this objective.
IIA6: Social inclusion	+	Site falls within the 20% most deprived areas within England.
IIA7: Crime and community safety	0	The location of development will not affect the achievement of this objective.
IIA8: Road safety	0	The location of development will not affect the achievement of this objective.
IIA9: Economy	+	The site is under 10ha in size.
IIA10: Town and local centres	0	Site is not within or adjacent to a Major, District and Local Centre.
IIA11: Air pollution		
IIA12: Sustainable transport	++	Site is located within 1km of Southgate tube station and 350m of at least one bus stop. The site is also next to Southbury Road & Kingsway, which is a Local Centre.
IIA13: Biodiversity	0	Site is not located within close proximity of any biodiversity assets.
IIA14: Historic environment	-?	Site is within 500m from two Grade II listed buildings (Ripaults Factory and Enfield Technical Collage). Although the site contains built development, its redevelopment could affect the setting of these heritage assets
IIA15: Landscape and townscape	+?	Site is located within the settlement of Southbury and contains built development.
IIA16: Efficient use of land and materials	+	Site is relatively small in size and on brownfield land.
IIA17: Flooding	0	Site is on brownfield land and does not fall within Flood Zones 3a or 3b. The site is also not at risk of groundwater flooding and does not contain a risk of surface water flooding.
IIA18: Water	0	Site does not fall within a Source Protection Zone or contain a watercourse or water body.

CFS153: Montagu Ind Estate, Montagu Road, Edmonton

IIA objective	Effect	Justification text
IIA1: Climate change mitigation	0	The location of development will not affect the achievement of this objective.
IIA2: Climate change adaptation	0	The location of development will not affect the achievement of this objective.
IIA3: Housing	0	Industrial development is not considered likely to affect this objective.
IIA4: Health and wellbeing	0	The location of industrial development will not affect the achievement of this objective.
IIA5: Services and facilities	0	Industrial development is not considered likely to affect this objective.
IIA6: Social inclusion	+	Site falls within the 20% most deprived areas within England.
IIA7: Crime and community safety	0	The location of development will not affect the achievement of this objective.
IIA8: Road safety	0	The location of development will not affect the achievement of this objective.
IIA9: Economy	+	The site is under 10ha in size.
IIA10: Town and local centres	0	Site is not within or adjacent to a Major, District and Local Centre.
IIA11: Air pollution		
IIA12: Sustainable transport	++	Site is located within 1km of Meridian Water Station railway station and 350m of at least one bus stop. The site is also within 201-400m of Craig Park Road, which is a Local Centre.
IIA13: Biodiversity	--?	Site is located within 100m of a Priority Habitat and is 250m-750m within the Lea Valley SINC.
IIA14: Historic environment	--?	Site is adjacent to Montagu Cemeteries Conservation Area. Although the site contains built development, its redevelopment could affect the setting of the heritage asset.
IIA15: Landscape and townscape	+?	Site is located within the settlement of Edmonton Green and contains built development.
IIA16: Efficient use of land and materials	++	Site is relatively large in size and on brownfield land.
IIA17: Flooding	--	Site mainly falls within Flood Zone 3a. The site is at risk of groundwater flooding but does not contain a risk of surface water flooding. The site is on brownfield land.
IIA18: Water	--?	Site falls within Source Protection Zones 1 and 2.

CFS155: Junction 24 (Part New Cottage and Holly Hill Farm)

IIA objective	Effect	Justification text
IIA1: Climate change mitigation	0	The location of development will not affect the achievement of this objective.
IIA2: Climate change adaptation	0	The location of development will not affect the achievement of this objective.
IIA3: Housing	0	Industrial development is not considered likely to affect this objective.
IIA4: Health and wellbeing	0	The location of industrial development will not affect the achievement of this objective.
IIA5: Services and facilities	0	Industrial development is not considered likely to affect this objective.
IIA6: Social inclusion	0	Site does not fall within the 10% or 20% most deprived areas within England.
IIA7: Crime and community safety	0	The location of development will not affect the achievement of this objective.
IIA8: Road safety	0	The location of development will not affect the achievement of this objective.
IIA9: Economy	+	The site is under 10ha in size.
IIA10: Town and local centres	0	Site is not within or adjacent to a Major, District and Local Centre.
IIA11: Air pollution		
IIA12: Sustainable transport	--/+	Site is more than 800m from a Major, District and Local Centre. However, the site is located within 350m of at least one bus stop.
IIA13: Biodiversity	--?	Site is located within 100m of a Priority Habitat and is 250m-750m within Plumridge, Vault Hill & Little Beechill Woods SINC.
IIA14: Historic environment	0?	Site is more than 500m from the nearest designated heritage asset. However, the site could still have some potential for impacts on non-designated heritage features and effects may extend beyond 500m.
IIA15: Landscape and townscape	--?	Site is large in scale and located in an undeveloped area.
IIA16: Efficient use of land and materials	--?	Site is relatively large in size and on greenfield land, classed as Grade 3 agricultural land. The effect is recorded as uncertain because the GIS data available does not distinguish between Grades 3a and 3b agricultural land.
IIA17: Flooding	-	Site is at risk of groundwater flooding but does not contain a risk of surface water flooding. The site is on brownfield land and does not fall within Flood Zones 3a or 3b.
IIA18: Water	--?	Site contains a water body and a brook runs along its eastern edge.

NA001: Ravenside Retail Park

IIA objective	Effect	Justification text
IIA1: Climate change mitigation	0	The location of development will not affect the achievement of this objective.
IIA2: Climate change adaptation	0	The location of development will not affect the achievement of this objective.
IIA3: Housing	0	Industrial development is not considered likely to affect this objective.
IIA4: Health and wellbeing	0	The location of industrial development will not affect the achievement of this objective.
IIA5: Services and facilities	0	Industrial development is not considered likely to affect this objective.
IIA6: Social inclusion	+	Site falls within the 20% most deprived areas within England.
IIA7: Crime and community safety	0	The location of development will not affect the achievement of this objective.
IIA8: Road safety	0	The location of development will not affect the achievement of this objective.
IIA9: Economy	+	The site is under 10ha in size.
IIA10: Town and local centres	0	Site is not within or adjacent to a Major, District and Local Centre.
IIA11: Air pollution		
IIA12: Sustainable transport	++/-	Site is located within 1km of Meridian Water Station railway station and 350m of at least one bus stop. However, the site is only within 401-800m of Dysons Road Edmonton, which is a Local Centre.
IIA13: Biodiversity	--?	Site is located within 250m of the Lea Valley SINC.
IIA14: Historic environment	-?	Site is within 500m from a Grade II listed building (Water Turbine House, Chingford Pumping Station). Although the site contains built development, its redevelopment could affect the setting of the heritage asset.
IIA15: Landscape and townscape	+?	Site is located within the settlement of Upper Edmonton and contains built development.
IIA16: Efficient use of land and materials	++	The site is relatively large in size and on brownfield land.
IIA17: Flooding	-	Site is partially within Flood Zones 3a and 3b. The site is not at risk of groundwater flooding or surface water flooding. The site is on brownfield land.
IIA18: Water	--?	Site falls within Source Protection Zones 1 and 2 and there is a waterbody, as well as some brooks, within the boundary of the site.

Mixed use sites

EDC2/LP1137: Edmonton Green Town Centre

IIA objective	Effect	Justification text
IIA1: Climate change mitigation	0	The location of development will not affect the achievement of this objective.
IIA2: Climate change adaptation	0	The location of development will not affect the achievement of this objective.
IIA3: Housing	++	Site has capacity for more than 100 housing units.
IIA4: Health and wellbeing	++/--?	Site is located within 400m of a GP surgery. However, the site contains a walking path which could be lost as a result of new development.
IIA5: Services and facilities	+?	Site is within 800m of a primary school.
IIA6: Social inclusion	++	Site falls within the 10% most deprived areas within England.
IIA7: Crime and community safety	0	The location of development will not affect the achievement of this objective.
IIA8: Road safety	0	The location of development will not affect the achievement of this objective.
IIA9: Economy	+?/-	Site is under 10ha in size but will contribute towards employment development. However, it is unknown what proportion of the site will comprise employment development. The site is not located adjacent or close to Strategic Industrial Locations and Locally Significant Industrial Sites.
IIA10: Town and local centres	+	Site is within Edmonton Green District Centre.
IIA11: Air pollution		
IIA12: Sustainable transport	++	Site is located within 1km of Edmonton Green railway station and 350m of at least one bus stop. The site is also within Edmonton Green, which is a District Centre.
IIA13: Biodiversity	-?	Site is located within 250-750m of Pymme's Park SINC.
IIA14: Historic environment	--?	Site is adjacent to four Conservation Areas (Montagu Cemeteries, Fore Street North, The Crescent, and Church Street Edmonton) and within 500m of two Grade II* listed buildings (Lamb's cottage and Church of All Saints Edmonton Parish Church) and a number of Grade II listed buildings. Although the site contains built development, its redevelopment could affect the setting of all four conservation areas, in addition to the Grade II listed buildings.
IIA15: Landscape and townscape	+?	Site is located within the settlement of Edmonton Green and contains built development.
IIA16: Efficient use of land and materials	++	The site is relatively large in size and on brownfield land.
IIA17: Flooding	-	Site is at risk of groundwater flooding but does not contain a risk of surface water flooding. The site is on brownfield land and does not fall within Flood Zones 3a, 3b or 2.

IIA objective	Effect	Justification text
IIA18: Water	--?	Site partially falls within Source Protection Zone 2.

EHP34 (18/04935/FUL): 241 Green Street

IIA objective	Effect	Justification text
IIA1: Climate change mitigation	0	The location of development will not affect the achievement of this objective.
IIA2: Climate change adaptation	0	The location of development will not affect the achievement of this objective.
IIA3: Housing	+	Site has capacity for fewer than 100 housing units.
IIA4: Health and wellbeing	++/-	Site is within 800m of a number of areas of open space, including Durants Park and Alma Road Open Space, in addition to falling within 400m of a walking path. However, the site is not located within 800m of a GP surgery.
IIA5: Services and facilities	+?	Site is within 800m of a primary school.
IIA6: Social inclusion	+	Site falls within 20% most deprived areas within England.
IIA7: Crime and community safety	0	The location of development will not affect the achievement of this objective.
IIA8: Road safety	0	The location of development will not affect the achievement of this objective.
IIA9: Economy	++?	Site is close to Strategic Industrial Locations. The site is under 10ha in size but will contribute towards employment development. However, it is unknown what proportion of the site will comprise employment development.
IIA10: Town and local centres	+	Site is adjacent to Brimsdown (Brimsdown Avenue) Local Centre.
IIA11: Air pollution		
IIA12: Sustainable transport	++	Site is located within 1km of Brimsdown railway station and 350m of at least one bus stop. The site is also next to Brimsdown Avenue, which is a Local Centre.
IIA13: Biodiversity	-?	Site is located within 250-750m of the Lea Valley SINC.
IIA14: Historic environment	0?	Site is more than 500m from the nearest designated heritage asset. However, the site could still have some potential for impacts on non-designated heritage features and effects may extend beyond 500m.
IIA15: Landscape and townscape	+?	Site is located within the settlement of Brimsdown and contains built development.
IIA16: Efficient use of land and materials	+	Site is relatively small in size and on brownfield land.

IIA objective	Effect	Justification text
IIA17: Flooding	-	Site is mainly within Flood Zone 2. The site is also at risk of groundwater flooding but does not contain a risk of surface water flooding. The site is on brownfield land.
IIA18: Water	--?	Site falls within Source Protection Zone 2.

PA39/LP654: Sainsburys Green Lanes

IIA objective	Effect	Justification text
IIA1: Climate change mitigation	0	The location of development will not affect the achievement of this objective.
IIA2: Climate change adaptation	0	The location of development will not affect the achievement of this objective.
IIA3: Housing	++	Site has capacity for more than 100 housing units.
IIA4: Health and wellbeing	++/--?	Site is located within 400m of a GP surgery. However, a cycle path crosses through the site, which could be lost as a result of development.
IIA5: Services and facilities	++?	Site is within 800m of a primary school and a secondary school.
IIA6: Social inclusion	0	Site does not fall within the 10% or 20% most deprived areas within England.
IIA7: Crime and community safety	0	The location of development will not affect the achievement of this objective.
IIA8: Road safety	0	The location of development will not affect the achievement of this objective.
IIA9: Economy	+?/-	Site is under 10ha in size but will contribute towards employment development. However, it is unknown what proportion of the site will comprise employment development. The site is not located adjacent or close to Strategic Industrial Locations and Locally Significant Industrial Sites.
IIA10: Town and local centres	+	Site is adjacent to Winchmore Hill Broadway Local Centre.
IIA11: Air pollution		
IIA12: Sustainable transport	++	Site is located within 1km of Winchmore Hill railway station and 350m of at least one bus stop. The site is also next to Winchmore Hill Broadway, which is a Local Centre.
IIA13: Biodiversity	--?	Site contains a Priority Habitat and falls within 250m of New River SINC.
IIA14: Historic environment	--?	Site is within 500m of Winchmore Hill Green Conservation Area, which contains a number of Grade II listed buildings. The site is also located directly adjacent to another Grade II listed building (Police Station). Although the site contains built development, its redevelopment could affect the setting of these heritage assets.

IIA objective	Effect	Justification text
IIA15: Landscape and townscape	+	Site is located within the settlement of Winchmore Hill and contains built development.
IIA16: Efficient use of land and materials	+	Site is relatively small and on brownfield land.
IIA17: Flooding	0	Site is on brownfield land and does not fall within Flood Zones 3a, 3b or 2. The site is also not at risk of groundwater flooding and does not contain a risk of surface water flooding.
IIA18: Water	--?	Site falls within Source Protection Zone 1.

PAC8/LP656: Travis Perkins Palmers Green, Bridge Drive, Bloomfield Lane

IIA objective	Effect	Justification text
IIA1: Climate change mitigation	0	The location of development will not affect the achievement of this objective.
IIA2: Climate change adaptation	0	The location of development will not affect the achievement of this objective.
IIA3: Housing	+	Site has capacity for fewer than 100 housing units.
IIA4: Health and wellbeing	++/--?	Site is located within 400m of a GP surgery. However, a cycle path crosses through the site, which could be lost as a result of development.
IIA5: Services and facilities	+	Site is within 800m of a primary school.
IIA6: Social inclusion	0	Site does not fall within the 10% or 20% most deprived areas within England.
IIA7: Crime and community safety	0	The location of development will not affect the achievement of this objective.
IIA8: Road safety	0	The location of development will not affect the achievement of this objective.
IIA9: Economy	+?/-	Site is under 10ha in size but will contribute towards employment development. However, it is unknown what proportion of the site will comprise employment development. The Site is not located adjacent or close to Strategic Industrial Locations and Locally Significant Industrial Sites.
IIA10: Town and local centres	+	Site is adjacent to Palmers Green District Centre.
IIA11: Air pollution		
IIA12: Sustainable transport	++	Site is located within 1km of Palmers Green railway station and 350m of at least one bus stop. The site is also next to Palmers Green, which is a District Centre.
IIA13: Biodiversity	--?	Site is located within 100m of a Priority Habitat and within 250m of Broomfield Park SINC and New River SINC.

IIA objective	Effect	Justification text
IIA14: Historic environment	--?	Site is adjacent to The Lakes Estate Conservation Area and within 500m of Broomfield House Registered Park and Garden which contains a number of Grade II* and Grade II listed buildings and four Grade II listed buildings (Wall to the north of number 176, Truro House, Front wall and gate piers to west of number 176, and National Westminster Bank). The site is also within 500m of some Grade II listed buildings outside of the Registered Park and Garden. Although the site contains built development, its redevelopment could affect the setting of these heritage assets.
IIA15: Landscape and townscape	+?	Site is located within the settlement of Palmers Green and contains built development.
IIA16: Efficient use of land and materials	+	Site is relatively small in size and on brownfield land.
IIA17: Flooding	-	Site is at risk of groundwater flooding but does not contain a risk of surface water flooding. The site is on brownfield land and does not fall within Flood Zones 3a, 3b or 2.
IIA18: Water	--?	Site falls within Source Protection Zone 1.

SBC35/LP653: Sainsburys Crown Road

IIA objective	Effect	Justification text
IIA1: Climate change mitigation	0	The location of development will not affect the achievement of this objective.
IIA2: Climate change adaptation	0	The location of development will not affect the achievement of this objective.
IIA3: Housing	++	Site has capacity for more than 100 housing units.
IIA4: Health and wellbeing	++	Site is within 800m of a number of areas of open space, including Enfield Playing Fields, Bush Hill Park and the New River Green Chain, in addition to falling within 400m of a cycle path. The site is also located within 400-800m of a GP surgery.
IIA5: Services and facilities	++?	Site is within 800m of a primary school and a secondary school.
IIA6: Social inclusion	+	Site falls within the 20% most deprived areas within England.
IIA7: Crime and community safety	0	The location of development will not affect the achievement of this objective.
IIA8: Road safety	0	The location of development will not affect the achievement of this objective.
IIA9: Economy	++?	Site is next to a Strategic Industrial Location. The site is under 10ha in size but will contribute towards employment development. However, it is unknown what proportion of the site will comprise employment development.
IIA10: Town and local centres	0	Site is not within or adjacent to a Major, District and Local Centre.

IIA objective	Effect	Justification text
IIA11: Air pollution		
IIA12: Sustainable transport	++/-	Site is located within 1km of Southbury railway station and 350m of at least one bus stop. However, the site is only within 401-800m of Southbury Road & Kingsdown, which is a Local Centre.
IIA13: Biodiversity	0	Site is not located within close proximity of any biodiversity assets.
IIA14: Historic environment	0?	Although the site is located within 500m of a Grade II listed building (Enfield Technical College), it is unlikely to affect the setting of this heritage asset because there is a lot of built development between the two. However, the site could still have some potential for impacts on non-designated heritage features and effects may extend beyond 500m.
IIA15: Landscape and townscape	+?	Site is located within the settlement of Southbury and contains built development.
IIA16: Efficient use of land and materials	++	Site is relatively large in size and on brownfield land.
IIA17: Flooding	0	Site is on brownfield land and does not fall within Flood Zones 3a, 3b or 2. The site is also not at risk of groundwater flooding and does not contain a risk of surface water flooding.
IIA18: Water	0	Site does not fall within a Source Protection Zone or contain a watercourse or water body.

SBC36/LP1104: Morrisons, Southbury Road

IIA objective	Effect	Justification text
IIA1: Climate change mitigation	0	The location of development will not affect the achievement of this objective.
IIA2: Climate change adaptation	0	The location of development will not affect the achievement of this objective.
IIA3: Housing	++	Site has capacity for more than 100 housing units.
IIA4: Health and wellbeing	++	Site is within 800m of a number of areas of open space, including Enfield Playing Fields and Bush Hill Park, in addition to falling within 400m of a walking path. The site is also located within 400m of a GP surgery.
IIA5: Services and facilities	++?	Site is within 800m of a primary school and a secondary school.
IIA6: Social inclusion	0	Site does not fall within the 10% or 20% most deprived areas within England.
IIA7: Crime and community safety	0	The location of development will not affect the achievement of this objective.
IIA8: Road safety	0	The location of development will not affect the achievement of this objective.

IIA objective	Effect	Justification text
IIA9: Economy	++?	Site is close to Strategic Industrial Locations. The site is under 10ha in size but will contribute towards employment development. However, it is unknown what proportion of the site will comprise employment development.
IIA10: Town and local centres	0	Site is not within or adjacent to a Major, District and Local Centre.
IIA11: Air pollution		
IIA12: Sustainable transport	++	Site is located within 1km of Southbury railway station and 350m of at least one bus stop. The site is also within 201-400m of Percival Road Enfield, which is a Local Centre.
IIA13: Biodiversity	0	Site is not located within close proximity of any biodiversity assets.
IIA14: Historic environment	-?	Site is within 500m from two Grade II listed buildings (Enfield Technical College, and Ripaults Factory). Although the site contains built development, its redevelopment could affect the setting of these heritage assets.
IIA15: Landscape and townscape	+?	Site is located within the settlement of Southbury and contains built development.
IIA16: Efficient use of land and materials	+	Site is relatively small in size and on brownfield land.
IIA17: Flooding	0	Site is on brownfield land and does not fall within Flood Zones 3a, 3b or 2. The site is also not at risk of groundwater flooding and does not contain a risk of surface water flooding.
IIA18: Water	0	Site does not fall within a Source Protection Zone or contain a watercourse or water body.

SBC4/LP1131: Southbury Road Superstore Area

IIA objective	Effect	Justification text
IIA1: Climate change mitigation	0	The location of development will not affect the achievement of this objective.
IIA2: Climate change adaptation	0	The location of development will not affect the achievement of this objective.
IIA3: Housing	++	Site has capacity for more than 100 housing units.
IIA4: Health and wellbeing	++	Site is within 800m of a number of areas of open space, including Town Park, Bush Hill Park and the New River Green Chain, in addition to falling within 400m of a walking and cycle path. The site is also located within 400m of a GP surgery.
IIA5: Services and facilities	++?	Site is within 800m of a primary school and a secondary school.
IIA6: Social inclusion	0	Site does not fall within the 10% or 20% most deprived areas within England.

IIA objective	Effect	Justification text
IIA7: Crime and community safety	0	The location of development will not affect the achievement of this objective.
IIA8: Road safety	0	The location of development will not affect the achievement of this objective.
IIA9: Economy	+?/-	Site is under 10ha in size but will contribute towards employment development. However, it is unknown what proportion of the site will comprise employment development. The site is not located adjacent or close to Strategic Industrial Locations and Locally Significant Industrial Sites.
IIA10: Town and local centres	+	Site is within Enfield Town Major Centre and is adjacent to Southbury Road Local Centre.
IIA11: Air pollution		
IIA12: Sustainable transport	++	Site is located within 1km of Enfield Town railway station and 350m of at least one bus stop. The site is also within Enfield Town Major Centre.
IIA13: Biodiversity	--?	Site is located within 250m of the Enfield Loop of the River SINC and New River SINC.
IIA14: Historic environment	--?	Site is adjacent to Enfield Town Conservation Area and within 500m from two Grade II* listed buildings (North east building from Enfield Grammar School, and Church of St Andrew Enfield Parish Church) and a number of Grade II listed buildings. Although the site contains built development, its redevelopment could affect the setting of these heritage assets.
IIA15: Landscape and townscape	+?	Site is located within the settlement of Enfield Town and contains built development.
IIA16: Efficient use of land and materials	+	Site is relatively small in size and on brownfield land.
IIA17: Flooding	0	Site is on brownfield land and does not fall within Flood Zones 3a, 3b or 2. The site is also not at risk of groundwater flooding and does not contain a risk of surface water flooding.
IIA18: Water	--?	Site falls within Source Protection Zone 1.

SBC7/LP659: Colosseum Retail Park

IIA objective	Effect	Justification text
IIA1: Climate change mitigation	0	The location of development will not affect the achievement of this objective.
IIA2: Climate change adaptation	0	The location of development will not affect the achievement of this objective.
IIA3: Housing	++	Site has capacity for more than 100 housing units.
IIA4: Health and wellbeing	++	Site is within 800m of a number of areas of open space, including Enfield Playing Fields and Bush Hill Park, in addition to falling within

IIA objective	Effect	Justification text
		400m of a cycle path. The site is also located within 400-800m of a GP surgery.
IIA5: Services and facilities	++?	Site is within 800m of a primary school and a secondary school.
IIA6: Social inclusion	+	Site falls within the 20% most deprived areas within England.
IIA7: Crime and community safety	0	The location of development will not affect the achievement of this objective.
IIA8: Road safety	0	The location of development will not affect the achievement of this objective.
IIA9: Economy	++?	Site is next to a Strategic Industrial Location. The site is under 10ha in size but will contribute towards employment development. However, it is unknown what proportion of the site will comprise employment development.
IIA10: Town and local centres	0	Site is not within or adjacent to a Major, District and Local Centre.
IIA11: Air pollution		
IIA12: Sustainable transport	++	Site is located within 1km of Southbury railway station and 350m of at least one bus stop. The site is also within 201-400m of Southbury Road & Kingsway, which is a Local Centre.
IIA13: Biodiversity	0	Site is not located within close proximity of any biodiversity assets.
IIA14: Historic environment	-?	Site is within 500m of two Grade II listed buildings (Enfield Technical College, and and Ripaults Factory). Although the site contains built development, its redevelopment could affect the setting of these heritage assets.
IIA15: Landscape and townscape	+?	Site is located within the settlement of Southbury and contains built development.
IIA16: Efficient use of land and materials	++	Site is relatively large in size and on brownfield land.
IIA17: Flooding	0	Site is on brownfield land and does not fall within Flood Zones 3a, 3b or 2. The site is also not at risk of groundwater flooding and does not contain a risk of surface water flooding.
IIA18: Water	0	Site does not fall within a Source Protection Zone or contain a watercourse or water body.

SGC2/LP1159: Land at Ritz Parade

IIA objective	Effect	Justification text
IIA1: Climate change mitigation	0	The location of development will not affect the achievement of this objective.
IIA2: Climate change adaptation	0	The location of development will not affect the achievement of this objective.
IIA3: Housing	+	Site has capacity for fewer than 100 housing units.

IIA objective	Effect	Justification text
IIA4: Health and wellbeing	++	Site is within 800m of a number of areas of open space, including Arnos Park, Broomhill Park and the New River Green Chain, in addition to falling within 400m of a walking path. The site is also located within 400m of a GP surgery.
IIA5: Services and facilities	++?	Site is within 800m of a primary school and a secondary school.
IIA6: Social inclusion	0	Site does not fall within the 10% or 20% most deprived areas within England.
IIA7: Crime and community safety	0	The location of development will not affect the achievement of this objective.
IIA8: Road safety	0	The location of development will not affect the achievement of this objective.
IIA9: Economy	+?/-	Site is under 10ha in size but will contribute towards employment development. However, it is unknown what proportion of the site will comprise employment development. The site is not located adjacent or close to Strategic Industrial Locations and Locally Significant Industrial Sites.
IIA10: Town and local centres	+	Site is within Bowes Road Local Centre.
IIA11: Air pollution		
IIA12: Sustainable transport	++	Site is located within 1km of Arnos Grove tube station and Palmers Green railway station, and 350m of at least one bus stop. The site is also within Bowes Road, which is a Local Centre.
IIA13: Biodiversity	-?	Site is located within 250-750m of the Arnos Park SINC, Broomfield Park SINC and New River SINC.
IIA14: Historic environment	-?	Site is within 500m of Broomfield House Registered Park and Garden, which contains a number of Grade II* and Grade II listed buildings. The site is also within 500m of a two Grade II listed buildings (Junior and Infant School, and Bowes Road Library and Arnos Pool). Although there is built development between the site, Conservation Area and listed buildings, its development could affect the setting of these heritage assets.
IIA15: Landscape and townscape	+?	Site is located within the settlement of New Southgate and contains built development.
IIA16: Efficient use of land and materials	+	Site is relatively small in size and on brownfield land.
IIA17: Flooding	-	Site is at risk of groundwater flooding but does not contain a risk of surface water flooding. The site is on brownfield land and does not fall within Flood Zones 3a, 3b or 2.
IIA18: Water	--?	Site falls within Source Protection Zone 2.

SOP35 (19/01941/FUL): Southgate Office Village, 286 Chase Road

IIA objective	Effect	Justification text
IIA1: Climate change mitigation	0	The location of development will not affect the achievement of this objective.
IIA2: Climate change adaptation	0	The location of development will not affect the achievement of this objective.
IIA3: Housing	++	Site has capacity for more than 100 housing units.
IIA4: Health and wellbeing	++/-	Site is within 800m of a number of areas of open space, including Grovelands Park and Ivy Road Open Space, in addition to falling within 400m of a walking path. However, the site is not located within 800m of a GP surgery.
IIA5: Services and facilities	+?	Site is within 800m of a primary school.
IIA6: Social inclusion	0	Site does not fall within the 10% or 20% most deprived areas within England.
IIA7: Crime and community safety	0	The location of development will not affect the achievement of this objective.
IIA8: Road safety	0	The location of development will not affect the achievement of this objective.
IIA9: Economy	+?/-	Site is under 10ha in size but will contribute towards employment development. However, it is unknown what proportion of the site will comprise employment development. The site is not located adjacent or close to Strategic Industrial Locations and Locally Significant Industrial Sites.
IIA10: Town and local centres	+	Site is adjacent to Southgate District Centre.
IIA11: Air pollution		
IIA12: Sustainable transport	++	Site is located within 1km of Southgate tube station and 350m of at least one bus stop. The site is also next to Southgate, which is a District Centre.
IIA13: Biodiversity	-?	Site is located within 250-750m of Park & Priory Hospital SINC and Oakwood Park SINC.
IIA14: Historic environment	--?	Site is adjacent to Southgate Circus Conservation Area (along the southern boundary of the site) and within 500m of Grovelands Registered Park and Garden, which contains a number of Grade I and Grade II listed buildings. The site is also within 500m of Meadway Conservation Area, three Grade II* listed buildings (Southgate House, Southgate Underground Station, and Station Pylons to north and south of Southgate Station) and a number of Grade II listed buildings. Although the site contains built development, its redevelopment could affect the setting of these heritage assets.
IIA15: Landscape and townscape	+?	Site is located within the settlement of Southgate and contains built development.
IIA16: Efficient use of land and materials	+	Site is relatively small in size and on brownfield land.

IIA objective	Effect	Justification text
IIA17: Flooding	-	Site is at risk of groundwater flooding but does not contain a risk of surface water flooding. The site is on brownfield land and does not fall within Flood Zones 3a, 3b or 2.
IIA18: Water	0	Site does not fall within a Source Protection Zone or contain a watercourse or water body.

UPP24 (19/02718/RE3): Meridian Water Orbital Business Park (and adjoining land including Land South of Argon Road and Land Known as IKEA Clear and Gas Holder Leaside Road), 5 Argon Road

IIA objective	Effect	Justification text
IIA1: Climate change mitigation	0	The location of development will not affect the achievement of this objective.
IIA2: Climate change adaptation	0	The location of development will not affect the achievement of this objective.
IIA3: Housing	++	Site has capacity for more than 100 housing units.
IIA4: Health and wellbeing	--?	Site contains a cycle path which could be lost as a result of new development. In addition, the site is not located within 800m of a GP surgery.
IIA5: Services and facilities	-?	Site is not within 800m of an existing school.
IIA6: Social inclusion	+	Site falls within the 20% most deprived areas within England
IIA7: Crime and community safety	0	The location of development will not affect the achievement of this objective.
IIA8: Road safety	0	The location of development will not affect the achievement of this objective.
IIA9: Economy	++?	Site is next to a Strategic Industrial Location and over 10ha in size. However, it is unknown what proportion of the site will comprise employment development.
IIA10: Town and local centres	0	Site is not within or adjacent to a Major, District and Local Centre.
IIA11: Air pollution		
IIA12: Sustainable transport	++/--	Site is located within 1km of Meridian Water Station railway station and 350m of at least one bus stop. However, the site is more than 800m from a Major, District and Local Centre.
IIA13: Biodiversity	--?	Site is located within 100m of a Priority Habitat and 250m of the Lea Valley SINC.
IIA14: Historic environment	0?	Site is more than 500m from the nearest designated heritage asset. However, the site could still have some potential for impacts on non-designated heritage features and effects may extend beyond 500m.
IIA15: Landscape and townscape	--?	Site is large in scale and located on the edge of Upper Edmonton.

IIA objective	Effect	Justification text
IIA16: Efficient use of land and materials	++	Site is relatively large in size and on brownfield land.
IIA17: Flooding	--	Site is on brownfield land and mainly falls within Flood Zone 3a. The site is not at risk of groundwater flooding or surface water flooding.
IIA18: Water	--?	Site falls within Source Protection Zone 2 and partially within Source Protection Zone 1 (northern part of the site). The site also contains watercourses and waterbodies along its eastern and western boundaries.

UPP32 (16/01197/RE3): Meridian Water, Willoughby Lane and Meridian Way

IIA objective	Effect	Justification text
IIA1: Climate change mitigation	0	The location of development will not affect the achievement of this objective.
IIA2: Climate change adaptation	0	The location of development will not affect the achievement of this objective.
IIA3: Housing	++	Site has capacity for more than 100 housing units.
IIA4: Health and wellbeing	++	Site is within 800m of a number of areas of open space, including Kenninghall Open Space and Craig Park, in addition to falling within 400m of a walking and cycle path. The site is also located within 400-800m of a GP surgery.
IIA5: Services and facilities	+?	Site is within 800m of a primary school.
IIA6: Social inclusion	+	Site falls within the 20% most deprived areas within England.
IIA7: Crime and community safety	0	The location of development will not affect the achievement of this objective.
IIA8: Road safety	0	The location of development will not affect the achievement of this objective.
IIA9: Economy	++?	Site is close to Strategic Industrial Locations and Locally Significant Industrial Sites. The site is under 10ha in size but will contribute towards employment development. However, it is unknown what proportion of the site will comprise employment development.
IIA10: Town and local centres	+	Site is adjacent to Dysons Road Edmonton Local Centre.
IIA11: Air pollution		
IIA12: Sustainable transport	++	Site is located within 1km of Meridian Water Station railway station and 350m of at least one bus stop. The site is also next to Dysons Road Edmonton, which is a Local Centre.
IIA13: Biodiversity	--?	Site contains a Priority Habitat and is between 250-750m of the Lea Valley SINC.

IIA objective	Effect	Justification text
IIA14: Historic environment	0?	Site is more than 500m from the nearest designated heritage asset. However, the site could still have some potential for impacts on non-designated heritage features and effects may extend beyond 500m.
IIA15: Landscape and townscape	+?	Site is located within the settlement of Upper Edmonton and contains built development.
IIA16: Efficient use of land and materials	++	Site is relatively large in size and on brownfield land.
IIA17: Flooding	-	Site is mainly within Flood Zone 2. The site is not at risk of groundwater flooding or surface water flooding. The site is on brownfield land.
IIA18: Water	--?	Site falls within Source Protection Zones 1 and 2 and is located adjacent to a brook along its northern boundary.

UPC2/LP1130: Tesco Extra, 1 Glover Drive

IIA objective	Effect	Justification text
IIA1: Climate change mitigation	0	The location of development will not affect the achievement of this objective.
IIA2: Climate change adaptation	0	The location of development will not affect the achievement of this objective.
IIA3: Housing	++	Site has capacity for more than 100 housing units.
IIA4: Health and wellbeing	++/-	Site is within 800m of a number of areas of open space, including Kenninghall Open Space and Craig Park, in addition to falling within 400m of a walking and cycle path. However, the site is not located within 800m of a GP surgery.
IIA5: Services and facilities	-?	Site is not within 800m of an existing school.
IIA6: Social inclusion	+	Site falls within the 20% most deprived areas within England.
IIA7: Crime and community safety	0	The location of development will not affect the achievement of this objective.
IIA8: Road safety	0	The location of development will not affect the achievement of this objective.
IIA9: Economy	++?	Site is close to Strategic Industrial Locations and Locally Significant Industrial Sites. The site is under 10ha in size but will contribute towards employment development. However, it is unknown what proportion of the site will comprise employment development.
IIA10: Town and local centres	0	Site is not within or adjacent to a Major, District and Local Centre.
IIA11: Air pollution		
IIA12: Sustainable transport	++	Site is located within 1km of Meridian Water Station railway station and 350m of at least one bus stop. The site is also within 201-400m of Dysons Road Edmonton, which is a Local Centre.

IIA objective	Effect	Justification text
IIA13: Biodiversity	-?	Site is located within 250-750m of the Lea Valley SINC.
IIA14: Historic environment	0?	Site is more than 500m from the nearest designated heritage asset. However, the site could still have some potential for impacts on non-designated heritage features and effects may extend beyond 500m.
IIA15: Landscape and townscape	+?	Site is located within the settlement of Upper Edmonton and contains built development.
IIA16: Efficient use of land and materials	++	Site is relatively large in size and on brownfield land.
IIA17: Flooding	0	Site is on brownfield land and does not fall within Flood Zones 3a, 3b or 2. The site is also not at risk of groundwater flooding and does not contain a risk of surface water flooding.
IIA18: Water	--?	Site falls within Source Protection Zone 1 and 2.

UPC1/LP1111: IKEA Meridian Water

IIA objective	Effect	Justification text
IIA1: Climate change mitigation	0	The location of development will not affect the achievement of this objective.
IIA2: Climate change adaptation	0	The location of development will not affect the achievement of this objective.
IIA3: Housing	++	Site has capacity for more than 100 housing units.
IIA4: Health and wellbeing	++/-	Site is within 800m of Kenninghall Open Space and Ladysmith Road Open Space. In addition, the site is within 400m of a walking and cycle path. However, the site is not located within 800m of a GP surgery.
IIA5: Services and facilities	-?	Site is not within 800m of an existing school.
IIA6: Social inclusion	+	Site falls within the 20% most deprived areas within England
IIA7: Crime and community safety	0	The location of development will not affect the achievement of this objective.
IIA8: Road safety	0	The location of development will not affect the achievement of this objective.
IIA9: Economy	++?	Site is close to a Strategic Industrial Location. The site is under 10ha in size but will contribute towards employment development. However, it is unknown what proportion of the site will comprise employment development.
IIA10: Town and local centres	0	Site is not within or adjacent to a Major, District and Local Centre.
IIA11: Air pollution		
IIA12: Sustainable transport	++	Site is located within 1km of Meridian Water Station railway station and 350m of at least one bus stop. The site is also within 201-400m of Dysons Road Edmonton, which is a Local Centre.

IIA objective	Effect	Justification text
IIA13: Biodiversity	--?	Site is located within 250m of the Lea Valley SINC and between 250-750m of the Walthamstow Reservoirs SSSI.
IIA14: Historic environment	0?	Site is more than 500m from the nearest designated heritage asset. However, the site could still have some potential for impacts on non-designated heritage features and effects may extend beyond 500m.
IIA15: Landscape and townscape	+?	Site is located within the settlement of Upper Edmonton and contains built development.
IIA16: Efficient use of land and materials	++	Site is relatively large in size and on brownfield land.
IIA17: Flooding	0	Site is on brownfield land and does not fall within Flood Zones 3a or 3b, although it is partially within Flood Zone 2. The site is also not at risk of groundwater flooding and does not contain a risk of surface water flooding.
IIA18: Water	--?	Site falls within Source Protection Zone 2 and the northern part of the site falls within Source Protection Zone 1. Some brooks are also located within the site boundary

CFS152: Claverings, Centre Way

IIA objective	Effect	Justification text
IIA1: Climate change mitigation	0	The location of development will not affect the achievement of this objective.
IIA2: Climate change adaptation	0	The location of development will not affect the achievement of this objective.
IIA3: Housing	++	Site has capacity for more than 100 housing units.
IIA4: Health and wellbeing	++	Site is within 800m of a number of areas of open space, including Montagu Recreation Ground, in addition to falling within 400m of a walking path. The site is also located within 400-800m of a GP surgery.
IIA5: Services and facilities	++?	Site is within 800m of a primary school and a secondary school.
IIA6: Social inclusion	+	Site falls within the 20% most deprived areas within England
IIA7: Crime and community safety	0	The location of development will not affect the achievement of this objective.
IIA8: Road safety	0	The location of development will not affect the achievement of this objective.
IIA9: Economy	++?	Although the site falls within a Locally Significant Industrial Site, it is unlikely to result in any loss of this existing employment area because it makes provision for employment development. It is under 10ha in size but as mentioned already, will contribute towards employment development. It is unknown what proportion of the site will comprise employment development.
IIA10: Town and local centres	0	Site is not within or adjacent to a Major, District and Local Centre.

IIA objective	Effect	Justification text
IIA11: Air pollution		
IIA12: Sustainable transport	+	Site is located within 350m of at least one bus stop. The site is also within 201-400m of Nightingale Road, Edmonton, which is a Local Centre.
IIA13: Biodiversity	-?	Site is located within 250-750m of the Chingford Reservoirs SSSI and Lea Valley SINC.
IIA14: Historic environment	0?	Site is more than 500m from the nearest designated heritage asset. However, the site could still have some potential for impacts on non-designated heritage features and effects may extend beyond 500m.
IIA15: Landscape and townscape	-?	Site is not large in scale but is located on the edge of Lower Edmonton.
IIA16: Efficient use of land and materials	++	Site is relatively large in size and on brownfield land.
IIA17: Flooding	-	Site mainly falls within Flood Zone 2. The site is at risk of groundwater flooding but does not contain a risk of surface water flooding. The site is on brownfield land.
IIA18: Water	--?	Southern edge of the site falls within Source Protection Zone 2.

SOS11: M&S Food

IIA objective	Effect	Justification text
IIA1: Climate change mitigation	0	The location of development will not affect the achievement of this objective.
IIA2: Climate change adaptation	0	The location of development will not affect the achievement of this objective.
IIA3: Housing	++	Site has capacity for more than 100 housing units.
IIA4: Health and wellbeing	++/-	Site is within 800m of a number of areas of open space, including Grovelands Park and Ivy Road Open Space, in addition to falling within 400m of a walking path. However, the site is not located within 800m of a GP surgery.
IIA5: Services and facilities	+?	Site is within 800m of a primary school.
IIA6: Social inclusion	0	Site does not fall within the 10% or 20% most deprived areas within England.
IIA7: Crime and community safety	0	The location of development will not affect the achievement of this objective.
IIA8: Road safety	0	The location of development will not affect the achievement of this objective.
IIA9: Economy	+?/-	Site is under 10ha in size but will contribute towards employment development. However, it is unknown what proportion of the site will comprise employment development. The site is not located adjacent or

IIA objective	Effect	Justification text
		close to Strategic Industrial Locations and Locally Significant Industrial Sites.
IIA10: Town and local centres	+	Site is partially (southern eastern part of the site) within Southgate District Centre.
IIA11: Air pollution		
IIA12: Sustainable transport	++	Site is located within 1km of Southgate tube station and 350m of at least one bus stop. The site is also within Southgate, which is a District Centre.
IIA13: Biodiversity	--?	Site is located within 250m of the Grovelands Park & Priory Hospital SINC and 250-750m of the Oakwood Park SINC.
IIA14: Historic environment	--?	Site is adjacent to Southgate Circus Conservation Area and within 500m of Grovelands Registered Park and Garden, Meadway Conservation Area, three Grade II* listed buildings (Southgate House, Southgate Underground Station, and Station Pylons to north and south of Southgate Station) and a number of Grade II listed buildings. Although the site contains built development, its redevelopment could affect the setting of these heritage assets.
IIA15: Landscape and townscape	+?	Site is located within the settlement of Southgate and contains built development.
IIA16: Efficient use of land and materials	+	Site is relatively small in size and on brownfield land.
IIA17: Flooding	-	Site is at risk of groundwater flooding but does not contain a risk of surface water flooding. The site is on brownfield land and does not fall within Flood Zones 3a, 3b or 2.
IIA18: Water	0	Site does not fall within a Source Protection Zone or contain a watercourse or water body.

CFS166: Tesco, Ponders End, 288 High Street

IIA objective	Effect	Justification text
IIA1: Climate change mitigation	0	The location of development will not affect the achievement of this objective.
IIA2: Climate change adaptation	0	The location of development will not affect the achievement of this objective.
IIA3: Housing	++	Site has capacity for more than 100 housing units.
IIA4: Health and wellbeing	++	Site is located within 400m of a GP surgery. The site is also within 800m of a number of areas of open space, including Durants Park and Ponders End Recreation Ground, in addition to falling within 400m of a walking and cycle path.
IIA5: Services and facilities	+?	Site is within 800m of a primary school.
IIA6: Social inclusion	+	Site falls within the 20% most deprived areas within England.

IIA objective	Effect	Justification text
IIA7: Crime and community safety	0	The location of development will not affect the achievement of this objective.
IIA8: Road safety	0	The location of development will not affect the achievement of this objective.
IIA9: Economy	++?	Site is next to a Locally Significant Industrial Site. The site is under 10ha in size but will contribute towards employment development. However, it is unknown what proportion of the site will comprise employment development.
IIA10: Town and local centres	+	Site is partially within (northern eastern part of the site) Ponders End Local Centre.
IIA11: Air pollution		
IIA12: Sustainable transport	++	Site is located within 1km of Southbury railway station and 350m of at least one bus stop. The site is also within Ponders End, which is a Local Centre.
IIA13: Biodiversity	0	Site is not located within close proximity of any biodiversity assets.
IIA14: Historic environment	-?	Site is within 500m from two Grade II listed buildings (Enfield Technical College, and Ripaults Factory). Although the site contains built development, its redevelopment could affect the setting of these heritage assets.
IIA15: Landscape and townscape	+?	Site is located within the settlement of Southbury and contains built development.
IIA16: Efficient use of land and materials	+	Site is relatively small in size and on brownfield land.
IIA17: Flooding	-	Site is at risk of groundwater flooding but does not contain a risk of surface water flooding. The site is on brownfield land and does not fall within Flood Zones 3a, 3b or 2.
IIA18: Water	--?	Site partially falls within Source Protection Zone 2.

CFS191: Civic Centre

IIA objective	Effect	Justification text
IIA1: Climate change mitigation	0	The location of development will not affect the achievement of this objective.
IIA2: Climate change adaptation	0	The location of development will not affect the achievement of this objective.
IIA3: Housing	++	Site has capacity for more than 100 housing units.
IIA4: Health and wellbeing	++	Site is located within 400m of a GP surgery. The site is also within 800m of a number of areas of open space, including Enfield Playing Fields, Town Park and the New River Green Chain , in addition to falling within 400m of a walking and cycle path.

IIA objective	Effect	Justification text
IIA5: Services and facilities	++?	Site is within 800m of a primary school and a secondary school.
IIA6: Social inclusion	0	Site does not fall within the 10% or 20% most deprived areas within England.
IIA7: Crime and community safety	0	The location of development will not affect the achievement of this objective.
IIA8: Road safety	0	The location of development will not affect the achievement of this objective.
IIA9: Economy	+?/-	Site is under 10ha in size but will contribute towards employment development. However, it is unknown what proportion of the site will comprise employment development. The site is not located adjacent or close to Strategic Industrial Locations and Locally Significant Industrial Sites.
IIA10: Town and local centres	+	Site is within Enfield Town Major Centre.
IIA11: Air pollution		
IIA12: Sustainable transport	++	Site is located within 1km of Enfield Town railway station and 350m of at least one bus stop. The site is also within Enfield Town Major Centre.
IIA13: Biodiversity	--?	Site is located within 250m of the Enfield Loop of the New River SINC and New River SINC.
IIA14: Historic environment	--?	Site is adjacent to Enfield Town Conservation Area, and within 500m from three Grade II* listed buildings (Church of St Andrew Enfield Parish Church, North east building of Enfield Grammar School, and Clarendon Cottage) and a number of Grade II listed buildings. Due to its location adjacent to Enfield Town Conservation Area and a number of Grade II listed buildings, its redevelopment could affect the setting of these heritage assets.
IIA15: Landscape and townscape	-?	Site not large in scale but is located on the edge of Enfield Town.
IIA16: Efficient use of land and materials	+	Site is relatively small in size and on brownfield land.
IIA17: Flooding	-	Site is at risk of groundwater flooding but does not contain a risk of surface water flooding. The site is on brownfield land and does not fall within Flood Zones 3a, 3b or 2.
IIA18: Water	--?	Site falls within Source Protection Zone 2.

CFS209: Asda Southgate, 130 Chase Side, Southgate

IIA objective	Effect	Justification text
IIA1: Climate change mitigation	0	The location of development will not affect the achievement of this objective.
IIA2: Climate change adaptation	0	The location of development will not affect the achievement of this objective.

IIA objective	Effect	Justification text
IIA3: Housing	++	Site has capacity for more than 100 housing units.
IIA4: Health and wellbeing	--?	Site contains a walking path which could be lost as a result of new development. In addition, the site is not located within 800m of a GP surgery.
IIA5: Services and facilities	+?	Site is within 800m of a primary school.
IIA6: Social inclusion	0	Site does not fall within the 10% or 20% most deprived areas within England.
IIA7: Crime and community safety	0	The location of development will not affect the achievement of this objective.
IIA8: Road safety	0	The location of development will not affect the achievement of this objective.
IIA9: Economy	+?/-	Site is under 10ha in size but will contribute towards employment development. However, it is unknown what proportion of the site will comprise employment development. The site is not located adjacent or close to Strategic Industrial Locations and Locally Significant Industrial Sites.
IIA10: Town and local centres	+	Site is partially (southern part of the site) within Southgate District Centre.
IIA11: Air pollution		
IIA12: Sustainable transport	++	Site is located within 1km of Southgate tube station and 350m of at least one bus stop. The site is also within Southgate, which is a District Centre.
IIA13: Biodiversity	-?	Site is located within 250-750m of the Grovelands Park & Priory Hospital SINC and Oakwood Park SINC.
IIA14: Historic environment	--?	Site is adjacent to a Grade II listed building (Church of St Andrew) and within 500m of Southgate Circus Conservation Area, two Grade II* listed buildings (Southgate Underground Station, and Station Pylons to north and south of Southgate Station) and a number of Grade II listed buildings. Although the site contains built development, its redevelopment could affect the setting of these heritage assets.
IIA15: Landscape and townscape	+?	Site is located within the settlement of Southgate and contains built development.
IIA16: Efficient use of land and materials	+	Site is relatively small in size and on brownfield land.
IIA17: Flooding	-	Site is at risk of groundwater flooding but does not contain a risk of surface water flooding. The site is on brownfield land and does not fall within Flood Zones 3a, 3b or 2.
IIA18: Water	0	Site does not fall within a Source Protection Zone or contain a watercourse or water body.

CFS217: Land known as Brimsdown Sports Ground

IIA objective	Effect	Justification text
IIA1: Climate change mitigation	0	The location of development will not affect the achievement of this objective.
IIA2: Climate change adaptation	0	The location of development will not affect the achievement of this objective.
IIA3: Housing	+	Site has capacity for fewer than 100 housing units.
IIA4: Health and wellbeing	--?/+	Site contains a walking path which could be lost as a result of new development. However, the site is located within 400-800m of a GP surgery.
IIA5: Services and facilities	+?	Site is within 800m of a primary school.
IIA6: Social inclusion	+	Site falls within the 20% most deprived areas within England.
IIA7: Crime and community safety	0	The location of development will not affect the achievement of this objective.
IIA8: Road safety	0	The location of development will not affect the achievement of this objective.
IIA9: Economy	+?/-	Site is under 10ha in size but will contribute towards employment development. However, it is unknown what proportion of the site will comprise employment development. The site is not located adjacent or close to Strategic Industrial Locations and Locally Significant Industrial Sites.
IIA10: Town and local centres	+	Site is adjacent to Green Street & Mayfield Road Local Centre.
IIA11: Air pollution		
IIA12: Sustainable transport	++	Site is located within 1km of Brimsdown railway station and 350m of at least one bus stop. The site is also next to Brimsdown Avenue and Green Street & Mayfield Road, which are Local Centres.
IIA13: Biodiversity	-?	Site is located within 250-750m of the Lea Valley SINC.
IIA14: Historic environment	-?	Site is within 500m from two Grade II listed buildings (The White Horse Public House, and 98 and 100 Green Street). Although the site contains built development, its redevelopment could affect the setting of these heritage assets.
IIA15: Landscape and townscape	+?	Site is located within the settlement of Enfield Highway and contains built development.
IIA16: Efficient use of land and materials	--	Site is relatively large in size and on greenfield land classed as Urban land.
IIA17: Flooding	-	Site is at risk of groundwater flooding but does not contain a risk of surface water flooding. The site falls within greenfield land but does not fall within Flood Zones 3a, 3b or 2.
IIA18: Water	0	Site does not fall within a Source Protection Zone or contain a watercourse or water body.

Other sites

LOC2/LP675: Land at Picketts Lock (leisure uses site)

IIA objective	Effect	Justification text
IIA1: Climate change mitigation	0	The location of development will not affect the achievement of this objective.
IIA2: Climate change adaptation	0	The location of development will not affect the achievement of this objective.
IIA3: Housing	0	The development of a leisure uses site will not affect the achievement of this objective.
IIA4: Health and wellbeing	++	The development of a leisure uses site would have beneficial effects on people's health and wellbeing.
IIA5: Services and facilities	0	The development of a leisure uses site will not affect the achievement of this objective.
IIA6: Social inclusion	+	Site falls within the 20% most deprived areas within England.
IIA7: Crime and community safety	0	The location of development will not affect the achievement of this objective.
IIA8: Road safety	0	The location of development will not affect the achievement of this objective.
IIA9: Economy	0	The development of a leisure uses site will not affect the achievement of this objective.
IIA10: Town and local centres	0	Site is not within or adjacent to a Major, District and Local Centre.
IIA11: Air pollution		
IIA12: Sustainable transport	+	Site is located within 350m of at least one bus stop. The site is also within 201-400m of Nightingale Road, Edmonton, which is a Local Centre.
IIA13: Biodiversity	--?	Site is located within 100m of a Priority Habitat and is within 250m of the Lea Valley SINC.
IIA14: Historic environment	0?	Site is more than 500m from the nearest designated heritage asset. However, the site could still have some potential for impacts on non-designated heritage features and effects may extend beyond 500m.
IIA15: Landscape and townscape	--?	Site is large in scale and located on the edge of Lower Edmonton.
IIA16: Efficient use of land and materials	--	Site is relatively large and on greenfield land classed as Urban land.

IIA objective	Effect	Justification text
IIA17: Flooding	-	Site is on greenfield land and is at risk of groundwater flooding but does not contain a risk of surface water flooding. The site does not fall within Flood Zones 3a, 3b or 2.
IIA18: Water	0	The development of a leisure uses site will not affect the achievement of this objective.

CFS161: Whitewebbs Golf Course, Beggar's Hollow (nature recovery site)

IIA objective	Effect	Justification text
IIA1: Climate change mitigation	0	The location of development will not affect the achievement of this objective.
IIA2: Climate change adaptation	0	The location of development will not affect the achievement of this objective.
IIA3: Housing	0	The development of a nature recovery site will not affect the achievement of this objective.
IIA4: Health and wellbeing	0	The development of a nature recovery site will not affect the achievement of this objective.
IIA5: Services and facilities	0	The development of a nature recovery site will not affect the achievement of this objective.
IIA6: Social inclusion	0	The development of a nature recovery site will not affect the achievement of this objective.
IIA7: Crime and community safety	0	The location of development will not affect the achievement of this objective.
IIA8: Road safety	0	The location of development will not affect the achievement of this objective.
IIA9: Economy	0	The development of a nature recovery site will not affect the achievement of this objective.
IIA10: Town and local centres	0	The development of a nature recovery site will not affect the achievement of this objective.
IIA11: Air pollution		
IIA12: Sustainable transport	0	The development of a nature recovery site will not affect the achievement of this objective.
IIA13: Biodiversity	++	The development of a nature recovery site would have a significant positive effect on biodiversity.
IIA14: Historic environment	0	The development of a nature recovery site will not affect the achievement of this objective.
IIA15: Landscape and townscape	+	The development of a nature recovery site would have a positive effect on the landscape.

IIA objective	Effect	Justification text
IIA16: Efficient use of land and materials	0	The development of a nature recovery site will not affect the achievement of this objective.
IIA17: Flooding	-	Site is on greenfield land and partially falls within Flood Zones 3a and 3b. The site is at risk of groundwater flooding but does not contain a surface water flood risk.
IIA18: Water	0	The development of a nature recovery site will not affect the achievement of this objective.

CFS167: Alma Road Open Space (cemetery)

IIA objective	Effect	Justification text
IIA1: Climate change mitigation	0	The location of development will not affect the achievement of this objective.
IIA2: Climate change adaptation	0	The location of development will not affect the achievement of this objective.
IIA3: Housing	0	The development of a cemetery will not affect the achievement of this objective.
IIA4: Health and wellbeing	--?	Site contains an area of open space, Durants Park Metropolitan Open Land, which would be lost to the cemetery.
IIA5: Services and facilities	0	The development of a cemetery will not affect the achievement of this objective.
IIA6: Social inclusion	0	The development of a cemetery will not affect the achievement of this objective.
IIA7: Crime and community safety	0	The location of development will not affect the achievement of this objective.
IIA8: Road safety	0	The location of development will not affect the achievement of this objective.
IIA9: Economy	0	The development of a cemetery will not affect the achievement of this objective.
IIA10: Town and local centres	0	The development of a cemetery will not affect the achievement of this objective.
IIA11: Air pollution		
IIA12: Sustainable transport	++/-	Site is located within 1km of Brimsdown railway station and 350m of at least one bus stop. However, the site is only within 401-800m of Brimsdown Avenue, which is a Local Centre.
IIA13: Biodiversity	--?	Site is located within 100m of a Priority Habitat and is 250-750m of the Lea Valley SINIC and Chingford Reservoirs SSSI.
IIA14: Historic environment	0	The development of a cemetery will not affect the achievement of this objective.

IIA objective	Effect	Justification text
IIA15: Landscape and townscape	0	The development of a cemetery will not affect the achievement of this objective.
IIA16: Efficient use of land and materials	0	The development of a cemetery will not affect the achievement of this objective.
IIA17: Flooding	-	Site is at on greenfield land and is at risk of groundwater flooding but does not contain a risk of surface water flooding. The site does not fall within Flood Zones 3a, 3b or 2.
IIA18: Water	--?	Site falls within Source Protection Zone 2.

CFS168: Firs Farm Recreation Ground (Part) (crematorium)

IIA objective	Effect	Justification text
IIA1: Climate change mitigation	0	The location of development will not affect the achievement of this objective.
IIA2: Climate change adaptation	0	The location of development will not affect the achievement of this objective.
IIA3: Housing	0	The development of a crematorium will not affect the achievement of this objective.
IIA4: Health and wellbeing	--?	Site contains an area of open space, Firs Farm & Clowes Sportsgrounds Metropolitan Open Land, and a cycle path, both of which could be lost to the crematorium.
IIA5: Services and facilities	0	The development of a crematorium will not affect the achievement of this objective.
IIA6: Social inclusion	0	The development of a crematorium will not affect the achievement of this objective.
IIA7: Crime and community safety	0	The location of development will not affect the achievement of this objective.
IIA8: Road safety	0	The location of development will not affect the achievement of this objective.
IIA9: Economy	0	The development of a crematorium will not affect the achievement of this objective.
IIA10: Town and local centres	0	The development of a crematorium will not affect the achievement of this objective.
IIA11: Air pollution		
IIA12: Sustainable transport	+	Site is located within 350m of at least one bus stop. The site is also within 201-400m of Firs Lane, which is a Local Centre.
IIA13: Biodiversity	--?	Site is located within 100m of a Priority Habitat and is 250-750m of the Paulin Ground Woods SINC, Tatem Park SINC and New River SINC.

IIA objective	Effect	Justification text
IIA14: Historic environment	0?	Site is more than 500m from the nearest designated heritage asset. However, the site could still have some potential for impacts on non-designated heritage features and effects may extend beyond 500m.
IIA15: Landscape and townscape	--	Development of this site would result in the loss of Firs Farm & Clowes Sportsgrounds Metropolitan Open Land.
IIA16: Efficient use of land and materials	--	Site is relatively large and on greenfield land classed as Urban land.
IIA17: Flooding	-	Site is on greenfield land but does not fall within Flood Zones 3a, 3b or 2. The site is not at risk of groundwater flooding and does not contain a risk of surface water flooding.
IIA18: Water	--?	Site falls within Source Protection Zone 1.

CFS171: Sloemans Farm (natural burial site)

IIA objective	Effect	Justification text
IIA1: Climate change mitigation	0	The location of development will not affect the achievement of this objective.
IIA2: Climate change adaptation	0	The location of development will not affect the achievement of this objective.
IIA3: Housing	0	The development of a natural burial site will not affect the achievement of this objective.
IIA4: Health and wellbeing	0	Site does not comprise an open space.
IIA5: Services and facilities	0	The development of a natural burial site will not affect the achievement of this objective.
IIA6: Social inclusion	0	Site does not fall within the 10% or 20% most deprived areas within England.
IIA7: Crime and community safety	0	The location of development will not affect the achievement of this objective.
IIA8: Road safety	0	The location of development will not affect the achievement of this objective.
IIA9: Economy	0	The development of a natural burial site will not affect the achievement of this objective.
IIA10: Town and local centres	0	The development of a natural burial site will not affect the achievement of this objective.
IIA11: Air pollution		
IIA12: Sustainable transport	++/--	Site is located within 1km of Crews Hill railway station and 350m of at least one bus stop. However, the site is more than 800m from a Major, District and Local Centre.

IIA objective	Effect	Justification text
IIA13: Biodiversity	--?	Site contains a Priority Habitat and is 250m of the Crews Hill to Bowes Park Railsides SINC and Forty Hall Park & Estate SINC.
IIA14: Historic environment	0	The development of a natural burial site will not affect the achievement of this objective.
IIA15: Landscape and townscape	0	The development of a natural burial site will not affect the achievement of this objective.
IIA16: Efficient use of land and materials	0	The development of a natural burial site will not affect the achievement of this objective.
IIA17: Flooding	-	Site is on greenfield land and partially falls within Flood Zones 3a and 3b. The site is at risk of groundwater flooding but does not contain a risk of surface water flooding.
IIA18: Water	--?	Site contains three brooks within its boundary.

CFS230: Church Street Recreation Ground (crematorium)

IIA objective	Effect	Justification text
IIA1: Climate change mitigation	0	The location of development will not affect the achievement of this objective.
IIA2: Climate change adaptation	0	The location of development will not affect the achievement of this objective.
IIA3: Housing	0	The development of a crematorium will not affect the achievement of this objective.
IIA4: Health and wellbeing	--?	Site falls within Church Street Recreation Ground Metropolitan Open Land, which would be lost to the crematorium.
IIA5: Services and facilities	0	The development of a crematorium will not affect the achievement of this objective.
IIA6: Social inclusion	0	Site does not fall within the 10% or 20% most deprived areas within England.
IIA7: Crime and community safety	0	The location of development will not affect the achievement of this objective.
IIA8: Road safety	0	The location of development will not affect the achievement of this objective.
IIA9: Economy	0	The development of a crematorium will not affect the achievement of this objective.
IIA10: Town and local centres	0	The development of a crematorium will not affect the achievement of this objective.
IIA11: Air pollution		

IIA objective	Effect	Justification text
IIA12: Sustainable transport	+	Site is located within 350m of at least one bus stop. The site is also within 201-400m of Hazelbury Road Edmonton, which is a Local Centre.
IIA13: Biodiversity	--?	Site contains a Priority Habitat and is 250-750m of the Pymme's Park SINC.
IIA14: Historic environment	0?	Site is more than 500m from the nearest designated heritage asset. However, the site could still have some potential for impacts on non-designated heritage features and effects may extend beyond 500m.
IIA15: Landscape and townscape	--	Development of this site would result in the loss of Church Street Recreation Ground Metropolitan Open Land.
IIA16: Efficient use of land and materials	--	Site is relatively large in size and on greenfield land, classed as Urban land.
IIA17: Flooding	-	Site is on greenfield land but does not fall within Flood Zones 3a, 3b or 2. The site is not at risk of groundwater flooding and does not contain a risk of surface water flooding.
IIA18: Water	--?	Site falls within Source Protection Zone 2.

CFS218: Land at and within the vicinity of Tottenham Hotspur Football Club Training Ground (sport and recreation site)

IIA objective	Effect	Justification text
IIA1: Climate change mitigation	0	The location of development will not affect the achievement of this objective.
IIA2: Climate change adaptation	0	The location of development will not affect the achievement of this objective.
IIA3: Housing	0	The development of a sport and recreation site will not affect the achievement of this objective.
IIA4: Health and wellbeing	++	The development of a sport and recreation site would have beneficial effects on people's health and wellbeing.
IIA5: Services and facilities	0	The development of a sport and recreation site will not affect the achievement of this objective.
IIA6: Social inclusion	0	Site does not fall within the 10% or 20% most deprived areas within England.
IIA7: Crime and community safety	0	The location of development will not affect the achievement of this objective.
IIA8: Road safety	0	The location of development will not affect the achievement of this objective.
IIA9: Economy	0	The development of a sport and recreation site will not affect the achievement of this objective.
IIA10: Town and local centres	0	Site is not within or adjacent to a Major, District and Local Centre.

IIA objective	Effect	Justification text
IIA11: Air pollution		
IIA12: Sustainable transport	+/-	Site is within 1km of Turkey Street railway station but not within 350m of a bus stop. The site is only within 401-800m of Bullsmoor Lane/A10, which is a Local Centre.
IIA13: Biodiversity	--?	Site contains a Priority Habitat and is located within 250m of the New River SINC and Forty Hall Park & Estate SINC.
IIA14: Historic environment	-?	Over half of the site falls within Forty Hill Conservation Area, which contains a number of listed buildings as well as Myddelton House Registered Park and Garden. Myddelton House Registered Park and Garden falls partially within the site and the site is adjacent to a number of Grade II listed buildings. Due to the fact this site is allocated as a sport and recreation site which could contain limited development, its development could affect the setting of these heritage assets.
IIA15: Landscape and townscape	-?	Site is large in scale and located in a relatively undeveloped area. Due to the fact the site is allocated as a sport and recreation site which could contain limited development, its development could affect the landscape.
IIA16: Efficient use of land and materials	--?	Site is relatively large in size and on greenfield land, classed as Grade 3 agricultural land. The effect is recorded as uncertain because the GIS data available does not distinguish between Grades 3a and 3b agricultural land.
IIA17: Flooding	-	Site is at risk of groundwater flooding but does not contain a risk of surface water flooding. The site is on brownfield land and does not fall within Flood Zones 3a, 3b or 2.
IIA18: Water	0	Site does not fall within a Source Protection Zone or contain a watercourse or water body.

London Borough of Enfield**Council****9 June 2021**

Subject: Expansion of Energetik's Heat Network
Cabinet Member: Cllr Mary Maguire
Executive Director: Fay Hammond – Executive Director, Resources

Key Decision: 5304

Purpose of Report

1. The purpose of this report is to consider a strategic investment in the Council's trading company, Lee Valley Heat Network Operating Company Ltd (trading as 'Energetik').
2. The investment proposed covers an extension of the company's heat network along the east and south of the borough. It will be funded by a combination of borrowing from a variety of sources, and external grant funding.

Proposal(s)

3. Recommended that Council:
4. Approve the addition of £5m to the Capital Programme, in addition to the £32m budget approved by Council in March (KD5210), for the purpose of extending the Energetik heat network as detailed within Appendix A.
5. Approve the total investment in the proposed expansion identified in Appendix A of £49m, comprising £12m grant funding and £37m borrowing as included within the Capital Programme, to fund the proposed expansions, as follows:
 - a. £12m grant funding from the Heat Networks Investment Project (HNIP), to be invested in the company as equity funding;
 - b. £12m loan from HNIP at an interest rate to the Council of 0.01%, to be on-lent to the company at a negotiated interest rate compliant with Subsidy Control regulation;
 - c. £25m loan funded from either the Mayor's Energy Efficiency Fund (MEEF or Public Works Loans Board (PWLB) or a combination of both.
6. Delegate to the Executive Director of Resources, in consultation with the Director of Law and Governance, authority to execute on-lending and subscription agreements with Energetik to transfer the funding in paragraph 5, these agreements to at minimum mirror and reflect the requirements identified within Appendices Ci and Cii. To approve that as part of these agreements Energetik will be required to present the Executive Director of Resources with

a quarterly connection statement detailing confirmed and perspective property connections compared to projections, prior to the release of required funding.

7. Approve the revisions to the company's 40-year Business Plan as outlined within the company's Business Plan second Addendum, whilst working with the company Directors to implement the financial model updates, in recognition of the observations in the Ernst & Young review.
8. To instruct the Director of Legal and Governance, in collaboration with Company Directors and council officers, to undertake an options appraisal and strategic review identifying a preferred strategy to support the company's future growth with external funding and knowledge by November 2021 and consider options to reduce the Council's interest as referenced in paragraph 56. No further funding beyond this report to be agreed until this review is complete, and a clear strategic financing direction identified and approved by Cabinet.
9. To note the ongoing discussions between Energetik and LB Haringey and LB Hackney to supply heat to residents of other north London boroughs, as included in the Energetik business plan.

Reason for Proposal(s)

12. Energetik's existing network serves isolated sections of the borough via a large Energy Centre at Meridian Water, and smaller satellite schemes in different parts of the borough. The company's recent Heat Supply Agreement from North London Heat and Power enables Energetik to have sufficient heat to serve a greater area of north London. In addition, the satellite schemes currently do not provide zero carbon heating. This is a relatively narrow critical success path for company profits and financial return to the Council as shareholder.
13. Government and local planning policy support for district heating and energy networks remains strong as part of the climate change and carbon reduction agenda.. The identified expansion takes advantage of the presence of significant development proposals at Edmonton Green and Southbury which are strongly encouraged to connect to Energetik in policy, and while also providing sufficient capacity to ensure the fundamental financial viability of the network expansion. It is difficult, but not impossible, to connect buildings after construction and so the opportunity for expansion of the network may not be available again for some time if not taken at this moment in time.
14. An expanded network significantly improves the carbon savings Enfield council and its residents can achieve through Energetik. A higher financial return can be achieved in the form of retained profits across the 40-year business plan, and spreads the company's risk profile across more developments and connections, increasing the chances of company success

15. Expanding Energetik helps tackle the climate change emergency and fuel poverty in the borough. Supporting the government's policy to reduce the use of gas boilers, the carbon footprint of heating homes connected to Energetik's heat networks is reduced by up to 80% compared to individual gas boilers. Residents of North London will benefit from the avoidance of harmful Nitrous Oxides (NOx) being released into the environment which would otherwise be emitted from individual gas boilers. The Company has fair heating charges, no penalty for using pay as you go, smart in-home technology which helps customers manage energy use, and a flexible payment option for customers in financial difficulty. The company has a positive record of customer service to date, including sensitively supporting vulnerable Council tenants to manage their bills while meeting their heating needs.
16. While the company has performed well to date on its objectives, the Council's investment in Energetik carries risks and it is prudent for the Council to consider how to sustain this performance over the medium term and return on the council's financial investment. Given the changing nature of energy policy, the growing and more operational nature of the company, and the potential for further investment in the future, a strategic review of the Council's relationship with Energetik is appropriate. It is prudent to conduct a review which considers alternative sources of investment and funding which could reduce the Council's current holdings.

Relevance to the Council Plan

16. In line with Enfield Council's Vision to make Enfield a better place to live and work, delivering fairness for all, growth, sustainability and strong communities, Energetik provides the Council with the opportunity to reach and exceed its 60% carbon reduction target as businesses and properties connect over time.
17. Energetik follows the same values and principles as the Council: working to improve Enfield for the long term. The company's activities play a key role in creating good homes in well-connected neighbourhoods: Energetik provides an essential service to residents in an innovative way, whilst supporting the borough's ambitious regeneration and housebuilding programme.
18. Its supply of environmentally friendly energy to the projected 4,750 or more homes and businesses that would be connected as a result of the proposed expansions will help to sustain strong and healthy communities by delivering real improvements to the lives and wellbeing of local people; directly as a result of living in warmer, healthier homes and through improvements in air quality.
19. Energetik's futureproofed energy infrastructure is designed to last for 80 years when constructed, guaranteeing long term environmental and economic return to the community, and forming an attractive secure low-carbon platform for energy-intensive businesses who are considering relocating to this area. With an active focus on investigating connection opportunities with existing local businesses as well as potential new entrants,

Energetik is already working with local partners to build Enfield's local economy and create a thriving place.

Background

20. Energetik was established by Enfield Council with the aim of providing a new city-scale decentralised energy network to capture affordable low carbon heat from Energy from Waste (EfW) facilities and dedicated Combined Heat and Power (CHP) plants. Energetik operates at arms' length from the Council with a board comprised of two managing directors, two external non-executive directors, and one nominated councillor director. The company has a 40-year business plan which was approved by Cabinet in 2017 (KD 4266 4035), and most recently amended in 2019 (KD 4642).
21. The Lee Valley Heat Network Operating Company was incorporated in 2017, with a business plan to deliver a heat network connected to Meridian Water developments, with an Energy Centre situated at Edmonton EcoPark. This occurred subsequent to the incorporation of Lee Valley Heat Network Ltd, a holding company through which the Council owned the Operating Company, in 2015. The holding company was dissolved in February 2021, and the Council now directly owns the Operating Company.
21. Subsequently a number of smaller satellite networks across the borough were added to plans, and the build of the Meridian Water network will allow further connection to development at Joyce and Snells, should this go ahead.
22. This required a total initial investment of £45m. The first instalment of funding, consisting of LBE on-lending facilities to the company in the amount of £15m, sourced from a combination of London Energy Efficiency Fund, European Investment Bank and Public Works Loans Board, was approved in 2017. In September 2019, a second tranche of funding to construct the network was approved. These facilities awarded the remaining funding, sourced from £5m HNIP grant funding, and £25m lending sourced from HNIP and MEEF. An additional £7.25m was proposed but not approved.
23. The Council's current 10 year Capital Programme also includes an allocation of £32m to fund expansion of the main heat network. The use of this allocation has not been approved for any specific project to date. The governance rules of the company require the approval of a project to be added to the business plan before the company can draw down or utilise this allocation of funding.
24. The company business plan is monitored for delivery, with financial accounts and performance reported annually to Cabinet. The company has delivered improved financial results against its business plan for the past three years, delivering a first gross profit in 2019-20. Pre-audit figures for 2020-21 show a profit achieved before interest and tax, a further improvement. The projected budget for 2021-22 shows a final net profit – if achieved, this would deliver the company's first net profit five years ahead of schedule against the business plan. The company's connection numbers as at 31 March 2021 – a total of 615 connections – were also one year ahead of schedule.

25. There has been positive change in the low carbon energy industry in the past 5 years, with strengthened policy support from government at both local and national levels as a way to decarbonise the UK's heat consumption, and to improve air quality. In particular, adopted London Plan policies and Enfield Council development planning policies now strongly encourage new developments to connect to low carbon heat networks, and government has consulted on regulating the industry, which is a positive step for consumers and energy companies alike.
26. In addition, planning policy for Enfield has shifted over the past few years to encourage intensification of land use for housing and industry. In particular Enfield's housing target has risen from 560 homes per year in 2014/15 to 798 in 2015/16 to 1249 homes per year starting in 20/21. However insufficient homes have been built over the past three years, so that Enfield is now failing the government's test on housing delivery which means that new developments which are compliant with policy have a strong likelihood of gaining planning permission.
27. The Council is bringing forward an updated Local Plan which identifies clear sites and areas for growth; an Issues and Options document was published in December 2018 and a further version is scheduled for 2021. To support this, a Strategic Housing Land Availability Assessment was published in December 2020 which clearly identifies future sites for development, and assesses them on deliverability, current policy and possible future new land use policies.
28. This has all contributed to the growing potential for new customers for Energetik while also supporting the development of the heat network industry more broadly.

Main Considerations for the Council

The Proposed extensions

29. There are two proposed extensions of the network, both of which would lead outward from the Meridian Water energy centre in the South East of the borough:
 - a. The 'green line' extension; this would proceed from the energy centre up the east corridor of the borough, connecting to future developments at Edmonton Green and Southbury, and existing Energetik networks at Alma Road and Electric Quarter. The extension would then lead from Southbury westward towards Enfield Town, with the potential to connect to the Civic Centre and development within Enfield Town if possible.
 - b. The 'yellow line' extension; this would lead along the South of the borough, connecting to Energetik's existing network at Ladderswood, as well as upwards to Southgate Village proposed development, which would connect to the existing network at Oakwood.

30. Appendix A charts the above extensions on a map of the borough, identifying connections to existing and proposed developments.
31. The purpose of dividing the proposal into two distinct extensions is partially geographical, but also informed by the differing profiles of the extensions. The green line encompasses two developments in Edmonton Green and Southbury (the latter with outline planning permission, the former with an outline application currently under consideration), projected to deliver a combined 3350 homes over the period 2025 to 2031. Development within the Enfield Town area is also modelled at a prospective 1200 homes, which the model assumes will be delivered between 2026 and 2028. Along with some small-scale developments on the yellow line, this is sufficient to ensure the project is economically viable and will deliver financial returns as well as environmental, in addition to providing pipe coverage of the eastern section of the borough which future developments can potentially connect to.
32. The yellow line by contrast acts primarily as strategic, future-proofing investment as well as delivering substantial environmental benefits – these are summarised in table 1 under ‘Benefits and costs’. The yellow line improves the efficiency and carbon savings from Energetik’s satellite networks at Arnos Grove and Oakwood, by connecting them to the Meridian Water energy centre, which provides lower carbon heat than these networks currently achieve. Yellow line modelled connections are 200 homes, with a number of other pipeline schemes identified.
33. Both lines have the potential to supply further homes and businesses, as identified through an assessment of the Council’s Strategic Housing Land Availability Assessment and through Energetik’s report of ongoing discussions with potential commercial customers in the borough and residential customers outside the borough.

Benefits

34. The table below sets out the anticipated benefits and costs of the scheme, in comparison to the existing approved business plan. In broad terms, the green line provides the vast majority of economic benefit, while the yellow line provides additional environmental benefits, and helps to futureproof the network in terms of potential future capacity. In either case 121 jobs located in the borough are estimated to be created by the construction of pipework and connection of properties.

Table 1 – Benefits and Costs

Metric	Current approved business plan	Scenario 1 – Green line extension	Scenario 2 – Green line + Yellow line
No. of connections	Ca. 15,000	Ca. 19,750	Ca. 19,750

Additional Funding Requirement above current approval	N/A	£25m	£25m plus £12m HNIP loan = £37m (plus £12 million grant from HNIP)
Retained earnings in Energetik	£39 million	£89.3m	£89.3m
Full LBE loan repayment	2055	2050	2049
Net profitable	2034	2027	2027
IRR	5.32%	5.53%	4.41%
Carbon savings – trees planted equivalent	522,337	694,640	758,540
Nitrous Oxide savings – cars off road equivalent	75,491	99,281	119,934
Additional Jobs	Small number	121	

35. Currently, as indicated in table 1, the company projects to achieve consistent profit in 2034. This places restrictions on the ability of the Council as a shareholder to realise value from the company, either through a regular dividend payment, which would not be available until 2035 onwards, or through equity sale, which will be affected by the asset value of the company.
36. The expansion brings the projected consistent profit point forward to 2027, assuming 4,750 connections are achieved. This opens up earlier options for the Council to realise financial return from the company through potential revenue dividend payments from 2028. The project will also increase the asset base and value of the company, meaning that equity sale value may be increased and available earlier than the base case scenario. The Council could also utilise a split strategy of part equity sale, while retaining a stake in the company to receive dividend income.
37. The retained profits are larger indicating an increased capacity to make dividend payments after setting aside appropriate reserves for investment and maintenance. The additional arising retained profit has been reviewed by EY as part of the commissioned business case review exercise.
38. The project also contributes significantly towards the Council's environmental aims. The green extension is projected to deliver carbon emission savings of 81,151 tonnes above the baseline business case; this is equivalent to the Council operating at zero carbon footprint for approximately 4 years. The

yellow line adds a further 31,950 tonnes estimates savings, equivalent to a further 1.5 carbon zero years of Council operations.

39. The above equivalent years are calculated using the carbon footprint per year figure of 21,907 from the Council's Climate Action Plan.

External advice on business case and Capital Programme implications

40. External advice was commissioned by officers from EY, with a scope to review the business case for the expansion and advise the Council as to the following aspects:
 - a. Feasibility of the project
 - b. Affordability of the project for the Council
 - c. A high-level outline of potential strategic options for the Council's future engagement with the company
41. The review concluded that the business case is feasible and is based on conservative assumptions regarding the number of connections. Scenario modelling, based on known development sites and an assessment of their likelihood, identified that there is substantial potential upside should more connections than assumed be achieved. As described above, planning and government policies require new buildings to connect to existing networks unless unviable or unfeasible. The Council monitors and influences how new buildings connect through a regular officer board. There is also potential downside risk in the event that sufficient properties are not achieved; the EY assessment is that this downside risk is unlikely to occur, given the cautious assumptions made in the EY model.
42. EY's report also notes that the construction of the financial model utilised by Energetik is not generally in accordance with best practice, although it is important to note they raise no concerns regarding the accuracy or integrity of the data in the model, or the output data the model provides. The report states, however, that the construction of the model is somewhat mechanistic and inflexible, relying on 'hard-coded' inputs and data as opposed to being formula-based, making scenario modelling in particular more difficult than is best practice. Given the reliance of this particular expansion on a pipeline of private developments, the ability to model as scenarios and circumstances change will be an important element of risk management going forward.
43. The Council's proposed additional investment is underpinned by the company's financial model; therefore, it is recommended that the Directors of Energetik are instructed to revise the build of the model to reflect financial modelling best practice, and the Council Finance team review the model.
44. On affordability, the report notes that the required funding should not breach the Council's borrowing cap, however it does push the borrowing level closer to the cap and therefore reduces the resources available for other schemes.
45. In regard to future strategic options for developing the company, the report highlights some potential options for alternative funding models (this is not an exhaustive list of potential options):

- a. Do nothing (i.e. the Council continues to fund the development of the company beyond this expansion). This would entail the Council likely needing to contribute to any further substantive network expansion within the borough, though the Council would retain full control.
 - b. Refinancing. In this circumstance the company would take on external debt, with which it would repay loans from the Council. This would remove the Council's risk exposure as a lender; however, it is reasonable to assume external debt would be on less favourable terms than the Council offers, and therefore the success of the company may be affected. The Council would retain control over governance of the company, but not over its borrowed facilities.
 - c. Identification of a joint venture partner. This may bring in external investment to the company, which could be used for a variety of objectives. It would entail the Council potentially losing some control over the governance of the company.
 - d. Partial or complete equity sale (which may involve some aspects of the partner option). This would be similar to a joint venture partner, although there are some technical mechanisms by which the Council could retain full control of governance – though to do so would likely entail secession of the Council's dividend rights to other equity holders, and would depend on market appetite for such an arrangement.
46. At this stage investigation of future options remains in the early stages; however, during the coming months the Council will conduct further work with EY to fully investigate the implications and feasibility of different options to identify a future funding and ownership model which will deliver the Council's priorities while adequately managing its risks. From the Council's perspective, the key aspects to consider in regard to any model will be:
- a. The level of capital receipt/investment in the company that is achievable – officers will look to ensure that realistically achievable receipts are modelled at different points in time and different scenarios are adequately considered.
 - b. The level of debt and measures that can accelerate the reduction of such debt
 - c. The point in time at which an acceptable receipt would likely be achievable – this will follow from point a.
 - d. The desired use of any capital receipt (e.g. further investment in company growth, repayment of Council loans etc).
 - e. The level of control the Council would wish would retain over the direction and development of the company – some models may involve loss of some control, and this would need to be both within the Council's absolute risk appetite, and proportionate to the benefit received.
 - f. Retaining expertise within the company to continue delivering against the business plan in the future, thus mitigating the risk of losing key officers.
47. The strategic review is discussed in further detail in paragraphs 67-70 full business case review report is attached as Confidential Appendix D.

Funding proposal

48. The proposal will require total additional funding in the amount of £49m. An application to HNIP has been accepted, with funding awarded in the amount of £11.859m loan at an interest rate of 0.01%, and £12m grant funding. This is paid to the Council, who would then pass the funding on to the company.
49. The Council submitted an application to HNIP for a funding round in October 2020, requesting £17m grant and £6m low cost loans, to ascertain whether HNIP funding could be obtained, thereby rendering the full expansion a possibility. This application related to funding expiring as of 31st March 2021. The October 2020 funding round represented the first application point at which both the Council and company assessed there to be sufficient comfort that developments on the proposed pipe routes of the size required to render the project viable were very likely to receive planning permission and go ahead.
50. While the Council lobbied for a rapid decision on the application, a final award decision was not received from BEIS until 17th February 2021. This award offer was for facilities of £11.859m loan and £12m grant funding.
51. The full Terms of the offer, including applicable conditions, was not received until the end of February 2021. A condition of the funding was that both the project and £25.141m match funding be approved, and the HNIP funding drawn down by the Council, both before 31st March 2021. This deadline arose due to the available HNIP fund expiring on 31st March 2021.
52. Officers advised BEIS that proper approval of the project would not be possible under this timescale given the governance requirements of the Council's Constitution and the need for the Council to undertake full due diligence, including re-modelling of finances to account for the discrepancy between the application and offer funding split. The Council could therefore not accept the offer unless an extension were granted for appropriate governance.
53. A compromise position was negotiated whereby the conditions relating to project and match funding approval would be granted an extension to 31st July 2021; however, the HNIP funding would still be required to be drawn down by the Council prior to 31st March 2021. Clauses were agreed within the Terms executed for draw down which allow the Council to repay the funding in full before 31st July 2021, should approval not be granted. This would carry some administrative costs, assessed to be minimal.
54. The drawdown of loans was approved by the Leader of the Council under rule 16 urgency process, due to the challenging timeline required by BEIS (KD 5307/U232).

HNIP Grant

55. The £12m grant funding would be invested in the company via equity purchase. This is in line with the previous decision regarding Tranche 2 of the base business plan, in which £5m of HNIP grant funding was invested via equity purchase. While the Council could provide this funding as a loan and charge interest, this would reduce the likelihood of company success; the Council's risk exposure in the event of company failure would be significantly higher than the return received from a loan at a sustainable interest rate, therefore equity purchase is assessed to be the best overall option in terms of risk management for the Council.
56. Further, the purchase of equity does not mean the Council cannot achieve a return. Equity sale at a prudent time within the development of the business could achieve a return through sale of equity for a greater sum than purchased for. Consideration of this option will be a central part of the coming Strategic Review.
57. The full grant funding terms are attached as Confidential Appendix Ci.

HNIP Loan

58. The loan amount of £11.859m is lent by HNIP to the Council at a rate of 0.01% over 28 years, with repayments biannually in June and December. Until June 2024, the scheduled repayments are interest only; from June 2024 onwards, repayments consist of interest plus capital. The final repayment occurs in June 2049 (assuming no early repayments). The Council may make repayments earlier than schedule under the offered Terms of the loan.
59. The Council will then on-lend the full amount to Energetik, at a rate compliant with Subsidy Control regulation. This will include a 'premium' amount of interest above the rate paid by the Council, meaning that the Council will receive more in interest payments from Energetik than it pays to HNIP, providing a source of revenue income over the life of the loan. The loan payback period from Energetik will match the HNIP schedule, with the final loan repayments occurring in 2049.
60. The full loan terms executed by the Council and BEIS are attached as Confidential Appendix Cii.

Match Funding

61. A condition of the HNIP Funding is that the Council approve match funding for the project in the amount of at least the total grant plus loan offered by HNIP; in this case, the remaining £25.141m required to fund the project. This £25.141m in essence pays for the 'green line' section of the extension. It is this part of the extension that delivers economic viability, and therefore would not be eligible to be funded by HNIP in any case. Match funding would be required in the years 2022/23 and 2023/24, in accordance with the Capital Programme schedule identified with the Financial Implications.

62. The remaining £25.141m will require the Council to borrow to fund; an allocation is included in the existing capital programme for the match funding element of this project.
63. There are two main sources for the funding, given the energy and decarbonisation aspect of the Energetik project. The available sources are the Mayor's Energy Efficiency Fund (MEEF) and Public Works Loans Board (PWLB).
64. MEEF offers funding at rates generally below PWLB, although the exact rate to be charged would not be known until an offer were made. There is a cap on MEEF loans of £20m per project, meaning that the option would not be available for the entire amount required.
65. For the remaining £5.141m – or more in the event MEEF did not award the project the full £20m possible – the Council would consider PWLB borrowing.
66. It should be noted that PWLB borrowing has recently been subject to changes in eligibility criteria; this has included the barring of loans to local authorities for commercial purposes. The Council has received opinion from its Treasury advisers indicating they do not believe this would apply to Energetik loans, given the projected delivery of decarbonisation benefits.

Strategic Review

67. The heat network operated by Energetik was commenced with a vision that it would grow over time to serve more of the borough and reduce the environmental impact of Enfield in general through carbon reduction and air quality improvements. This is reflected in the existing approved business plan which included assumption that the company would explore and investigate expansion opportunities; although no budget was allocated in respect of future expansions.
68. The experiences of other local authorities have underlined the need to ensure a clear strategic approach to investment in subsidiary companies, particularly companies operating in markets requiring high levels of capital investment such as Energetik does. While the Council has played a crucial role on forming the company and providing the requisite funding to set up the heat network, it is important for the Council financially to avoid a continuous cycle of investment over return.
69. To this end, the Council has developed a scope for a strategic review to be carried out, with the purpose of providing a clear forward path to removing the reliance of the company on the Council to fund growth through development of external funding options and/or partners. The review will also consider how best to achieve a return from the company, and when the best moment to realise value may be, within the context of capital receipts needed for the capital programme, and clear strategies to exit in the event of risk occurrence. Options to be considered would include external refinancing and full or part equity sale (modelled at different time points over the coming years) and could include other financing models such as leaseback or

concession. Alongside financial details, the review will also consider the amount of control the Council wishes to exert over the company's direction.

70. Council is asked within the above recommendations to endorse the strategic review and the development of a new strategic direction for the Council's involvement in the company taking into account both financial and governance aspects. The review will be complete by Autumn 2021, and the outcome of the review will be brought forward to Cabinet for consideration December 2021.

Safeguarding Implications

71. There are no safeguarding implications.

Public Health Implications

72. The expansion would result in a significant reduction in nitrous oxide emissions compared to supplying developments with traditional energy. totalling approximately 32,000kg for the presently assumed connections over 35 years, but this could be more than 150,000kg if the full potential of the network's capacity is delivered by connecting existing dwellings and businesses. At high concentrations Nitrous Oxides have an impact on respiratory conditions causing inflammation of the airways (i.e. asthma). Long term exposure can lead to decreased lung function, increased risk of respiratory conditions and increased response to allergens. Reducing these emissions improves local air quality by avoiding the need for more gas boilers and contributes to better health for residents. Given the impact that poor air quality has on respiratory health which has been well documented in recent media, and that the current Coronavirus is known to attacks the lungs, creating better local air quality should be seen as essential to improving the health of local residents.

Equalities Impact of the Proposal

73. An Equalities assessment identified one potential effect under disabilities; indirectly, customers with any disability (either physical or mental) could be at greater risk of falling below their credit threshold into debt and losing heating supply.
74. This is already an existing risk for the company's current connections, and Energetik maintains a register of vulnerable customers. There are separate debt protocols for liaising with these customers, including restrictions on withdrawing supply.

Environmental and Climate Change Considerations

75. The proposed expansion to Energetik's network, based on known and identified connections is projected to provide the following environmental benefits over the next 35 years (5 years into Energetik's overall 40 year plan):

- a. 45% increase in Carbon emission savings (equivalent to approximately 236,000 trees planted)
- b. 59% increase in Nitrous Oxide emissions saved (equivalent to 24,000 cars removed from the road)

Should the intended full capacity potential of this expansion be realised by connecting existing dwellings and businesses projected to provide the following environmental benefits over the next 35 years (5 years into Energetik's overall 40 year plan):

- c. 270% increase in Carbon emission savings (equivalent to approximately 1.4 million trees planted)
- d. 360% increase in Nitrous Oxide emissions saved (equivalent to 144,000 cars removed from the road)

76. These savings are in addition to the delivery of the existing business plan, and when based on just the known and identified connections this leads to a total reduction of 379,270 tonnes carbon emissions and 82,618kg nitrous oxide emissions compared to traditional energy provision. The baseline figures of the current approved business case are 261,169 tonnes of carbon dioxide and 52,000kg nitrous oxide.

Note that these improvements do not take into consideration future connections which would further improve the carbon and nitrous oxide savings generated by Energetik.

77. For comparison, the Council's 2020 Climate Action Plan calculates direct emissions from the Council's operations as 21,907 tonnes per year; therefore, the current business case equates to almost 12 years of carbon neutral Council operations, with the expansion considered in this report adding a further 5.5 approximate years equivalent, with the potential for this to be higher if further developments can subsequently connect to the network.

Risks that may arise if the proposed decision and related work is not taken

78. Energetik's current business plan relies substantially on development at Meridian Water, and projected development at Joyce & Snells. The business plan acknowledged this by requiring the company to investigate opportunities to expand. Approval of the proposed expansions within this report helps to mitigate the dependency of the company on these key developments, thereby decreasing the risk of company failure, and therefore the Council's risk of financial loss. This should be considered, however, within the context of paragraph 70.
79. The opportunity to expand may not arise again in the near future. The presence of sufficient very likely development at Edmonton Green to render the expansion economically viable is unusual, and if the opportunity is not funded at this time, it may not be possible to do so in the future, and may

limit the capacity of Energetik to provide social benefits for the borough and financial benefits for the Council.

80. The company and Council may suffer reputational damage in the event the expansion is not approved. The company has undertaken extensive negotiations with developers at key developments that would connect to the network, and their development planning applications have been submitted on the basis of such connections. For the company to withdraw from those developments would significantly damage the company and by extension the Council's reputation within the industry, making it harder to attract interested developers in future. In addition to reputational damage with developers, this would also include damage with the GLA as the company and council have developed very positive relationships with senior officers who are supportive of the company's goals to connect existing homes and to see the company grow.

Risks that may arise if the proposed decision is taken and actions that will be taken to manage these risks

81. The extra funding required to develop the expansion will increase the total borrowing and total risk exposure of the Council to £77m, as opposed to the existing exposure of £45m, thereby significantly increasing the impact of company failure in terms of potential financial loss to the Council. This is mitigated in part by the expansion decreasing the likelihood of company failure (see paragraph 70), and also by the strategic review of the Council's future involvement. This review will look to identify options through which the Council can realise value through its equity ownership of the company and will seek to determine the Council's exit strategy in the event that returns are not achieved.
82. Connection numbers represent a key risk for Energetik and the Council as sole shareholder, with both downside and upside elements. The business case has assumed 4750 connections, and EY have undertaken work to model both lower and higher numbers of connections. In the event of 50% projected connections achieved, the decrease resulted in a negative net present value and an IRR of 0.22%. However, the scheme would still be profitable over the life of the business case. While this scenario would clearly be undesirable due to the poor rate of return, it does offer assurance that the likelihood of non-profitability over the business plan is low. Additionally, upside modelling of 8,250 and 9,775 connections (based on pipeline developments that were not included in the 4,750 due to insufficient certainty of progression) identified significant potential upside, with IRR of 12-16% and strong positive NPV of £13m-£19.7m. A detailed review of the pipeline has been undertaken, building on the Council's evidence base for land planning. This indicates that the business case is reasonable, that substitutions are easily available and the project and planned for increase housing supply in Enfield supports the upside modelling scenarios. Confidential Appendix F provides detail on the review of connections. Therefore, overall there is considered low risk of complete failure and considerable potential for overperformance against the business case assumptions, although it should be noted that while the risk of failure may be low, there is downside risk to

the returns achieved by the Council. To mitigate this risk the Interdependency Board will continue to monitor connections and Energetik will be required to submit quarterly monitoring on the connection pipeline to inform the funding profile. In addition, the overall connections achieved are monitored against business plan projections within quarterly performance reports submitted to the Shareholder function to identify any shortfall against the planned connections assumed by the financial modelling.

83. Further, connection numbers forecast do not include Energetik's retrofit aspirations which could further increase customer numbers. Existing homes make up the majority of housing, and Energetik is currently undertaking two pilot projects, funded separately by Enfield as well as the GLA, to undertake pilot schemes to connect existing housing stock to Energetik's low-carbon heat network. If a saleable model can be determined out of the pilot scheme findings, this would potentially unlock thousands more homes along the heat network routes which could be connected.
84. There is also a risk that developments do not commence at the envisioned time to connect to the network, thus delaying connection fee and charge income. This is a risk to the company, although delays in development will also delay some expenditure by the company; the primary risk for the company is the number of connections and therefore connection fee income achieved. However, delays in connections could affect the returns achieved by the Council, as profits would likely be delayed to future years in the business plan, beyond what is currently envisioned. To mitigate this risk the Interdependency Board will continue to monitor connections and Energetik will be required to submit quarterly monitoring on the connection pipeline to inform the funding profile.
85. Both of the above risks could be catalysed by the economic effect of Covid-19 on development. Current demand for new homes remains strong, the planning of key developments for the expansion continues to progress well, and government support for new homes remains strong, However the long-term implications are to an extent unclear and, The pipeline of future development will need to be monitored for any implications for Energetik and this will be monitored through the existing Interdependency Board and the review of the business plan.
86. There is a risk that the company will continue to require capital to grow in future years, creating a cycle whereby the Council is required to continue investing ahead of achieving returns, increasing the Council's financial risk and/or diluting returns achieved. This is highlighted by the experiences of other Councils detailed within Public Interest Reports. This is mitigated by regular quarterly performance monitoring and annual reporting to Cabinet, monitoring the delivery of both financial and social returns; and by the Strategic Review, which will determine a forward strategy which manages the Council's financial risk, and makes use of external investment opportunities to fund potential future growth of the network.
87. There is a general risk in regard to Subsidy Control, that the Council's investment may not comply; this is due to the Subsidy Control framework lacking clarity at the time of reporting. Due to the late agreement of the Brexit treaty with the European Union, the Subsidy Control principles (which

replace State Aid directives) were under consultation until 31st March 2021, and the final principles were yet to be published at the time of reporting.

88. The risk has been considered that PWLB borrowing could be rejected in the event that the project is viewed as a commercial project, no longer eligible for borrowing by local authorities from PWLB. This risk has been deemed unlikely - the only category that PWLB will not lend to is “investment assets bought primarily for yield” – this Energetik investment is does not fall into this category of spend, and the Council has received advice from its Treasury advisers that confirms this. The PWLB guidance sets out that the Section 151 officer or equivalent of the authority should use their professional judgment to assess the main objective of the investment and consider which category is the best fit. Should PWLB no longer be a financing option at some time in the future, officers would work with the company to identify private financing possibilities, though these are likely to carry much larger risk than PWLB or other public borrowing sources. Further, there is a risk that PWLB interest rates could increase, this increasing the cost of the Council’s borrowing. Officers are seeking to minimise the amount of PWLB borrowing required, and focus in fixed rate loans such as HNIP and MEEF which are generally cheaper than PWLB. In addition, Energetik pays an interest rate above that paid by the Council; this creates a premium return for the Council, but also acts as a guard against the Council’s borrowing rate increasing. Further, the Council can re-negotiate loan agreements with Energetik should the need arise. There is of course also the upside risk that PWLB rates may decrease, although this is unlikely given the historically low base rate of interest at the current time.
89. There is a risk that with additional borrowing, that the Council will breach the self-imposed borrowing cap of £2bn, should adequate capital return not be achieved from the company within the ten-year period of the capital programme. This will be a central purpose of the strategic review, to identify adequate funding received in good time to the Council, to ensure the borrowing cap will remain intact.
90. There is a risk that the HNIP grant and loan amounts are not fully spent in the agreed timescales; the Terms of HNIP funding to the Council require that the monies be substantially spent or committed to spend by 31st March 2022. The company has developed a project schedule in accordance with these requirements in which the bulk of HNIP funding would be used in the first instance, to purchase and store materials, meaning £17m (primarily grant funding) would be scheduled to be spent by 31st March 2022, with the remaining funding committed in contracts for build. The Council also intends to assist in mitigating the risk by reflecting this requirement in on-lending agreements with the company.
91. There is a price risk regarding construction materials , arising from the combined impact of Covid & Brexit . These will be mitigated as far as possible by purchasing the bulk of materials in advance where possible .

Financial Implications

Budget impact

92. Although the support to Energetik will not ultimately materialise as capital expenditure in the Council's accounts, it has been budgeted as capital to correctly reflect its financing and treated as such in the report. Addition to capital programme of £17m requested, £12m of which funded from grant and remaining £5m from borrowing as set out in table below:

£m	Borrowing	Grant	Total
Approved	32	-	32
Addition requested	5	12	17
Revised	37	12	49

93. The forecast budget profiling based on Energetik's forecasts is detailed below. This will be reviewed and updated as part of the quarterly monitoring cycle.

	£'m	£'m	£'m	£'m
	2021/2	2022/23	2023/24	Total
Loan	5	10	22	37
Grant	12			12
Total	17	10	22	49

94. Appendix F provides a summary of when it is anticipated connection agreements will be signed and the number of connections . Based on this forecast, there should be certainty regarding 450 connections, prior to the 1st loan drawdown of £5m in 2021/22. A further 600 of the 4,750 base case connections are scheduled to have heat agreements signed during 2022/23. This excludes 350 additional potential connections in 2022/23 , that do not form part of the 4,750 base case. Further details are contained in the Confidential appendix F
95. Interest payable (estimated) by Council (at 3 ½%) on additional borrowing is set out in below. Energetik repays this interest to the Council plus a premium. This means that there is no impact on the Council's revenue budget of this borrowing which is on-lent to Energetik. As set out in this model, it is anticipated that this loan will be repaid more quickly than the original business case as a result of this investment.
96. Interest payable by Council on the additional borrowing estimated as:
- £175k per annum on £5m additional borrowing
 - £1.295m per annum on the total £37m additional borrowing required to support this proposal which includes the £175k above
 - interest costs recovered plus premium from Energetik, therefore no revenue cost to Council revenue budget for borrowing
97. No Minimum Revenue Provision(MRP) implications as asset capitalised in subsidiary company and financed through capital resources by Council.

98. As the 100% shareholder the Council may receive dividend income from Energetik although this will be subject to the company retaining sufficient reserves to ensure its working capital and investment requirements can be financed without recourse to further borrowing.

Borrowing

99. Proposed expansion requires further investment of £49m by the Council funded, £37m borrowing and £12m grant.
100. Additional borrowing of £37m will increase total amount borrowed on behalf of Energetik from £40m to £77m and the total amount claimed as grant (and to be invested as an equity stake) from £5m to £17m as shown in table below:

Provider (£m)	Already approved*	Expansion (G+Y)	Revised
PWLB	3.2	25.1	28.4
European Inv Bank	6.0		6.0
LEEF	6.0		6.0
MEEF	15.0		15.0
HNIP	9.8	11.9	21.6
Council borrowing	40.0	37.0	77.0
HNIP grant	5.0	12.0	17.0
Council funded total	45.0	49.0	94.0

101. Additional borrowing of £37m will consume debt headroom bringing Council closer to the £2bn self-imposed ceiling, thereby reducing capacity for other capital schemes. Energetik can increase dividends to accelerate redemption of the Council's loans providing adequate reserves are in place for working capital and investment requirements.
102. Council will on lend the additional borrowing together with grant to Energetik on a phased basis charging an interest premium which will be recognised as net interest income in the Council's General Fund.
103. As with Tranches 1 and 2, on-lending and interest premium, will be dealt with in a manner which complies with the Government's State Aid rules
104. Appendix E sets out the history of funding approvals with reference to the original report to Cabinet together with a comparison against the results of the EY Strategic review.

Viability

105. As stated in para 40 the Council is required to conduct a review of the proposal to satisfy Governance requirements and engaged Ernst & Young (EY) for this purpose.

106. The proposal assumes the additional investment will generate 4,750 additional connections although this number has yet to be confirmed.

107. As the number of connections has an impact on the viability of the expansion and the whole scheme it is considered prudent for any approval for additional funding is made on the following provisos:

- Receipt of verified connectivity plan clearly identifying sites, connection dates and any assumptions or risks made
- Revision of the Business Plan in conjunction with the Council Finance Team ensuring models are constructed in line with best practice and can be easily stress tested as set out in EY Strategic Review
- Evidence of compliance with grant conditions is provided to ensure compliance should a return be required to the grant provider

108. EY conducted a review of the financial modelling (appendix D) the results of which are summarised below:

- Proposal produces a low NPV and IRR due to the high initial capital outlay and the use of a conservative assumption of 4,750 connections
- Significant benefits are possible in the event of additional connections being secured which will translate into positive IRR and NPV which surpass targets
- Table below shows the proposal (assuming base case of additional 4,750 connections) produces below target IRR and NPV which pulls down the performance of the whole scheme from 13.99% to 10.03% and £29.9m to £20.9m respectively.
- Stress testing shows significant additional benefits where additional connectivity reaches 8,250; alternatively, lower connectivity of 2,375 would further diminish overall viability and expose the Council to an increased risk.

Development & Investment Financial Framework (DIFF) metrics	Council		Energetik			Stress test - no. connections**	
	Actual	Target*	Base	Proposal	Combined	Lower connections	Higher connections
IRR (conventional)	3.71%	8.00%	13.99%	5.05%	10.03%	0.22%	12.66%
NPV (£m)	-3.9	0.0	29.9	-1.1	20.9	-11.2	13.3
Additional connections	12,857	N/A	12,857	4,750	17,607	2,375	8,250

Source : EY Strategic review, appx D

*considered a minimum reasonable expectation

**marginal impact on additional connections only, not whole scheme

Assumptions

109. The EY Review, which was based on information as at 31st March 2021, does not constitute a full Due Diligence review of the model however a degree of reliance has been placed in constructing the financial implications.
110. Estimates of borrowing used in the EY review are not entirely consistent with those approved by Council for Tranches 1 and 2 or for Tranche 3. This is due to the way in which EY carried out the review which required the amalgamation of several financial models and revision of assumptions to eliminate inconsistencies.
111. These have been referenced by EY in appendix D and will require a review by the Council in its capacity as 100% shareholder and exclusive financier.
112. The inconsistencies between the EY review and Council approved budgets are set out below with further details provided in appendix E :
- EY's estimate of borrowing by the Council is £78.8m as opposed to the £77m assumed in this report, as a result of the methodology employed in updating the financial models supplied by Energetik. The difference is due to the fact that EY's assessment does not factor in income receivable from connection charges which reduces the borrowing requirement.
 - HNIP support totals £24m (£12m grant + £12m loan) and requires at least this sum is provided by the Council in the form of match funding; EY have estimated £22m again as a result of the methodology employed

Appendix E also shows changes in key metrics reported by Energetik for tranches 1 and 2 as reported to Cabinet on the 18th Jan 2017, 11th September 2019 and the latest project appraisal. Differences between versions are due to changes in timings and estimates of project costs inflation. Differences against EY reported IRR and NPV are due to inconsistencies cited above which will require resolution as set out in the recommendations above .

113. Taken in context these inconsistencies are not material enough to impact on the EY results or stress testing.

Taxation

114. Loans to Energetik are outside the scope of VAT and Stamp Duty Land Tax (SDLT) and not directly subject to income or corporation tax.
115. Loan interest receivable by the Council is subject to income tax which Energetik are responsible for deducting at source
116. Dividends are paid out of profits already taxed through corporation tax therefore not taxable in the hands of the Council

Legal Implications

114. The Council has the power under Section 1(1) of the Localism Act 2011 to do anything which individuals generally may do provided it is not prohibited by legislation and subject to public law principles (the 'general power of competence'). Further statutory powers exist to establish and invest in Energetik, and Section 1 of the Local Government Act 2003 permits the Council to borrow and lend (subject to complying with the Prudential Code for Finance in Local Authorities). The recommendations detailed in this report are in accordance with legal justifications previously reported to Cabinet (June 2015 and September 2019) for establishing and implementing the business.
115. In taking the decision to approve the next stage of investment, the Council must take into account the risk factors described in this report, so that the Council takes its decisions with proper regard to its fiduciary duty to act prudently with public monies. In addition, the Council as shareholder must comply with the requirements of the Companies Act 2006 with regard to the equity subscription.
116. Providing the additional investment requires an additional loan agreement and a share subscription agreement to be put in place for the Council to deploy the necessary funding into the company. Such agreements will need to include provisions to reflect the conditions attached to the original funding sources and to help ensure compliance with Subsidy Control rules. They must also incorporate the condition precedent referred to at [paragraph 6] above. These documents remain to be developed and must be in a form approved by Legal Services on behalf of the Director of Law and Governance.
117. The Council, as lender, is exposed to the potential failure of Energetik, as borrower, and Energetik's inability to repay the money it owes to the Council. Irrespective of the performance of the Council's on-lending to Energetik, the Council will have a requirement to meet its repayment obligations to its own lenders.
118. The above will be mitigated to a large degree by the terms of the on-lending agreements, the oversight the Council has over the running of the business as sole shareholder, and the governance measures implemented through the shareholder reserved matters.
119. The Council has obtained advice from financial and legal advisers to ensure that the proposed arrangements are lawful under the new Subsidy Control regime (which replaced the EU state aid rules in the UK as from 1 January 2021).
120. As the project continues, the Subsidy Control position will be monitored on an ongoing basis to ensure continued compliance.

Workforce Implications

121. There are no workforce implications.

Property Implications

122. This report is primarily about funding and finance matters, as such there are no direct property implications from its contents. However, the purpose of the funding is for works which will involve the installation of pipelines and infrastructure on/under/within Council property and land assets. As and when detailed proposals come forward for these works, property implications will arise as part of the implementation, and these should be addressed then. The Energetik team is encouraged to engage with the Property team early in the process in order to maximise synchronicity between the intended outcomes and the key enabler of property.

Other Implications

123. There are no other implications.

Options Considered

124. The expansion could be rejected. This would likely result in substantial reputational damage to Energetik and the Council, as Energetik would have to withdraw from potential developments that it has been negotiating with. This would negatively affect the opportunities for any growth in the future. It is also unlikely in the future that sufficient development would be available to render an expansion of this magnitude possible, meaning that any future expansions would likely be small and of lesser benefit.

Conclusions

125. The Council should approve the proposed expansion but should ensure to manage its risk effectively through a strategic review of the company's future, including both the Council's role in funding future growth, and how the Council intends to realise a financial return from the company.

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Date of report

Appendices

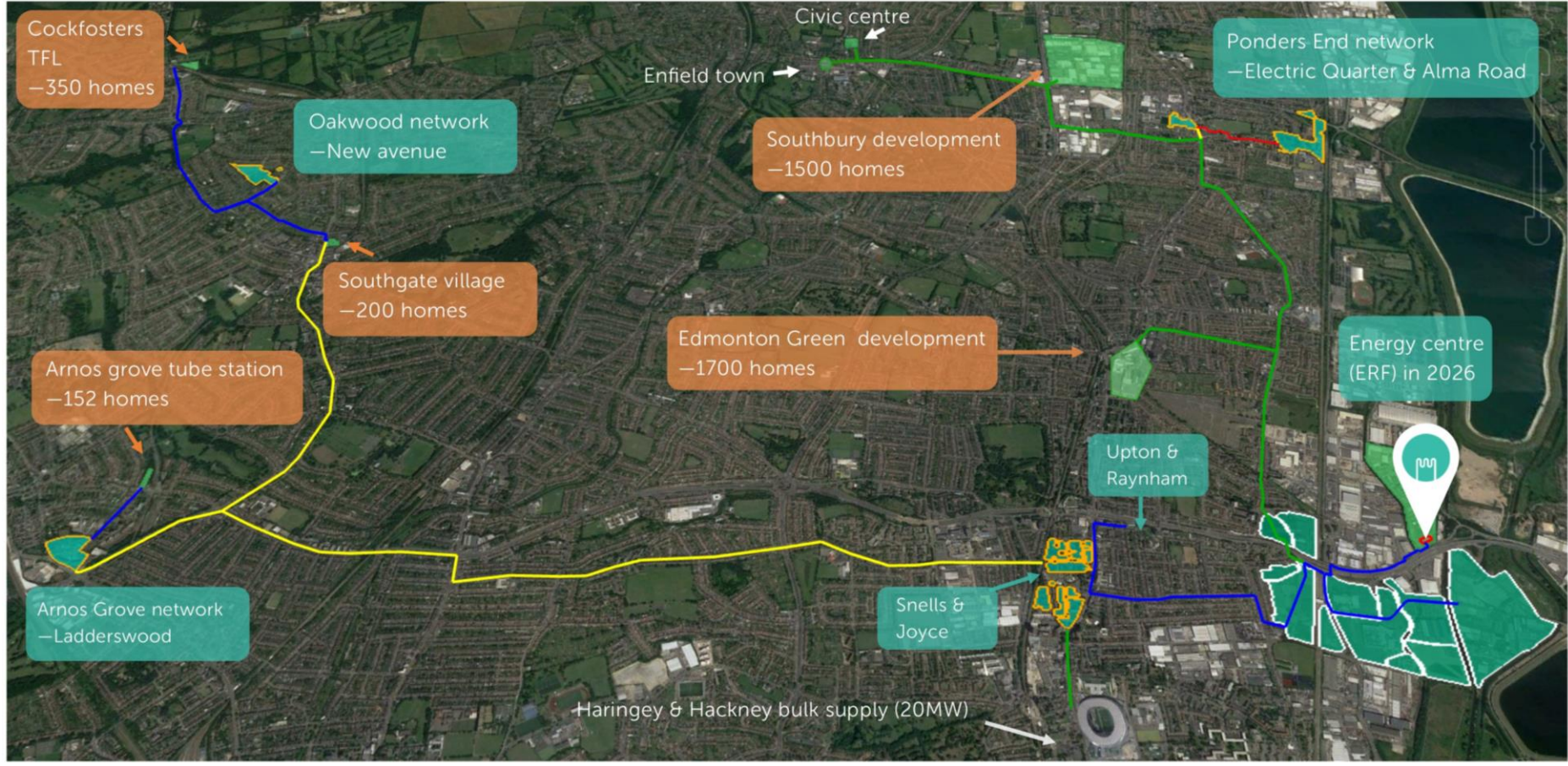
Appendix A – Map of planned expansions
Appendix B – Business Plan addendum
Appendix Ci – HNIP grant Terms and Conditions
Appendix Cii – HNIP loan Terms and Conditions
Appendix D – EY business case review report
Appendix E – Funding Details and History
Appendix F – Planning Pipeline and Commentary

Background Papers

The following documents have been relied on in the preparation of this report:

None

Appendix A – Map of proposed expansions



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1. Executive Summary

- 1.1 This document is a second addendum to Energetik's approved 40-year business plan (approved in January 2017) and should be read in conjunction with the full approved document and the Business Plan Addendum 2019 for background context.
- 1.2 The company has made significant progress in key areas over the past few years and is now seeking approval for value-adding network expansion that will have a huge positive impact on the decarbonisation of Enfield as well as improve the profitability of the Company and therefore returns to the shareholder.
- 1.3 Securing and connecting to new developments is an important part of building resilience in the business, diversifying customer portfolio to reduce risk, whilst supporting the low-carbon transition in Enfield. Via the company's engagement with the planning authority, three large-scale connection opportunities totalling ca. 4500 additional new homes have been identified who are favourable to a connection to Energetik's low-carbon heat networks. Connection would require an extension to the Meridian Water heat network to reach the developments.
- 1.4 In addition to extending to these 'catalyst' developments, Energetik would look to connect Enfield's Civic buildings in order to help them decarbonise as part of their Climate Action Plan, saving over 1,000 tonnes of carbon per year once connected.
- 1.5 Positive engagement has been conducted with the North Middlesex Hospital at a senior level to discuss the potential of a heat connection to assist in their future decarbonisation plans, which would offset ca. 4000 tonnes of carbon per annum.
- 1.6 In order to reach these significant connection opportunities, the company requires additional funding beyond the current approved funding envelope. Engagement with senior council officers and members continues, with a hope to secure funding in Summer 2021 to allow the company to secure the connection opportunities. A decision and a firm commitment is required from the council by end of May 2021 if heat agreements with the first development, (the Colosseum Retail Park) are to be signed and works be commenced to enable Energetik to reach the first phase of the development in time.
- 1.7 This addendum provides the following information:
 - 1.7.1 Summary of Energetik's funding to date
 - 1.7.2 An explanation of the expansion opportunity and funding requirement including the in-progress retrofit pilots.
 - 1.7.3 Future strategic direction of the Company

2. Funding to Date

- 2.1 Energetik's 40-year business plan and Tranche 1 (£15m) funding application was approved by the Council in January 2017¹. The Business Plan addendum which detailed Tranche 2 funding requirement was approved in September 2019.

¹ A copy of the approved business plan and cabinet reports can be provided on request

- 2.2 A two-tranche funding approach was adopted ahead of the investment in January 2017 following the due diligence review of Energetik's business plan and financial model. Energetik received the first £15 million to commence business operations and begin serving its first customers. The approval was sought on the basis that secondary investment would follow once sufficient clarity on the delivery programme at Meridian Water could be established, and once agreement had been reached with the NLWA for a heat offtake agreement.
- 2.2.1 Tranche 1 funding is being utilised for business setup activities; design and installation monitoring at the 'satellite' heat networks, adoption of assets and commencement of customer operations on these networks which currently serve 100 customers but will increase to over 500 by the March 2020; and the design to planning stage required to deliver the company's main energy centre and heat network at Meridian Water.
- 2.2.2 In addition to its core activities, the company has established itself as an example of best practice in the industry in relation to its stringent technical requirements and its focus on customer service and protection, it has gained positive recognition at both the local and national level.
- 2.2.3 Tranche 2 funding was approved in September 2019 and the Company supported the council to draw down the funds within the required deadlines. Alongside the funding requested, an updated on-lending agreement was signed with the council to govern the transfer of funds under tranche 2. This allows the Company to build the energy centre and heat network to serve the Meridian Water development.
- 2.3 The justification for tranche 2 funding investment from the council was set out in the 2017 business plan and the cabinet report approving the initial investment, namely:
- 2.3.1 To provide better quality heat networks to an improved technical standard, taking a long-term view on [the council's] investment for local benefit, by delivering a better-quality system that has been designed and installed to stringent requirements in order to last longer and ensure a fair price for consumers.
- 2.3.2 Energetik's customers will be charged a fair price for their heat whilst receiving higher level of customer service than could be offered by a private-sector Energy Service Company (ESCo). Residential prices will be benchmarked annually against gas, with no premium for low carbon heat. Energetik's financial model allows for this approach, whilst providing an acceptable commercial return to the Council.
- 2.3.3 Energetik is best placed to undertake this project and is in a position to build an exemplary, city-scale heat network, using planning policy to ensure that its technical specification is on par with the best networks in Europe. This unique opportunity enables the Council to underpin its regeneration aspirations whilst providing fairly priced, low carbon heat to homes and businesses across the borough.

3. Tranche 3 - expansion

- 3.1 Extending Energetik's heat networks has been a core business development driver since the company was formed back in 2017. Additional connections strengthen its

business case, reduces reliance on the Meridian Water development, helps decarbonise north London and improves local air quality.

- 3.2 Extensions generally need catalyst developments that are large enough to make them economically viable. Developments of the size required, or multiple developments being planned at the same time are rare. This makes large extensions difficult to justify and is often the reason that most heat networks remain static and rarely expand at the rate/level required if we are to significantly increase heat network connections to help tackle the climate crisis.
- 3.3 Energetik will install much larger pipework than necessary (strategic) to future proof connections for several decades and enable 1000s of existing homes (or businesses) to be connected via retrofit, our medium to long term aspiration to decarbonise Enfield and beyond.
- 3.4 Benefits of extending the Meridian Water heat network include significant improvements to carbon savings, both from connection of Energetik's existing heat networks (the satellite schemes), removing the need to run gas fired CHP and boilers, as well as decarbonising connections along the route. This includes the North Middlesex Hospital, who as an NHS trust are aiming to be carbon neutral and have over the years been looking at CHP driven systems of their own. Energetik intend to connect the hospital if negotiations are successful.
- 3.5 Additionally, the council's plan to be a net-carbon neutral borough by 2040 means it must take steps to tackle its current emissions sooner rather than later. Energetik is working with the Council to identify its current housing stock and planned new build developments along the planned network routes, with a long term strategy to assess and take forward projects to retrofit connections to Energetik's networks over the next 20 years
- 3.6 It should be noted that Pricing strategy for Customers is to keep tariffs below the counterfactual (presently gas), this is to ensure affordable warmth and support the tackling of the Council's fuel poverty agenda. This limits profit and returns by the company but allows the Council a degree of control over the price of affordable low carbon heat to its residents, as well as the quality of customer services.
- 3.7 Tranche 3 monies would facilitate two extensions to the Meridian Water Heat Network, to the north to pick up and connect to new developments identified through the planning process, as well as to the west to connect Energetik's existing heat networks as well as the North Middlesex Hospital. Both will contribute significantly to the decarbonisation plans of Enfield, as well as significantly increasing the value of Energetik.
- 3.8 Whilst it is known that the council's capital budget is constrained, commitment to funding these extensions significantly improves Energetik's financial standing, with sustainable profit being achieved in 2023, eleven years earlier than the present business plan forecast of 2034. Further, the additional income and revenue streams would contribute to an improvement in retained earnings from £45m to £90m and an additional £4 million in interest premium receipts for the council.
- 3.9 Energetik applied to HNIP on behalf of the council in autumn 2020 to try and secure a further significant grant (£17m) plus low cost loans (£6m) which would allow the connection of the development opportunities identified, connection to the hospital, connections to the council's civic buildings and to its existing satellite networks. the council would be required to match fund the remaining £26m, potentially via a further MEEF funding agreement, as with Tranche 2.

- 3.9.1 A decision was expected from BEIS in November/December 2021, on the basis that council approvals, and subsequent drawdown of the funds is required within the 2020/21 financial year. A positive funding offer was received in February 2021, following approval by both the HNIP Investment Committee and BEIS. Following their assessment and due diligence of the project financial files submitted, the offer made was:
- 3.9.1.1 £12m grant funding
 - 3.9.1.2 £11.859m low cost loan (at 0.01% interest)
- 3.9.2 Match funding for the HNIP offer is required., totalling £25m.
- 3.10 It is envisaged that these extensions will not only provide capacity to serve the identified developments and Energetik's existing networks but will allow for additional capacity to serve thousands of additional homes/businesses as Enfield and/or developers redevelop areas or looks to connect existing housing stock.
- 3.11 The business case is considered prudent, on the basis that only known developments have been included in the modelling, and there is significant scope for improvement by connecting further homes and businesses in the future.
- 3.12 There is a requirement to substantially spend the HNIP monies of £24m in the year 2021/2022 and therefore draw down and spend will be necessary this year. The company is therefore accelerating the works programme to ensure we can achieve this.
- 3.13 An unexpected value benefit coming through via programme acceleration is as a consequence of costs presently rising within the industry very quickly. Current rates are showing at least an increase of 27% higher than in previous years. The company has managed to tie in present day market rates for works from its main contractor thereby enabling the works to be carried out for the borrowing envelope of £49m instead of ca. £62m.
- 3.14 The pipework will last up to 80 years, helping to support the next generation of regeneration in the borough.
- 3.15 Energetik will own/operate the network, and will sub-contracted the design, build and operation to industry experts.
- 3.16 Energetik will supply heat directly to end customers as the energy services company (ESCO). To do this, the company has procured a sub-contractor, Switch2 Energy, to undertake its customer service and metering and billing functions. They are already operational on Energetik's satellite schemes.
- 3.17 Energetik will contract directly with developers via connection and supply agreements which will govern the heat supply obligations for all parties.
- 3.18 To secure the funding and loan, the BEIS agreements required execution and drawdown by the council before 31st March 2021. With the support of Energetik's management team and the executive team within the council, the funds were secured and were drawn down by the council by 31st March 2021.
- 3.19 However, BEIS/HNIP accepted that it was not possible for the company to seek, nor the council grant, the relevant approvals to allow a project of such scale to proceed within this timeframe. Therefore, dispensation was applied for and a long-stop date to obtain these approvals has been granted to 31st July 2021. If approvals for the

project are not in place by this date, the secured funds will have to be paid back to HNIP/BEIS.

- 3.20 Work is currently underway with the council to prepare documentation required to take a funding request to Full Council in May 2021, following the elections in early May.
- 3.21 Part of this work is for the council to carry out due diligence to assess the proposed extensions outline business case. They have contracted Ernst & Young (EY) to support them to assess the impacts, risks and opportunities presented by the business case on the council's ongoing finances. Energetik's management team is contributing to EY's data gathering and they are expected to produce a draft report before the end of March for the Council.
- 3.22 As well as the due diligence, EY will be highlighting some strategic considerations for the council (which will require further investigation given the short timescales for the report) on the future of the council's ownership in Energetik i.e. possible future part/full sale options. However, the council have accepted that to fully explore this option will require further detailed analysis that will take time to produce.
- 3.23 At present it is believed that Enfield are supportive of the project, and senior leadership is bought in to supporting the project.

4. Active Opportunities

Energetik's major connection opportunities are listed below.

Opportunity name	No. dwellings / GWh demand
Colosseum Retail Park, Southbury Road	1600
Crosstree Development, Edmonton Green	1700
Enfield shopping centre redevelopment	1200
Haringey bulk supply	20GWh (ca. 5700 homes equivalent)
Enfield Civic Centre	3.9GWh (ca. 1100 homes equivalent)
Enfield Dugdale Centre	0.5GWh (ca. 150 homes equivalent)
North Middlesex Hospital	17GWh (ca. 4900 homes equivalent)
North Middlesex Hospital GLA housing site	250
Reardon Court	91
Honeysuckle House, care home	91

5. Expansion funding requirements summary

- 5.1 This Tranche 3 application for funding is required due to significant connection opportunities being identified driving the requirement for extensions to the network which in turn require additional funding. The £49million (HNIP loan and grant plus match funding) and will be used to:
- 5.1.1 Extend the Meridian Water heat network to the north to connect the new build development opportunities identified, the Civic buildings in Enfield Town as well as to connect the Ponders End Heat Network, removing the need for gas CHP and increasing carbon savings, and sized to allow a further 11,000 additional homes to be connected (green line in network map below)
- 5.1.2 Extend the Meridian Water heat network to the west to connect the Meridian Water Heat Network to the Arnos Grove Heat Network, the Oakwood Heat Network as well as two care homes, and the North Middlesex Hospital, and sized to allow a further 11,000 additional homes to be connected (yellow line in map below)
- 5.2 In total, Energetik forecasts ca.£49m of additional grants and borrowing over the next 3 years in order to be able to deliver the infrastructure to connect the developments and realise the benefits of the significant opportunities. The intention will be to commence works in between January 2022, completing in April 2024.
- 5.3 The table below shows the financial highlights for Company in terms of the current business case versus the expansion opportunity.

Metric	Scenario 1 – current business case	Scenario3 – Green line + yellow line
No. of connections	Ca. 15,000	Ca. 20,000
Additional Funding Requirement	N/A	£25m plus £12m loan = £37m (plus £12 million grant from HNIP)
Retained earnings in Energetik	£39 million	£89.3 million
Interest premium payments to council	£12.2 million	£18m (+£6m)
Peak cash utilisation	£40.9 million in 2026	£76 million in 2024
Total loans	£47.25 million	£77 million
Full loan repayment	2055	2048
Cash net positive	2047	2042
Net profitable	2034	2023
Profit Before Tax in 2030	-£5.5m	£3.9m
IRR	5.32%	4.41%
NPV	£11.7m	£10.1m

6. 3rd party investment options appraisal

In response to Energetik's request for additional extension funding, the council has advised the company that it wishes to re-investigate possible 3rd party investment options. This is in part due to constraints to the council's capital budgets / borrowing capacity.

The company will support the council through 2021 to establish a more detailed plan regarding their intentions concerning desired outcomes i.e. level of investment, part/full disposal, timescales etc.

It should be noted that the process of obtaining an equity investor will take significant time to complete (potentially 24-36 months), and timing will be crucial in ensuring maximum value is obtained for any investment i.e. a larger and more diverse portfolio of connected properties will contribute to an increased valuation of the business, reducing perceived build-out risk associated with Meridian Water, currently Energetik's largest anchor load.

In order to secure the connection opportunities, and to ensure maximum value in any future investment/sale, Energetik needs the Council to firmly commit to funding the extensions ahead of any such deal being made.

Retrofit

In addition to the current build out and expansion opportunities, the company is undertaking two pilot projects in 2021 to retrofit heat network infrastructure into existing homes near to an Energetik heat network. The aim is to understand the challenges and ways to overcome them, with a view to developing a blueprint for how retrofit to heat networks can be rolled out wider to help decarbonise Enfield and the UK. The pilots include:

- Naylor Grove – utilising carbon offset monies provisionally secured from the council to retrofit to a council owned, predominantly social tenanted block along South Street, Ponders End.
- South Street GLA retrofit – grant funding has been secured from the GLA to undertake a similar pilot project but instead attempting to connect to private homes / flats. A report and seminar is expected to be produced demonstrating the lessons learned.

In addition to the two distinct retrofit projects above, the company is engaged with the council's asset management team to establish where Energetik's heat network infrastructure is in proximity to council owned assets, to establish if retrofitting would be possible to help decarbonise existing council housing stock, in turn contributing to Enfield's Climate Action Plan goals.

Expansion Investment provides green and yellow line extensions



Complete

Under Construction

Decarbonisation plan

Planned Extension



Heat Networks Investment Project Local Authority Grant Funding Agreement

relating to construction grant funding for the
2020/2021 financial year for London Borough of
Enfield

in relation to the
Enfield District Heating Networks Project
(North and West Extensions)

- (1) The Mayor And Burgesses Of The London Borough Of Enfield,
as Recipient
- (2) The Secretary of State for Business, Energy and Industrial
Strategy, as Provider of the Grant
- (3) Triple Point Investment Management LLP, acting as Agent
- (4) Triple Point Investment Management LLP, acting as Account
Trustee

Dated 19TH MARCH 2021

EXECUTION VERSION

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This Agreement is entered into as a deed on the **19TH MARCH 2021**

Between:

- (1) **The Mayor And Burgesses Of The London Borough Of Enfield**, a local authority having its registered address at Civic Centre, Silver Street, London, United Kingdom, EN1 3XD (the **Recipient**);
- (2) **The Secretary of State for Business, Energy and Industrial Strategy** as grant provider (the **Original Provider**);
- (3) **Triple Point Investment Management LLP**, a limited liability partnership registered in England and Wales under company number OC321250 whose registered office is at 1 King William Street, London, EC4N 7AF, as agent of the other Finance Parties (the **Agent**); and
- (4) **Triple Point Investment Management LLP**, a limited liability partnership registered in England and Wales under company number OC321250 whose registered office is at 1 King William Street, London, EC4N 7AF, as account trustee for the Original Provider (the **Account Trustee**).

It is agreed as follows:

1 DEFINITIONS AND INTERPRETATION

- 1.1 In this deed, unless the context otherwise requires, the following words have the following meanings:

2020 Grant Agreement	means the grant funding agreement entered into between the Parties on or about 26.3.2020
2020 Funding Agreements	means the 2020 Grant Agreement and the £9,761,000 loan agreement entered on or about the date thereof
Account Bank	means such bank as the Agent shall notify to the Recipient from time to time.
Affiliate	means, in relation to any person, a Subsidiary of that person or a Holding Company of that person or any other Subsidiary of that Holding Company.
Agency Protocol	means the separate protocol dealing with aspects of the Agent's appointment, as amended from time to time, available from the Agent on request by the Recipient.
Application	means the Recipient's original application to the Heat Networks Investment Project together with any further information provided by the Recipient as part of the application or award process prior to the date of this Agreement.
Approved Purpose	means funding Eligible Costs for the Project, in accordance with the Maximum Grant.
Authorisation	means an authorisation, consent, approval, resolution, licence, exemption, filing, notarisation or registration.

Authority	means a district council, county council, unitary authority or such other entity as detailed as such in Schedule 1 (<i>Project Description</i>).
Availability Period	means the period detailed as such in Schedule 1 (<i>Project Description</i>).
Business Day	means a day (other than a Saturday or Sunday) on which the Bank of England and banks in London are open for business.
Central Government Body	means a body listed in one of the following sub-categories of the Central Government classification of the Public Sector Classification Guide, as published and amended from time to time by the Office for National Statistics: (a) Government Department; (b) Non-Departmental Public Body or Assembly Sponsored Public Body (advisory, executive, or tribunal); (c) Non-Ministerial Department; or (d) Executive Agency.
Change of Control	means the sale of all or substantially all the assets of a Party; any merger, consolidation or acquisition of a party with, by or into another corporation, entity or person, or any change in the ownership of more than fifty percent (50%) of the voting capital stock of a party in one or more related transactions (but in each case noting that collapsing Lee Valley Heat Network Limited such that the Recipient becomes the sole shareholder in Energetik shall not constitute a Change of Control).
Completion Date	means the earlier to occur of: (a) issue of a completion certificate in respect of the Project under all Construction Contracts by the appropriate contractor or surveyor; or (b) the start of transmission of heat to the anchor load customer identified in Schedule 1 (<i>Project Description</i>).
Conditions Satisfaction Date	means the date by which the initial conditions for funding must be satisfied in accordance with Clause 4.1 (<i>Initial conditions precedent</i>) and being the date identified as such in Schedule 1 (<i>Project Description</i>).
Construction Contracts	means those contracts that are required for the development, design, construction, management, commissioning and testing of the Project, which have been delivered to and approved by the Agent

on or prior to delivery of the relevant Funding Request.

Construction Costs

means those construction costs set out in Schedule 1 (*Project Description*) incurred or to be incurred by the Recipient and which correspond with costs identified in the construction budget and the total amount of which does not exceed the total amount identified in the construction budget.

Construction Start Date

means the date identified as such in Schedule 1 (*Project Description*).

Data Protection Legislation

means all applicable legislation relating to privacy and the processing of personal data in force from time to time in the United Kingdom including the GDPR (for as long as applicable in the United Kingdom) and the Data Protection Act 2018.

Default

means a Repayment Event or any event or circumstance specified in Clause 13 (*Repayment Events*) which would (with the expiry of a grace period, the giving of notice, the making of any determination under the Grant Documents or any combination of any of the foregoing) be a Repayment Event.

DPA 2018

means the Data Protection Act 2018.

Eligible Costs

means the capitalised costs for commercialisation, design, construction and commissioning which:

- (a) are specified in the Recipient's Application (provided that these are not excluded or qualified in Schedule 1 (*Project Description*) and are reasonably incurred in undertaking the Project); and
- (b) fall within the respective definitions of eligible cost set out for production plant and distribution network for the purposes of relevant Subsidy Control Law,

but not including Excluded Costs.

Energetik

means Lee Valley Heat Network Operating Company Ltd. (company number 09763702) (trading as "Energetik").

Excluded Costs

means those costs identified as such in Schedule 1 (*Project Description*).

Finance Party

means the Agent, the Account Trustee or the Provider, together the **Finance Parties**.

Financial Indebtedness

means any indebtedness for or in respect of:

- (a) moneys borrowed;
- (b) any amount raised by acceptance under any acceptance credit facility or dematerialised equivalent;
- (c) any amount raised pursuant to any note purchase facility or the issue of bonds, notes, debentures, loan stock or any similar instrument;
- (d) the amount of any liability in respect of any lease or hire purchase contract which would, in accordance with GAAP, be treated as a balance sheet liability;
- (e) receivables sold or discounted (other than any receivables to the extent they are sold on a non-recourse basis);
- (f) any amount raised under any other transaction (including any forward sale or purchase agreement) of a type not referred to in any other paragraph of this definition having the commercial effect of a borrowing;
- (g) any derivative transaction entered into in connection with protection against or benefit from fluctuation in any rate or price (and, when calculating the value of any derivative transaction, only the marked to market value (or, if any actual amount is due as a result of the termination or close-out of that derivative transaction, that amount) shall be taken into account);
- (h) any counter-indemnity obligation in respect of a guarantee, indemnity, bond, standby or documentary letter of credit or any other instrument issued by a bank or financial institution; and
- (i) the amount of any liability in respect of any guarantee or indemnity for any of the items referred to in paragraphs (a) to (h) above.

Funding	means the advance of the Grant.
Funding Date	means the date of the Funding, being the date on which the Grant is to be made.
Funding Request	means a notice substantially in the form set out in Schedule 3 (<i>Funding Request</i>).
GAAP	means generally accepted accounting principles in England and Wales.
General Data Protection Regulation / GDPR	means Regulation (EU) 2016/679 of the European Parliament and of the Council of 27 April 2016 on the protection of natural persons with regard to the processing of personal data and on the free movement of such data

or any law which replaces, supersedes or supplements the European Union Regulation in relation to the United Kingdom (whether in whole or part) as a result of the United Kingdom ceasing to be a member state of the European Union.

Grant	means the S.31 grant offered under this Agreement as described in Clause 2 (<i>The Grant</i>) or the principal amount outstanding for the time being of that Grant.
Grant Documents	means this Agreement, the Application, the Grant Funding Letter, S.151 officer agreement and any other document designated as such by the Agent and the Recipient and Grant Document shall mean any of them.
Grant Funding Letter	means the letter the Provider issued to the Recipient dated 17.2.2021, a copy of which is set out in Schedule 7 (<i>Grant Funding Letter</i>) (as may have been amended prior to the date of this Agreement).
Grant Manager	means the individual who has been nominated by the Provider to be the single point of contact for the Recipient in relation to the Grant.
Group	means: (a) for the purposes of clauses 9.12 (Anti-corruption law) and 13.16 (Corruption) only: the Recipient and its Subsidiaries for the time being; and (b) for the purposes of the remainder of this Agreement: the Recipient, Energetik, and any Subsidiaries of Lee Valley Heat Network Limited or Energetik. If Lee Valley Heat Network Limited is not dissolved by 30.9.2020, it will automatically be deemed to be included in paragraph (b) above, with effect from 30.9.2020, until it is dissolved.
Heat Networks Investment Project	means the project of the Original Provider to provide up to three hundred and twenty million pounds by way of grants and loans in connection with heat network projects in England and Wales.
Holding Company	means, in relation to a person, any other person in respect of which it is a Subsidiary.
Investment Vehicle	means any entity which owns or operates (or will own or operate) the Project, other than the Recipient.
Intellectual Property Rights or IPR	means copyright, rights related to or affording protection similar to copyright, rights in databases, patents and rights in inventions semi-conductor topography rights, trade marks, rights in internet domain names and website addresses and other rights in trade names, designs, know-

how, trade secrets and any modifications, amendments, updates and new releases of the same and all similar or equivalent rights or forms of protection which subsist or will subsist now or in the future in any part of the world.

IPR Material

means all material produced by the Recipient or its Representatives during the Project Life (including but not limited to, materials expressed in any form of report, database, design, document, technology, information, know how, system or process).

LCIA Rules

means the Arbitration Rules of the London Court of International Arbitration.

Longstop Date

means the date which is five calendar years after the date of the first release of Grant to the Recipient pursuant to clause 5 (*Funding*).

Mandatory Requirements

means the key deliverables and assurances which formed part of the Application and which are detailed in Schedule 1 (*Project Description*).

Material Adverse Change

means the events or circumstances described in Clause 13.12 (*Material Adverse Change*).

Material Adverse Effect

means in the opinion of the Provider, a material adverse effect on:

- (a) the ability of the Recipient to comply with the terms of the Grant Documents;
- (b) the ability of the Recipient, and/or any Investment Vehicle, to perform its role in the Project;
- (c) the legality, validity, effectiveness, adequacy or enforceability of any of the Grant Documents;
- (d) the rights and remedies of a Finance Party under the Grant Documents; or
- (e) the Project meeting the Mandatory Requirements.

Maximum Grant

means the maximum amount of the Grant as detailed in Schedule 1 (*Project Description*).

New Provider

has the meaning given to that term in Clause 14 (*Changes to the parties*).

Original Financial Statements

means in relation to the Recipient and, if applicable, any Investment Vehicle, its audited consolidated financial statements for the financial year identified as such in Schedule 1 (*Project Description*).

- Party** means the Provider and the Recipient, and **Parties** shall be each Party together.
- Personal Data** has the meaning given to it in the Data Protection Legislation as amended from time to time.
- Procurement Regulations** means the Public Contracts Regulations 2015, Concession Contracts Regulations 2016, Defence Security Public Contracts Regulations 2011 and the Utilities and Contracts Regulations 2016 together with their amendments, updates and replacements from time to time.
- Prohibited Use** means:
- (a) use to support activity intended to influence or attempt to influence Parliament, Government or political parties, or use in attempting to influence the awarding or renewal of contracts and grants, or use in attempting to influence legislative or regulatory action, or any other use of a political nature;
 - (b) use of an exclusively religious nature;
 - (c) use in respect of costs reimbursed or to be reimbursed by funding from other public authorities or from the private sector;
 - (d) use in connection with the receipt of contributions in kind (a contribution in goods or services as opposed to money);
 - (e) use to cover interest payments (including service charge payments for finance leases);
 - (f) use for the giving of gifts to individuals, other than promotional items with a value no more than £10 a year to any one individual;
 - (g) use for entertaining (entertaining for this purpose means anything that would be a taxable benefit to the person being entertained, according to current United Kingdom tax regulations);
 - (h) use to pay statutory fines, criminal fines or penalties;
 - (i) use to pay for Eligible Costs incurred before the date of this Agreement; or
 - (j) use in respect of VAT that the Recipient is able to reclaim from HM Revenue and Customs.
- Project** means the project as identified and detailed in the Application summarised in Schedule 1 (*Project Description*).

Project Agreements	means any material documents entered into by the Recipient or Energetik in relation to the Project (including the Construction Contracts, any operation and maintenance contracts, plot connection agreements, energy services agreements, heat supply contracts, heat purchase contracts, on-funding agreements, management contracts and real estate arrangements) and any other contract designated as such by the Agent following the date hereof (acting reasonably).
Project Life	means the expected duration of the Project as set out in the Application.
Projected Costs	means the total anticipated Eligible Costs of the Project as set out in the Application.
Protected Party	means a Finance Party which is or will be subject to any liability, or required to make any payment, for or on account of Tax in relation to a sum received or receivable (or any sum deemed for the purposes of Tax to be received or receivable) under a Grant Document.
Provider	<p>means:</p> <p>(a) the Original Provider; and</p> <p>(b) any entity which has become a Party in accordance with Clause 14 (<i>Changes to the parties</i>),</p> <p>which in each case has not ceased to be a Party in accordance with the terms of this Agreement, and Providers shall be construed accordingly</p>
Recipient's Bank Account	has the meaning given to it in Schedule 1 (<i>Project Description</i>).
Relevant Funding	means fiscal or non-fiscal funding as designated in Schedule 1 (<i>Project Description</i>).
Relevant Proportion	has the meaning given to it in Schedule 1 (<i>Project Description</i>), but without prejudice to Clause 12.2.2.
Repayment Event	means any event or circumstance specified as such in Clause 13 (<i>Repayment Events</i>).
Representative	means any delegate, agent, manager, administrator, nominee, attorney, trustee or custodian.
Security	means a mortgage, charge, pledge, lien or other security interest securing any obligation of any person or any other agreement or arrangement having a similar effect.

State Subsidy	means any financial contribution granted by a public body authority or through State resources in any form whatsoever which confers a benefit on the recipient, which shall include, but not be limited to, the definition of a subsidy contained in the UK-EU TCA.
Subsidy Control Law	means all laws of the United Kingdom limiting State Subsidy, including the European Union (Future Relationship) Act 2020, any relevant secondary legislation and any other law which replaces or supersedes or implements, or retains the law embodied in Articles 107-109 of the Treaty for the Functioning of the European Union ("TFEU") and any relevant primary or secondary legislation in relation to the United Kingdom (whether in whole or part) as a result of the United Kingdom ceasing to be a member state of the European Union, together with any guidance issued by a Central Government Body relating to the provision of State Subsidies, including the interaction of State Subsidies with the United Kingdom's commitments as a member of the World Trade Organisation and under its trade agreements with other countries.
Subsidiary	means a subsidiary undertaking within the meaning of section 1162 of the Companies Act 2006.
Tax	means any tax, levy, impost, duty or other charge or withholding of a similar nature (including any penalty or interest payable in connection with any failure to pay or any delay in paying any of the same).
Third Party	means any person or organisation other than the Recipient or the Provider or the Agent;
Trust Account	means the account held with the Account Bank which is operated in accordance with the Trust Account Deed.
Trust Account Deed	means the agreement entered into between the Provider, the Agent and the Account Trustee dated on or about the date hereof.
UK-EU TCA	means the Trade and Cooperation Agreement between the European Union and the European Atomic Energy Community, of the one part, and the United Kingdom of Great Britain and Northern Ireland, of the other part, signed on 30 December 2020, including such amendments as are agreed between its parties from time to time.
Unpaid Sum	means any sum due and payable but unpaid by the Recipient under the Grant Documents.
VAT	means:

- (a) any tax imposed in compliance with the Council Directive of 28 November 2006 on the common system of value added tax (EC Directive 2006/112); and
- (b) any other tax of a similar nature, including whether imposed in a member state of the European Union in substitution for, or levied in addition to, such tax referred to in paragraph (a) above, or imposed elsewhere.

1.2 Construction

1.2.1 Unless a contrary indication appears, any reference in this Agreement to:

- (a) the **Agent**, any **Finance Party**, any **Provider** or any **Party** shall be construed so as to include its successors in title, permitted assigns and permitted transferees to, or of, its rights and/or obligations under the Grant Documents;
- (b) **approved Investment Vehicle** means any Investment Vehicle identified in the Application and approved by the Provider on or prior to the date of this Agreement or subsequently notified to and approved by the Provider pursuant to Clause 11.5.2 (*Use of Grant Proceeds*);
- (c) **assets** includes present and future properties, revenues and rights of every description;
- (d) a **Grant Document** or any other agreement or instrument is a reference to that Grant Document or other agreement or instrument as amended, novated, supplemented, extended or restated;
- (e) **indebtedness** includes any obligation (whether incurred as principal or as surety) for the payment or repayment of money, whether present or future, actual or contingent;
- (f) a **person** includes any individual, firm, Recipient, corporation, government, state or agency of a state or any association, trust, joint venture, consortium, partnership or other entity (whether or not having separate legal personality);
- (g) a **regulation** includes any regulation, rule, official directive, request or guideline (whether or not having the force of law) of any governmental, intergovernmental or supranational body, agency, department or of any regulatory, self-regulatory or other authority or organisation;
- (h) a reference to **law** or **laws** is a reference to that law or laws as amended, re-enacted, replaced, superseded or supplemented from time to time and a provision of law is a reference to that provision as amended, re-enacted, replaced, superseded or supplemented from time to time, including the introduction, replacement or modification of any provision of laws applying in United Kingdom as a consequence of the United Kingdom ceasing to be a member state of the European Union; and
- (i) a time of day is a reference to London time.

1.2.2 Section, Clause and Schedule headings are for ease of reference only.

1.2.3 Unless a contrary indication appears, a term used in any other Grant Document or in any notice given under or in connection with any Grant Document has the same meaning in that Grant Document or notice as in this Agreement.

- 1.2.4 A Default (other than a Repayment Event) is **continuing** if it has not been remedied to the reasonable satisfaction of the Provider or waived and a Repayment Event is **continuing** if it has not been waived.
- 1.2.5 The Parties agree that entry into (and performance of) this Agreement shall not be deemed to be a contravention of the 2020 Funding Agreements.
- 1.2.6 The Parties agree that entry into (and performance of) the 2020 Funding Agreements shall not be deemed to be a contravention of this Agreement.
- 1.2.7 Notwithstanding any reference in this Agreement to the Trust Account, the Trust Account Deed, or the Account Trustee, the Provider reserves the right to fund the Grant directly to the Recipient.

1.3 Currency symbols and definitions

£, **GBP** and **sterling** denote the lawful currency of the United Kingdom.

1.4 Third party rights

Subject to Clause 15.3.2 (*Exclusion of liability*), a person who is not a Party has no right under the Contracts (Rights of Third Parties) Act 1999 to enforce or to enjoy the benefit of any term of this Agreement.

Section 2 - The Grant

2 THE GRANT

2.1 The Grant

Subject to the terms of this Agreement, the Provider offers the Recipient a grant in an aggregate amount equal to the Maximum Grant.

2.2 Funding type

The Recipient acknowledges that the Grant constitutes the Relevant Funding for the purposes of the Heat Networks Investment Project annual budget.

3 PURPOSE

3.1 Purpose

The Recipient shall apply all amounts received by it under this Agreement towards the Approved Purpose only and for no other purpose.

3.2 Monitoring

No Finance Party is bound to monitor or verify the application of any amount provided pursuant to this Agreement.

4 CONDITIONS OF FUNDING

4.1 Initial conditions precedent

The Recipient may not deliver a Funding Request unless, and the Recipient acknowledges that the Provider will only be obliged to disburse the proposed Grant to the Trust Account once the Agent has received all of the documents and other evidence listed in Part 1 (*Conditions to Award*) of Schedule 2 (*Conditions Precedent*) in form and substance satisfactory to the Agent on or prior

to the Conditions Satisfaction Date. The Agent shall notify the Recipient and Provider promptly upon being so satisfied. The proposed Grant shall be deposited by the Provider in the Trust Account in accordance with the Agency Protocol.

4.2 Further conditions precedent

Without prejudice to Clause 5.3, the Agent will not instruct the Account Trustee to release funds from the Trust Account by way of an advance of the Grant to the Recipient unless on the date of the Funding Request and on the proposed Funding Date:

- 4.2.1 no Default is continuing or would result from the proposed Grant;
- 4.2.2 the Agent has received all of the documents and other evidence listed in Part 2 (*Conditions of Grant*) of Schedule 2 (*Conditions Precedent*) in form and substance satisfactory to the Agent;
- 4.2.3 the representations set out in Clause 9 (*Representations*) are true and correct;
- 4.2.4 the aggregate amount of the proposed Funding Request, together with all prior Funding Requests, is no greater than the Maximum Grant; and
- 4.2.5 in the event that any of the parameters, assumptions, costs or projected revenues of the Project are (in the Provider's opinion) substantially different from those set out in the Application, the Provider may review its approval of the Project to confirm the continuing appropriateness of the amount and terms of the Grant.

Section 3 – Funding

5 FUNDING

5.1 Delivery of a Funding Request

The Recipient may request the advance of the Grant by delivery to the Agent of a duly completed Funding Request not later than 5pm on a date which is at least 3 Business Days before the proposed Funding Date.

5.2 Completion of a Funding Request

- 5.2.1 Each Funding Request is irrevocable and will not be regarded as having been duly completed unless:
 - (a) it evidences the purpose of the Grant;
 - (b) the proposed Funding Date is a Business Day within the Availability Period and is on or after the 3rd Business Day following the date the Funding Request was delivered;
 - (c) other than in respect of a Utilisation in respect of Future Eligible Costs, it requests drawdown of the proposed Grant in accordance with the milestones (if any) set out in the Grant Funding Letter (or such lesser amount or at a different time as the Provider may agree in its sole and absolute discretion) and it evidences (to the reasonable satisfaction of the Agent) that the activity or work related to that milestone (if any) has been satisfactorily completed and the relevant Eligible Costs have become due and payable;
 - (d) the amount of any State Subsidy in respect of the Project remains compatible with relevant Subsidy Control Law;

- (e) it confirms that, to the best of the Recipient's knowledge and belief, the Agent has received all of the documents and evidence listed in Part 2 (*Conditions of Grant*) of Schedule 2 (*Conditions Precedent*), and that the representations set out in Clause 9 (Representations) remain true and correct;
- (f) it includes a statement of the total anticipated Eligible Costs of the Project as at that date; and
- (g) it includes a declaration from a director of the Recipient that it is not aware of any Material Adverse Effect having occurred.

5.2.2 Evidence of the purpose of the Grant will be confirmed as follows:

- (a) in so far as any amount of the Grant to be advanced to the Recipient in a Funding Request is to be applied in funding to Eligible Costs for the Project which will have been incurred by the Recipient or the Investment Vehicle as at the relevant Funding Date ("**Relevant Eligible Costs**") the Funding Request:
 - (i) sets out details of those Relevant Eligible Costs;
 - (ii) has appended to it invoices or other evidence of the total costs and expenses of the Project, including a breakdown of which costs and expenses constitute Eligible Costs and specifying details of the Relevant Eligible Costs to be funded using the Grant; and
 - (iii) contains a declaration from an authorised signatory of the Recipient that such costs and expenses need to be paid in order for the Project to proceed and cannot be (and will not be) funded or reimbursed from other sources (including any other facility or other agreement or memorandum of understanding relating to the Heat Networks Investment Project);
- (b) in so far as any amount of the Grant to be advanced to the Recipient in a Funding Request is to be applied in funding to Eligible Costs for the Project which will be incurred by the Recipient or the Investment Vehicle after the relevant Funding Date ("**Future Eligible Costs**") the Funding Request:
 - (i) sets out details of those Future Eligible Costs; and
 - (ii) includes a statement that the Recipient will comply with the provisions of Clause 5.2.3 or 5.2.4 below (as applicable), in relation to those Future Eligible Costs.

5.2.3 In so far as any amount of the Grant has been advanced to the Recipient in accordance with this Clause 5 which relates to Future Eligible Costs (and such amount is not requested pursuant to Clause 5.2.4 below), the Recipient shall deliver to the Agent the following:

- (a) invoices or other evidence of the total costs and expenses of the Project incurred by the Recipient or the Investment Vehicle prior to the date of delivery of such invoices or other evidence, including a breakdown of which costs and expenses constitute Eligible Costs and specifying which Future Eligible Costs were funded using the Grant; and
- (b) a declaration from an authorised signatory of the Recipient that such costs and expenses were incurred in order for the Project to proceed and could not be (and were not) funded or reimbursed from other sources (including any other facility or other agreement or memorandum of understanding relating to the Heat Networks Investment Project),

no later than 31 March 2022.

5.2.4 In so far as any amount of a Grant has been requested by the Recipient in accordance with this Clause 5 which relates to Future Eligible Costs, the Recipient:

- (a) may inject the full amount of the Grant as equity into Energetik, once the Recipient has confirmed to the Agent that Conditions Subsequent 1.9 and 1.10 have all been satisfied; and
- (b) shall procure that Energetik shall only be permitted to utilise such amounts for the purposes of the Project (a "**Construction Utilisation**") if Energetik has complied with the conditions set out in Clause 5.2.5 below for each such Construction Utilisation.

5.2.5 Before any Construction Utilisation, Energetik shall submit to the Recipient (and the Recipient shall forward to the Agent) a request which shall be in form and substance substantially similar to the template set out in Schedule 3 *mutatis mutandis* (a "**Construction Utilisation Request**") and accompanied by:

- (a) a utilisation spreadsheet as required under paragraph 3.5 of the template Funding Request;
- (b) evidence satisfactory to the Agent that the relevant stage of completion or milestone under the Construction Contracts has been met;
- (c) invoices or other evidence satisfactory to the Agent that the relevant Construction Costs have become due and payable;
- (d) a certificate from the Recipient confirming that the relevant Construction Costs are Eligible Costs;
- (e) a certificate from the Recipient's technical advisor or engineer appointed pursuant to the Construction Contracts confirming that the Completion Date is reasonably likely to occur before the Longstop Date; and
- (f) a certificate from the Recipient confirming that, to the best of its knowledge and belief, no Material Adverse Change has occurred.

5.2.6 Unless otherwise agreed by the Agent, no more than one Funding Request (or Construction Utilisation Request) may be submitted by the Recipient in any month.

5.2.7 It shall be a Repayment Event for the purposes of Clause 13 (Repayment Events) for the Recipient to spend or on-fund any amount in contravention of Clause 5.2.5.

5.3 Advance of Funds

5.3.1 If the conditions set out in this Agreement have been met, the Agent is authorised to make the amount of the Funding Request available through requesting the Account Trustee to make a withdrawal from the Trust Account and make payment to the Recipient's Bank Account.

5.3.2 The Provider shall have no liability to the Recipient for any losses caused by any delay in making the Grant available howsoever arising.

5.4 Expiry of offer

The offer of the Grant shall expire at the end of the Availability Period if funds have not been fully advanced prior to that date.

Section 4 – Additional payment obligations

6 TAX INDEMNITIES

6.1 Tax indemnity

- 6.1.1 The Recipient shall (within three Business Days of demand by the Agent) pay to a Protected Party an amount equal to the loss, liability or cost which the Protected Party determines will be or has been (directly or indirectly) suffered by for or on account of Tax by that Protected Party in respect of a Grant Document (other than Tax imposed on its overall net income).
- 6.1.2 A Protected Party making, or intending to make, a claim under this Clause 6.1 shall promptly notify the Agent of the event which will give, or has given, rise to the claim, following which the Agent shall notify the Recipient.
- 6.1.3 A Protected Party shall, on receiving a payment from a Recipient under this Clause 6.1, notify the Agent.

6.2 Stamp taxes

The Recipient shall pay and, within three Business Days of demand, indemnify each Finance Party against any cost, loss or liability that Finance Party incurs in relation to all stamp duty, registration and other similar Taxes payable in respect of any Grant Document.

6.3 VAT

- 6.3.1 All amounts expressed to be payable under a Grant Document by any Party to a Finance Party which (in whole or in part) constitute the consideration for any supply for VAT purposes are deemed to be exclusive of any VAT which is chargeable on that supply, and accordingly, subject to Clause 6.3.2 below, if VAT is or becomes chargeable on any supply made by any Finance Party to any Party under a Grant Document and such Finance Party is required to account to the relevant tax authority for the VAT, that Party must pay to such Finance Party (in addition to and at the same time as paying any other consideration for such supply) an amount equal to the amount of the VAT (and such Finance Party must promptly provide an appropriate VAT invoice to that Party).
- 6.3.2 If VAT is or becomes chargeable on any supply made by any Finance Party (the **Supplier**) to any other Finance Party (the **FP Recipient**) under a Grant Document, and any Party other than the FP Recipient (the **Relevant Party**) is required by the terms of any Grant Document to pay an amount equal to the consideration for that supply to the Supplier (rather than being required to reimburse or indemnify the FP Recipient in respect of that consideration):
- (a) (where the Supplier is the person required to account to the relevant tax authority for the VAT) the Relevant Party must also pay to the Supplier (at the same time as paying that amount) an additional amount equal to the amount of the VAT. The FP Recipient must (where this Clause 6.3.2(a) applies) promptly pay to the Relevant Party an amount equal to any credit or repayment the FP Recipient receives from the relevant tax authority which the FP Recipient reasonably determines relates to the VAT chargeable on that supply; and
 - (b) (where the FP Recipient is the person required to account to the relevant tax authority for the VAT) the Relevant Party must promptly, following demand from the FP Recipient, pay to the FP Recipient an amount equal to the VAT chargeable on that supply but only to the extent that the FP Recipient reasonably determines that it is not entitled to credit or repayment from the relevant tax authority in respect of that VAT.

- 6.3.3 Where a Grant Document requires any Party to reimburse or indemnify a Finance Party for any cost or expense, that Party shall reimburse or indemnify (as the case may be) such Finance Party for the full amount of such cost or expense, including such part thereof as represents VAT, save to the extent that such Finance Party reasonably determines that it is entitled to credit or repayment in respect of such VAT from the relevant tax authority.
- 6.3.4 Any reference in this Clause 6.3 to any Party shall, at any time when such Party is treated as a member of a group for VAT purposes, include (where appropriate and unless the context otherwise requires) a reference to the representative member of such group at such time (the term **representative member** to have the same meaning as in the Value Added Tax Act 1994).
- 6.3.5 In relation to any supply made by a Finance Party to any Party under a Grant Document, if reasonably requested by such Finance Party, that Party must promptly provide such Finance Party with details of that Party's VAT registration and such other information as is reasonably requested in connection with such Finance Party's VAT reporting requirements in relation to such supply.

7 OTHER INDEMNITIES

7.1 Other indemnities

The Recipient shall within three Business Days of demand, indemnify each Finance Party against any cost, loss or liability incurred by that Finance Party as a result of:

- 7.1.1 the occurrence of any Repayment Event;
- 7.1.2 a failure by the Recipient to pay any amount due under a Grant Document on its due date;
- 7.1.3 funding, or making arrangements to fund, its participation in the Grant requested by the Recipient in the Funding Request but not made by reason of the operation of any one or more of the provisions of this Agreement (other than by reason of default or negligence by that Finance Party alone);
- 7.1.4 any breach by the Recipient of Data Protection Legislation; or
- 7.1.5 any other cost, loss or liability incurred as a result of the Recipient's or any approved Investment Vehicle's actions or omissions or in respect of the Project.

7.2 Indemnity to the Agent

The Recipient shall promptly indemnify the Agent against any cost, loss or liability incurred by the Agent (acting reasonably) as a result of:

- 7.2.1 investigating any event which it reasonably believes is a Default;
- 7.2.2 acting or relying on any notice, request or instruction which it reasonably believes to be genuine, correct and appropriately authorised; or
- 7.2.3 instructing lawyers, accountants, tax advisers, surveyors or other professional advisers or experts as permitted under this Agreement.

7.3 Indemnity to the Account Trustee

The Recipient shall promptly indemnify the Account Trustee against any cost, loss or liability incurred by the Account Trustee (acting reasonably) as a result of:

- 7.3.1 any default by the Recipient in the performance of any of the obligations expressed to be assumed by it in the Grant Documents;
- 7.3.2 acting or relying on any notice, request or instruction given to it by the Agent or the Provider which it reasonably believes to be genuine, correct and appropriately authorised.

8 COSTS AND EXPENSES

8.1 Amendment costs

If the Recipient requests an amendment, waiver or consent the Recipient shall, within three Business Days of demand, reimburse each Finance Party for the amount of all costs and expenses (including legal fees) reasonably incurred by each Finance Party in responding to, evaluating, negotiating or complying with that request or requirement.

8.2 Enforcement costs

The Recipient shall, within three Business Days of demand, pay to each Finance Party the amount of all costs and expenses (including legal fees) incurred by that Finance Party in connection with the enforcement of, or the preservation of any rights under, any Grant Document.

Section 5 - Representations, undertakings and events of default

9 REPRESENTATIONS

The Recipient makes the representations and warranties set out in this Clause 9 to each Finance Party on the date of this Agreement.

9.1 Status

- 9.1.1 It is an Authority established pursuant to the relevant legislation, duly incorporated and validly existing under the laws of England and Wales.
- 9.1.2 Any Investment Vehicle established to undertake the Project as described in the Application and approved by the Provider at the date of this Agreement has been established pursuant to the relevant legislation, duly incorporated and validly existing under the laws of England and Wales.
- 9.1.3 It and each of its Subsidiaries responsible for any part in delivering the Project (all of whom have been disclosed in the Application) has the power to own its assets and carry on its business as it is being conducted.

9.2 Binding obligations

The obligations expressed to be assumed by it in this Agreement are legal, valid, binding and enforceable obligations.

9.3 Non-conflict with other obligations

The entry into and performance by it of, and the transactions contemplated by, the Grant Documents and the Project do not and will not conflict with:

- 9.3.1 any law or regulation applicable to it;
- 9.3.2 its or any of its Subsidiaries' constitutional documents;
- 9.3.3 any agreement or instrument binding upon it or any of its Subsidiaries or any of its or any of its Subsidiaries' assets; or

9.3.4 any applicable Subsidy Control Law or Procurement Regulations.

9.4 Power and authority

Following 31.7.2021, it will have the power to enter into, perform and deliver, and has taken all necessary action to authorise its entry into, performance and delivery of, the Grant Documents to which it is a party, the transactions contemplated by those Grant Documents and the Project.

9.5 Validity and admissibility in evidence

9.5.1 Following 31.7.2021, all Authorisations required or desirable:

- (a) to enable it lawfully to enter into, exercise its rights and comply with its obligations in the Grant Documents to which it is a party;
- (b) to make the Grant Documents to which it is a party admissible in evidence in its jurisdiction of incorporation; and
- (c) in respect of the Project,

will have been obtained or effected and be in full force and effect.

9.5.2 No filing or stamp taxes

It is not necessary that the Grant Documents be filed, recorded or enrolled with any court or other authority in that jurisdiction or that any stamp, registration or similar tax be paid on or in relation to the Grant Documents or the transactions contemplated by the Grant Documents.

9.6 No default

9.6.1 No Repayment Event is continuing or might reasonably be expected to result from the making of any Funding.

9.6.2 No other event or circumstance is outstanding which constitutes a default under any other agreement or instrument which is binding on it or any of its Subsidiaries or to which its (or any of its Subsidiaries') assets are subject which might have a Material Adverse Effect.

9.7 No misleading information

9.7.1 Any factual information provided by it (or any member of the Group, or any person on behalf of any member of the Group, if applicable) in connection with any Grant Document (including, without limitation, the Application) was, to the best of its knowledge and belief, after due and careful consideration and enquiry, true and accurate in all material respects as at the date it was provided or as at the date (if any) at which it is stated.

9.7.2 All financial projections contained in the Application or otherwise provided by the Recipient (or any member of the Group, or any person on behalf of any member of the Group, if applicable) in connection with any Grant Document have been prepared in good faith and on the basis of assumptions believed by it to be fair and reasonable as at the date they were prepared and supplied.

9.7.3 Nothing has occurred or been omitted from the Application and no information has been given or withheld and no circumstances have changed that results in the information contained in the Application or provided in connection with this Agreement being untrue or misleading in any material respect.

9.8 Mandatory Requirements Confirmation

The Mandatory Requirements are, or will be at the relevant time, satisfied and will remain satisfied.

9.9 Financial statements and material adverse change

9.9.1 The Recipient's (and where applicable, any approved Investment Vehicle's) Original Financial Statements were prepared in accordance with GAAP consistently applied.

9.9.2 The Recipient's (and where applicable, any approved Investment Vehicle's) Original Financial Statements fairly represent the financial condition of the Recipient (or Investment Vehicle (as applicable)) as at the end of the relevant financial year and operations during the relevant financial year (consolidated in the case of the Recipient).

9.9.3 There has been no material adverse change in its (and, where applicable, any approved Investment Vehicle's) business circumstances or financial condition (or the business or consolidated financial condition of the Group), since the date of the Application and it is not aware of any circumstances which have occurred since the date of the Application which might have a Material Adverse Effect.

9.10 No breach of laws

It has not (and none of its Subsidiaries has) breached any law or regulation which breach has or is reasonably likely to have a Material Adverse Effect.

9.11 No proceedings pending or threatened

No litigation, arbitration or administrative proceedings of or before any court, arbitral body or agency which, if adversely determined, might reasonably be expected to have a Material Adverse Effect has or have (to the best of its knowledge and belief) been started or threatened against it or any of its Subsidiaries.

9.12 Anti-corruption law

It has (and where applicable, each member of the Group has) conducted its businesses in compliance with applicable anti-corruption and anti-bribery laws and has instituted and maintained policies and procedures designed to promote and achieve compliance with such laws.

9.13 The Project

9.13.1 Its role in the Project is as described in the Application and summarised in Schedule 1 (*Project Description*).

9.13.2 No change has occurred to the Project which has a Material Adverse Effect.

9.14 Approved Purpose

The Grant will be used for the Approved Purpose only and not used for any Prohibited Use.

9.15 Subsidy Control

9.15.1 To the best of the Recipient's knowledge and belief, the Grant does not breach any Subsidy Control Law.

9.15.2 The Grant will only be used in compliance with Schedule 5 (*Subsidy Control*), and the Recipient represents that the Recipient complies with all conditions in that Schedule and has taken legal advice in respect of such compliance.

9.15.3 To the best of the Recipient's knowledge and belief, the factual position on which any Subsidy Control certification has been given has not changed.

9.16 No Security

No Security exists over any part the Project.

9.17 Repetition

9.17.1 The representations set out in this Clause 9 (*Representations*) are deemed to be made by the Recipient at the date of this Agreement and repeated on the date of each Funding Request and, at the date of each Funding Date, in each case, by reference to the facts and circumstances then existing and, subject to Clauses 9.17.2 and 9.17.3, thereafter on 30 June and 31 December in each year until the first anniversary of the Completion Date.

9.17.2 The representations set out in Clauses 9.7 (*No misleading information*), 9.8 (*Mandatory Requirements Confirmation*) and 9.10 (*No breach of laws*) are deemed to be repeated on 30 June and 31 December in each calendar year up to and including 31 December 2032.

9.17.3 The representations set out in Clauses 9.14 (*Approved Purpose*) and 9.15 (*Subsidy Control*) are deemed to be repeated on 30 June and 31 December in each calendar year until 30 April 2033.

10 INFORMATION UNDERTAKINGS

10.1 The undertakings in this Clause 10 remain in force from the date of this Agreement until the first anniversary of the Completion Date except the undertakings given in Clause 10.4 (*Budget*) which shall remain in force up to and including 31 December 2032 and the undertakings given in Clause 10.6 (*Supply chain reporting*), clause 10.8 (*Information: additional*), clause 10.9 (*Notification of default*) and clause 10.11 (*Access*) which shall remain in force until 30 April 2033.

10.2 Financial statements

As soon as the same become available, but in any event within 180 days after the end of each financial year, the Recipient shall notify the Agent of a website address where its audited consolidated financial statements for that financial year and the audited financial statements of any approved Investment Vehicle for that financial year can be accessed (or, if such financial statements are not publicly accessible, shall supply the Agent with sufficient physical copies for all the Finance Parties).

10.3 Requirements as to financial statements

10.3.1 Each set of financial statements delivered by the Recipient pursuant to Clause 10.2 (*Financial statements*) shall be certified by an authorised officer of the Recipient (or, if applicable, for financial statements for an approved Investment Vehicle, a director of that Investment Vehicle) as fairly representing its financial condition as at the date as at which those financial statements were drawn up.

10.3.2 The Recipient shall procure that each set of financial statements delivered pursuant to Clause 10.2 (*Financial statements*) is prepared using GAAP.

10.4 Budget

10.4.1 The Recipient shall supply to the Agent in sufficient copies for all the Providers, as soon as the same become available but in any event within 60 days before the start of each financial year, an annual budget in respect of the Project for that financial year.

- 10.4.2 The Recipient shall ensure that the Project's budget for each financial year is in a form reasonably acceptable to the Agent and includes a projected consolidated profit and loss, balance sheet and cashflow statement for the Project and any approved Investment Vehicle for that financial year and;
- (a) is prepared in accordance with the Accounting Principles and the accounting practices and financial reference periods applied to financial statements under Clause 10.2 (*Financial statements*); and
 - (b) has been approved by the appropriate officers of the Recipient and if applicable the board of directors of any approved Investment Vehicle.
- 10.4.3 If the budget is updated or changed, the Recipient shall, within not more than 10 days of the update or change being made, deliver to the Agent, in sufficient copies for each of the Providers, such updated or changed budget together with a written explanation of the main changes in that budget.

10.5 Monitoring reports

- 10.5.1 On or before the date falling 5 Business Days after the first day of each calendar month during the commercialisation and construction phases of the Project the Recipient shall supply to the Agent the information set out in Part 1 (*Construction*) of Schedule 4 (*Project Monitoring Reports*) in respect of the previous calendar month.
- 10.5.2 During the operational phase of the Project up to and including April 2033, the Recipient shall supply to the Agent the information set out in Part 2 (*Operations*) of Schedule 4 (*Project Monitoring Reports*) in respect of the previous month or financial quarter year (as applicable).
- 10.5.3 The Agent may from time to time give written notice to the Recipient that the Agent (and/or the Provider) require amendments to the form and/or substance of the information set out in Part 1 (*Construction*) of Schedule 4 (*Project Monitoring Reports*) and/or Part 2 (*Operations*) of Schedule 4 (*Project Monitoring Reports*) and with effect of receipt of such notice the Recipient shall provide, or procure the provision of, such information in the updated form but without requiring the Recipient to incur material additional cost to provide or procure such information.
- 10.5.4 Not used.
- 10.5.5 During the operational phase of the Project the Recipient shall provide an annual report summarising (a) the previous year's repairs and maintenance undertaken, plant performance and efficiency and availability and reliability factors; and (b) any proposed major repairs or replacements planned in the coming year.

10.6 Supply chain reporting

Not used.

10.7 Project monitoring

Not used.

10.8 Information: additional

The Recipient shall supply to the Agent (in sufficient copies for all the Providers, if the Agent so requests):

- 10.8.1 in relation to the Project only, all documents dispatched by the Recipient to its stakeholders (or any class of them) or its creditors generally at the same time as they

are dispatched (and any information in such papers that does not relate to the Project may be redacted);

- 10.8.2 promptly upon becoming aware of them, the details of any litigation, arbitration or administrative proceedings which are current, threatened or pending against any member of the Group, and which might, if adversely determined, have a Material Adverse Effect;
- 10.8.3 promptly after becoming aware of the same, details of any other State Subsidy being received in respect of the Project by the Recipient or any approved Investment Vehicle;
- 10.8.4 within 5 Business Days of the Completion Date occurring, notice of the occurrence of the Completion Date and a statement of the total Eligible Costs of the Project;
- 10.8.5 within 5 Business Days following:
 - (a) any event or circumstance which has a Material Adverse Effect on the Project; or
 - (b) the Recipient becoming aware that such an event or circumstance is anticipated; or
 - (c) the Recipient becoming aware of any breach of Subsidy Control Law, an exception report in form and substance satisfactory to the Agent;
- 10.8.6 within 5 Business Days of becoming aware at any time that Eligible Costs actually incurred have exceeded the Projected Costs, an updated statement of the total anticipated Eligible Costs of the Project; and
- 10.8.7 promptly, such further information regarding: (i) the financial condition, business and operations of any member of the Group or any approved Investment Vehicle; or (ii) the Project as any Finance Party (through the Agent) may reasonably request.

10.9 Notification of default

- 10.9.1 The Recipient shall notify the Agent of any Default (and the steps, if any, being taken to remedy it) promptly upon becoming aware of its occurrence.
- 10.9.2 Promptly upon a request by the Agent, the Recipient shall supply to the Agent a certificate signed by two of its senior officers on its behalf certifying that no Default is continuing (or if a Default is continuing, specifying the Default and the steps, if any, being taken to remedy it).

10.10 Record keeping

The Recipient shall maintain records of all expenditure incurred in relation to the Project until the end of April 2033 and make such records available to the Finance Parties.

10.11 Access

- 10.11.1 The Recipient shall ensure that the Providers have audit rights over the Project as required by the National Audit Office and other government audit functions or audit functions appointed by the Provider.
- 10.11.2 The Recipient shall, in a full and timely manner, provide evidence or information required by the Agent, the Provider, Parliament or any Parliamentary Committee, the National Audit Office, the European Commission or any other public body entitled by law to that information (acknowledging that those bodies may share that information with each other and with their agents, and may publish information relating to the Grant and the Project); and co-operate with the Finance Parties in relation to disclosure of any information

required by law (including under the Freedom of Information Act 2000 and the Environmental Information Regulations 2004).

10.11.3 Except where to do so would constitute a breach of Data Protection Legislation, the Recipient shall as soon as reasonably practicable following a request provide any information reasonably requested by the Finance Parties for the purpose of evaluating the performance of the Heat Networks Investment Project and, if so requested, participate and co-operate in evaluation surveys and case studies but without being required to incur any material additional cost.

11 GENERAL UNDERTAKINGS

Except as otherwise explicitly provided in this Agreement or the "Continuing Obligations" agreement as scheduled hereto, the undertakings in this Clause 11 remain in force from the date of this Agreement until the first anniversary of the Completion Date, except the undertakings given in Clauses 11.2 (*Compliance with laws*), 11.5 (*Use of Grant Proceeds*) and 11.8 (Conditions Subsequent) which shall remain in force until 30 April 2033.

11.1 Authorisations

The Recipient shall promptly:

11.1.1 obtain, comply with and do all that is necessary to maintain in full force and effect; and

11.1.2 supply certified copies to the Agent of,

any Authorisation required under any law or regulation to enable it to perform its obligations under the Grant Documents and to ensure the legality, validity or admissibility in evidence in its jurisdiction of incorporation of any Grant Document.

11.2 Compliance with laws

11.2.1 The Recipient shall comply, and ensure the Project complies, in all respects with all laws and regulations to which it or the Project may be subject (including, without limitation, Data Protection Legislation, Procurement Regulations and all applicable Subsidy Control Law).

11.2.2 The Recipient will maintain appropriate records of compliance with Subsidy Control Law and will take all reasonable steps to assist the Provider to comply with Subsidy Control Law requirements and respond to any investigation(s) instigated by the European Commission (or its successor body in the UK but only in so far as applicable to Subsidy Control Law) into the Grant or any equivalent regulatory body as the case may be.

11.3 Disposals

11.3.1 The Recipient, and/or, where relevant, any approved Investment Vehicle, shall not enter into a single transaction or a series of transactions (whether related or not) and whether voluntary or involuntary to sell, lease, transfer or otherwise dispose of its interest in the Project (or in any entity, including any approved Investment Vehicle, which owns, directly or indirectly, an interest in the Project) without the prior written consent of the Provider (such consent not to be unreasonably withheld or delayed and which may be given subject to the imposition of any reasonable conditions).

11.3.2 The Recipient, and/or, where relevant, any approved Investment Vehicle, shall not resign from its position as operator of the Project or sub-contract, assign or invoke its rights or obligations as operator without the prior written consent of the Provider (such consent not to be unreasonably withheld or delayed).

11.4 Additional funding

The Recipient may not (and shall ensure that any approved Investment Vehicle does not) incur or accept any additional funding for the Project, whether by way of Financial Indebtedness, grant or otherwise and whether from a public or private sector provider, without the prior written consent of the Provider (in the case of funding from a private sector provider, such consent not to be unreasonably withheld or delayed). The Parties note that funding from MEEF and PWLB is agreed.

11.5 Use of Grant Proceeds

11.5.1 The Recipient shall ensure that the Grant is used for the Approved Purpose only and not for any other purpose (including, without limitation, any Prohibited Use) and any Funding Request or its utilisation is compliant with applicable Subsidy Control Law.

11.5.2 The Recipient may not use the Grant to fund an equity investment in, or make a loan or grant to, any other entity (an **Onward Investment**) without the prior written approval of the Provider (including, without limitation, approval of the terms of the relevant documentation) other than, if applicable, by way of any loan or grant to, or equity investment in, such entity and on such commercial and legal terms as are in each case expressly identified in the Application, and which have been approved by the Provider as part of the Application or subsequently notified to and approved by the Provider (in its sole and absolute discretion) pursuant to this Clause 11.5.2.

11.5.3 The terms of any Onward Investment approved permitted in accordance with Clause 11.5.2 above must:

- (a) be legally binding on all parties thereto when entered into;
- (b) require the recipient to repay the Onward Investment if the Grant becomes repayable under the terms of this Agreement; and
- (c) require the recipient to provide such information as the Providers may require in relation to the Project, including without limitation the information set out in Clause 9.17.1 (*Information Undertakings*);
- (d) comply with all applicable Subsidy Control Law and oblige the recipient to comply with Subsidy Control Law; and
- (e) be on arm's length terms and consistent with market practice.

11.5.4 Notwithstanding any approval the Providers may give pursuant to 11.5.2 above, the Recipient is responsible for ensuring that the approved Investment Vehicle complies with the terms of this Agreement as they apply to the Project.

11.6 Reclaiming costs and expenses

The Recipient may not claim funding or reimbursement for costs or expenses discharged using the Grant:

11.6.1 from other funding providers; or

11.6.2 pursuant to any other facility or other agreement or memorandum of understanding relating to the Heat Networks Investment Project.

11.7 Quality of service

The Recipient shall ensure that the Project is a member of the Heat Trust or puts in place equivalent customer protection standards, where applicable, before the heat network is operational.

11.8 Conditions Subsequent

The Recipient shall ensure that it complies with all conditions listed in Part 3 (*Conditions Subsequent*) of Schedule 2 (*Conditions Precedent*), in each case on an ongoing basis and to the satisfaction of the Agent.

12 EARLY REPAYMENT OF UNSPENT BUDGET

12.1 If, at any time prior to or following the Completion Date, the total Eligible Costs of the Project as notified pursuant to Clause 10.8.6 (*Information: additional*) are less than the Projected Costs, the Recipient shall repay the Grant in an amount equal to the difference in the Projected Costs within 10 Business Days of the date of notification or the Completion Date (as the case may be) before any other amounts are paid to any of the Recipient's other funding providers.

12.2 Project failure prior to construction

12.2.1 Where the Grant relates to the commercialisation phase and the Project does not progress to construction, the Recipient shall not be obliged to repay the Grant where it can reasonably demonstrate that the reasons for the Project stalling or terminating are outside its reasonable control.

12.2.2 In its sole and absolute discretion, the Provider shall be entitled to demand:

- (a) that 50% (fifty percent) of the spent Grant is repaid if it is not satisfied (acting reasonably) that the failure of the Project to proceed is outside the Recipient's control;
- (b) that all of the spent Grant is repaid if the Recipient's conduct amounts to gross negligence or dishonesty or wilful misconduct; and
- (c) that, where the circumstances set out in either (a) or (b) above apply, all of the unspent Grant shall be repaid.

13 REPAYMENT EVENTS

Each of the events or circumstances set out in this clause 13 is a Repayment Event (save for clause 13.19 (*Acceleration*) and clause 13.20 (*Remedial Plan*)).

13.1 Non-payment

The Recipient does not pay on the due date any amount payable pursuant to a Grant Document at the place and in the currency in which it is expressed to be payable unless its failure to pay is caused by administrative or technical error and payment is made within 3 Business Days of its due date.

13.2 Approved Purpose and compliance with laws

The Recipient does not comply with Clauses 11.2 (*Compliance with laws*) or 11.5 (*Use of Grant Proceeds*).

13.3 Other obligations

13.3.1 The Recipient does not seek the Provider's consent to any Onward Investment or fails to comply with any material provision of the Grant Documents (other than those referred to in Clause 13.1 (*Non-payment*) or 13.2 (*Approved Purpose and compliance with laws*)).

13.3.2 The Recipient breaches the Code of Conduct for Grant Recipients published on the Provider's website (the **Code of Conduct**) and/or fails to report an actual or suspected breach of the Code of Conduct.

13.3.3 The Recipient fails to obtain the Provider's approval (which it may give (with or without conditions) or refuse, in its absolute discretion) prior to any Change of Control prior to the first anniversary of the Completion Date.

13.3.4 No Repayment Event under Clauses 13.3.1 to 13.3.3 above will occur if the failure to comply is capable of remedy and is remedied to the satisfaction of the Provider within 5 Business Days of the earlier of (A) the Agent giving notice to the Recipient and (B) the Recipient becoming aware of the failure to comply.

13.4 **Misrepresentation and Fraud**

13.4.1 Any representation or statement made or deemed to be made by the Recipient in the Grant Documents or any other document delivered by or on behalf of the Recipient under or in connection with any Grant Document (including, without limitation, the Application) is or proves to have been incorrect or misleading in any material respect when made or deemed to be made.

13.4.2 The Recipient (or any person on its behalf) has committed fraud in relation to its Application or the Grant Documents including without limitation in respect of any information, reports, data, calculations, notifications or certifications provided to the Agent or the Provider whether in connection with fulfilling the reporting requirements under this Agreement, following a request for information made by the Agent, the Recipient seeking any consents or waivers or amendments to the Grant Documents, or the Recipient making any claim under the Insurances or otherwise.

13.5 **Non-payment of other amounts due from central government**

Any amount due from any member of the Group or any Investment Vehicle to the Provider or a Central Government Body is not paid when due.

13.6 **Insolvency**

13.6.1 A member of the Group or any approved Investment Vehicle:

- (a) is unable or admits inability to pay its debts as they fall due;
- (b) suspends making payments on any of its debts; or
- (c) by reason of actual or anticipated financial difficulties, commences negotiations with one or more of its creditors (excluding any Finance Party in its capacity as such) with a view to rescheduling any of its indebtedness.

13.6.2 The value of the assets of any member of the Group or any approved Investment Vehicle is less than its liabilities (taking into account contingent and prospective liabilities).

13.6.3 A moratorium is declared in respect of any indebtedness of any member of the Group or any approved Investment Vehicle.

13.7 **Insolvency proceedings**

Any corporate action, legal proceedings or other procedure or step is taken in relation to:

13.7.1 the suspension of payments, a moratorium of any indebtedness, winding-up, dissolution, administration or reorganisation (by way of voluntary arrangement, scheme of arrangement or otherwise) of any member of the Group or any approved Investment Vehicle;

13.7.2 a composition, compromise, assignment or arrangement with any creditor of any member of the Group or any approved Investment Vehicle;

13.7.3 the appointment of a liquidator, receiver, administrative receiver, administrator, compulsory manager or other similar officer in respect of any member of the Group or any approved Investment Vehicle or any of its assets; or

13.7.4 enforcement of any Security over any assets of any member of the Group or any approved Investment Vehicle,

or any analogous procedure or step is taken in any jurisdiction.

This Clause 13.7 shall not apply to any winding-up petition which is frivolous or vexatious and is discharged, stayed or dismissed within 21 days of commencement or is being contested in good faith and with due diligence.

13.8 Creditors' process

Any expropriation, attachment, sequestration, distress or execution affects any asset or assets of a member of the Group or any approved Investment Vehicle and is not discharged within 21 days.

13.9 Cessation of Business

Any member of the Group or any approved Investment Vehicle suspends or ceases to carry on (or threatens to suspend or cease to carry on) all or a material part of its business.

13.10 Unlawfulness

It is or becomes unlawful for the Recipient to perform any of its obligations under the Grant Documents.

13.11 Repudiation

The Recipient repudiates a Grant Document or evidences an intention to repudiate a Grant Document.

13.12 Material adverse change

13.12.1 A change to the business or function of any member of the Group or any approved Investment Vehicle or a change to the characteristics of the Project which the Provider reasonably considers would have made a material difference to the Provider's assessment of the Application or the terms on which the Provider was willing to provide the Grant.

13.12.2 Any event or circumstance (or combination thereof) occurs in the period up to the first anniversary of the Completion Date will have a Material Adverse Effect.

13.12.3 Any repayment event or event of default (howsoever described) occurs under any funding arrangements between the Recipient (as borrower or recipient) and the public works loan board in relation to the Project.

13.13 Exclusion

Any of the grounds for mandatory or discretionary exclusion in Regulation 57 of the Public Contracts Regulations 2015 arise, at any time, in relation to any member of the Group or any Investment Vehicle.

13.14 Overpayment or Error

13.14.1 The proceeds of the Grant not yet spent by the Recipient are greater than the amount of anticipated Eligible Costs not yet discharged.

13.14.2 Any amount of the Grant has been paid in error.

13.15 Construction delay

13.15.1 The Project has not commenced construction works by the Construction Start Date and the Recipient has failed to provide the Provider with a satisfactory reason for the delay or has failed to agree any revised construction start date and programme with the Provider.

13.15.2 The Completion Date has not occurred by the Longstop Date or in the Provider's opinion (acting reasonably) there is no reasonable prospect of the Completion Date occurring by the Longstop Date.

13.16 Corruption

The Provider has reasonable grounds to believe that the Recipient or any approved Investment Vehicle (or any person on its or their behalf) has failed to comply with applicable anti-bribery or anti-corruptions laws.

13.17 Subsidy Control and breach of law

13.17.1 The Provider is required to cease providing the Grant or to recover all, or any proportion, of the Grant together with interest by virtue of a decision of the courts or any body appointed to oversee the granting of State Subsidies in the United Kingdom, or as a requirement of any applicable law.

13.17.2 There are reasonable grounds to consider, in the opinion of the Provider, that the advance of the Grant, or the Recipient's use of the proceeds of the Grant, contravenes any requirement of law, in particular (but without limitation) any Subsidy Control Law.

13.18 Total destruction of Project

All or a material part of the Project is damaged or destroyed where, in the opinion of the Provider, any insurance proceeds will be insufficient to make good the damage or destruction, repair or restoration is likely to take longer than 2 years to be completed, or the level of revenue the reinstated project is expected to generate is likely to be materially adversely affected.

13.19 Acceleration

Without prejudice to Clause 13.20 (*Remedial Plan*), on and at any time after the occurrence of a Repayment Event, the Agent may, and shall if so directed by the Provider, by notice to the Recipient:

13.19.1 cancel the offer of the Grant whereupon it shall immediately be cancelled and reduced to zero;

13.19.2 declare that all or part of the Grant, together with accrued interest (if applicable) and all other amounts accrued or outstanding under the Grant Documents be immediately due and payable, whereupon they shall become immediately due and payable; and/or

13.19.3 declare that all or part of the Grant be payable on demand, whereupon they shall immediately become payable on demand by the Agent on the instructions of the Provider,

save that in the case of a Repayment Event under Clause 13.15 (*Construction delay*), only the Relevant Proportion of the Grant may be declared immediately due and payable or payable on demand.

13.20 Remedial Plan

13.21 Without prejudice to clause 13.19 (*Acceleration*), on and at any time after the occurrence of a Repayment Event which is continuing the Agent may, and shall if so directed by the Provider,

request the Recipient to submit a remedial action plan setting out the steps the Recipient proposes to take to cure the breach or circumstances giving rise to the Repayment Event and prevent any reoccurrence. The Provider is not obliged to accept the remedial action plan, but where agreed the Recipient shall use its best endeavours to implement the agreed steps.

Section 6 – Changes to Parties

14 CHANGES TO THE PARTIES

14.1 Assignments and transfers by the Providers

Subject to this Clause 14, the Provider (the **Existing Provider**) may:

14.1.1 assign any of its rights; or

14.1.2 transfer by novation any of its rights and obligations,

to another party (the **New Provider**) in its absolute discretion.

14.2 Conditions of assignment or transfer

14.2.1 The consent of the Recipient is not required for an assignment or transfer by an Existing Provider.

14.2.2 An assignment will only be effective on:

- (a) receipt by the Agent of written confirmation from the New Provider (in form and substance satisfactory to the Agent) that the New Provider will assume the same obligations to the other Finance Parties as it would have been under if it was a Provider; and
- (b) performance by the Agent of all necessary **know your customer** or other similar checks under all applicable laws and regulations in relation to such assignment to a New Provider, the completion of which the Agent shall promptly notify to the Existing Provider and the New Provider.

14.3 Assignments and transfer by the Recipient

The Recipient may not assign any of its rights or transfer any of its rights or obligations under the Grant Documents without the prior written consent of the Provider.

Section 7 – The Finance Parties

15 ROLE OF THE AGENT AND ACCOUNT TRUSTEE

15.1 Appointment of the Agent

15.1.1 The Provider appoints the Agent to act as its agent under and in connection with the Grant Documents.

15.1.2 The Provider authorises the Agent to perform the duties, obligations and responsibilities and to exercise the rights, powers, authorities and discretions specifically given to the Agent under or in connection with the Grant Documents together with any other incidental rights, powers, authorities and discretions.

15.1.3 The terms of the Agent's appointment shall be governed by the Agency Protocol, which shall be incorporated in this Agreement by reference. The Agency Protocol may be amended from time to time by agreement between the Agent and the Provider, provided

that the Recipient's consent shall be required to any amendment which adversely affects the Recipient's obligations or liabilities to, or rights against, the Agent.

- 15.1.4 As between the Recipient and the Provider, the Recipient acknowledges and agrees that the Provider may appoint a replacement Agent without the consent of the Recipient.

15.2 Miscellaneous agency provisions

- 15.2.1 The Agent shall promptly forward to a Party the original or a copy of any document which is delivered to the Agent for that Party by any other Party.
- 15.2.2 Unless a Grant Document expressly provides otherwise the Agent may disclose to any other Party any information it reasonably believes it has received as agent under this Agreement.
- 15.2.3 Notwithstanding any other provision of any Grant Document to the contrary, the Agent is not obliged to do or omit to do anything if it would or might in its reasonable opinion constitute a breach of any law or regulation or a breach of a fiduciary duty or duty of confidentiality.

15.3 Exclusion of liability

- 15.3.1 Without limiting Clause 15.3.3 below, no Finance Party will be liable to the Recipient for:

- (a) any consequences, whether direct or indirect, that may come about from the use of the Grant or from withdrawal, withholding or suspension of the Grant or any demand for its repayment;
- (b) any injury, damages, costs, expenses or losses to any person if and to the extent caused by that person's negligence or wilful misconduct or breach of their obligations under this Agreement;
- (c) exercising, or not exercising, any right, power, authority or discretion given to it by, or in connection with, any Grant Document or any other agreement, arrangement or document entered into, made or executed in anticipation of, under or in connection with, any Grant Document, other than by reason of its gross negligence or wilful misconduct; or
- (d) without prejudice to the generality of Clauses 15.3.1(a) to 15.3.1(c) above, any damages, costs or losses to any person, any diminution in value or any liability whatsoever but not including any claim based on the fraud of the Finance Party) arising as a result of:
 - (i) any act, event or circumstance not reasonably within its control; or
 - (ii) the general risks of investment in, or the holding of assets in, any jurisdiction,

including (in each case and without limitation) such damages, costs, losses, diminution in value or liability arising as a result of: nationalisation, expropriation or other governmental actions; any regulation, currency restriction, devaluation or fluctuation; market conditions affecting the execution or settlement of transactions or the value of assets; breakdown, failure or malfunction of any third party transport, telecommunications, computer services or systems; natural disasters or acts of God; war, terrorism, insurrection or revolution; or strikes or industrial action.

- 15.3.2 The Recipient may not take any proceedings against any officer, employee or agent of any Finance Party in respect of any claim it might have against that Finance Party in respect of any act or omission of any kind by that officer, employee or agent in relation to any Grant Document and any officer, employee or agent of any Finance Party may rely on this Clause notwithstanding Clause 1.4 (*Third party rights*).

15.3.3 The Agent will not be liable for any delay (or any related consequences) in crediting an account with an amount required under the Grant Documents to be paid by the Agent if the Agent has taken all necessary steps as soon as reasonably practicable to comply with the regulations or operating procedures of any recognised clearing or settlement system used by the Agent for that purpose.

15.3.4 Without prejudice to any provision of any Grant Document excluding or limiting any Finance Party's liability, any liability of a Finance Party to the Recipient arising under or in connection with any Grant Document shall be limited to the amount of actual loss which has been suffered (as determined by reference to the date of default of the Finance Party or, if later, the date on which the loss arises as a result of such default) but without reference to any special conditions or circumstances known to the Finance Party at any time which increase the amount of that loss. In no event shall a Finance Party be liable for any loss of profits, goodwill, reputation, business opportunity or anticipated saving, or for special, punitive, indirect or consequential damages, whether or not the Finance Party has been advised of the possibility of such loss or damages.

15.4 Designation of Trust Account

The Account Trustee will open, maintain and operate the Trust Account with the Account Bank in accordance with the Trust Account Deed.

15.5 Trust account operation

15.5.1 The terms and conditions and operating procedures for the Trust Account are set out in the Trust Account Deed and the account mandate documentation in relation to the Trust Account, which shall be incorporated in this Agreement by reference. The Trust Account Deed may be amended from time to time by agreement between the Account Trustee, the Agent and the Provider.

15.5.2 The Recipient has no signing rights in relation to the Trust Account.

15.5.3 The Recipient must ensure that any amount payable by it under this Agreement is paid into an account as directed by the Agent.

15.5.4 Except as provided in this Agreement, the Recipient may make a Funding Request and the Account Trustee shall instruct payment from the Trust Account to the Recipient's Bank Account to be applied for the Approved Purpose in relation to the Project.

15.5.5 No payments to, or withdrawals from the Trust Account shall be made except as expressly permitted by this Agreement.

15.5.6 The Recipient acknowledges that the Provider shall be permitted from time to time to replace the Account Trustee without the consent of the Recipient.

15.5.7 At any time when a Default is continuing the Agent may:

- (a) notify the Account Trustee that the Trust Account should be suspended; and
- (b) instruct the Account Trustee to effect withdrawals from, and apply amounts standing to the credit of, the Trust Account in or towards the payment of amounts due and payable under the Grant Documents.

15.6 Miscellaneous Trust Account provisions

15.6.1 The Account Trustee shall ensure that the Trust Account does not go into overdraft.

15.6.2 The moneys standing to the credit of the Trust Account may be applied by the Agent in payment of any amount due but unpaid to a Finance Party under the Grant Documents.

15.6.3 No Finance Party is responsible or liable to the Recipient for:

- (a) any liability incurred by the Recipient in relation to the operation of the Trust Account in good faith by the Account Trustee; or
- (b) any withdrawal wrongly made, if made in good faith.

15.6.4 The Recipient must, within five Business Days of any request by the Agent, supply the Agent with the following information in relation to any payment paid by the Recipient into the Trust Account:

- (a) the date of payment;
- (b) the payer; and
- (c) the purpose of the payment.

16 CONDUCT OF BUSINESS BY THE FINANCE PARTIES

No provision of this Agreement will:

- (a) interfere with the right of any Finance Party to arrange its affairs (tax or otherwise) in whatever manner it thinks fit;
- (b) oblige any Finance Party to investigate or claim any credit, relief, remission or repayment available to it or the extent, order and manner of any claim; or
- (c) oblige any Finance Party to disclose any information relating to its affairs (tax or otherwise) or any computations in respect of Tax.

Section 8 – Administration

17 PAYMENT MECHANICS

17.1 Payments to the Account Trustee

17.1.1 On each date on which the Provider is required to make a payment under a Grant Document, the Provider shall make the same available to the Agent (unless a contrary indication appears in a Grant Document) for value on the due date in sterling.

17.1.2 Payment shall be made to such account in London and with such bank as the Agent (on behalf of the Account Trustee), in each case, specifies.

17.2 Partial payments

17.2.1 If the Agent receives a payment that is insufficient to discharge all the amounts then due and payable by the Recipient under the Grant Documents, the Agent shall apply that payment towards the obligations of the Recipient under the Grant Documents in the following order:

- (a) **first**, in or towards payment pro rata of any unpaid amount owing to the Agent under the Grant Documents;
- (b) **secondly**, in or towards payment pro rata of any principal due but unpaid under this Agreement; and
- (c) **thirdly**, in or towards payment pro rata of any other sum due but unpaid under the Grant Documents.

17.2.2 The Agent shall, if so directed by the Provider, vary the order set out in Clauses 17.2.1(b) and 17.2.1(c) above.

17.2.3 Clauses 17.2.1 and 17.2.2 above will override any appropriation made by the Recipient.

17.3 No set-off

All payments to be made by the Recipient under the Grant Documents shall be calculated and be made without (and free and clear of any deduction for) set-off or counterclaim.

17.4 Business Days

Any payment under the Grant Documents which is due to be made on a day that is not a Business Day shall be made on the next Business Day in the same calendar month (if there is one) or the preceding Business Day (if there is not).

18 SET-OFF

A Finance Party may set off any matured obligation due from the Recipient under the Grant Documents (to the extent beneficially owned by that Finance Party) against any matured obligation owed by that Finance Party to the Recipient, regardless of the place of payment, booking branch or currency of either obligation. If the obligations are in different currencies, the Finance Party may convert either obligation at a market rate of exchange in its usual course of business for the purpose of the set-off.

19 NOTICES

19.1 Communications in writing

Any communication to be made under or in connection with the Grant Documents shall be made in writing and, unless otherwise stated, may be made by fax or letter.

19.2 Addresses

The address and fax number (and the department or officer, if any, for whose attention the communication is to be made) of each Party for any communication or document to be made or delivered under or in connection with the Grant Documents is:

19.2.1 in the case of the Recipient, that identified with its name below (which is, as at the date hereof, set out on the signature page hereto);

19.2.2 in the case of the Provider, that notified in writing to the Agent on or prior to the date on which it becomes a Party (which is, as at the date hereof, set out on the signature page hereto); and

19.2.3 in the case of the Agent and the Account Trustee, that identified with its name below (if any) (which is, as at the date hereof, set out on the signature page hereto),

or any substitute address or fax number or department or officer as the Party may notify to the Agent (or the Agent may notify to the other Parties, if a change is made by the Agent) by not less than five Business Days' notice.

19.3 Delivery

19.3.1 Any communication or document made or delivered by one person to another under or in connection with the Grant Documents will only be effective:

(a) if by way of fax, when received in legible form; or

- (b) if by way of letter, when it has been left at the relevant address or five Business Days after being deposited in the post postage prepaid in an envelope addressed to it at that address;

and, if a particular department or officer is specified as part of its address details provided under Clause 19.2 (*Addresses*), if addressed to that department or officer.

19.3.2 Any communication or document to be made or delivered to the Agent will be effective only when actually received by the Agent and then only if it is expressly marked for the attention of the department or officer identified with the Agent's signature below (or any substitute department or officer as the Agent shall specify for this purpose).

19.3.3 All notices from or to the Recipient shall be sent through the Agent.

19.3.4 Any communication or document which becomes effective, in accordance with Clauses 19.3.1 to 19.3.3 above, after 5:00 p.m. in the place of receipt shall be deemed only to become effective on the following day.

19.4 Notification of address and fax number

Promptly upon changing its address or fax number, the Agent shall notify the other Parties.

19.5 Electronic communication

19.5.1 Any communication to be made between any two Parties under or in connection with the Grant Documents may be made by electronic mail or other electronic means (including, without limitation, by way of posting to a secure website) if those two Parties:

- (a) notify each other in writing of their electronic mail address and/or any other information required to enable the transmission of information by that means; and
- (b) notify each other of any change to their address or any other such information supplied by them by not less than five Business Days' notice.

19.5.2 Any such electronic communication as specified in Clause 19.5.1 above to be made between the Recipient and a Finance Party may only be made in that way to the extent that those two Parties agree that, unless and until notified to the contrary, this is to be an accepted form of communication.

19.5.3 Any such electronic communication as specified in Clause 19.5.1 above made between any two Parties will be effective only when actually received (or made available) in readable form and in the case of any electronic communication made by a Party to the Agent only if it is addressed in such a manner as the Agent shall specify for this purpose.

19.5.4 Any electronic communication which becomes effective, in accordance with Clause 19.5.3 above, after 5:00 p.m. in the place in which the Party to whom the relevant communication is sent or made available has its address for the purpose of this Agreement shall be deemed only to become effective on the following day.

19.5.5 Any reference in a Grant Document to a communication being sent or received shall be construed to include that communication being made available in accordance with this Clause 19.5.

20 CALCULATIONS AND CERTIFICATES**20.1 Accounts**

In any litigation or arbitration proceedings arising out of or in connection with a Grant Document, the entries made in the accounts maintained by a Finance Party are *prima facie* evidence of the matters to which they relate.

20.2 Certificates and Determinations

Any certification or determination by a Finance Party of a rate or amount under any Grant Document is, in the absence of manifest error, conclusive evidence of the matters to which it relates.

21 PARTIAL INVALIDITY

If, at any time, any provision of a Grant Document is or becomes illegal, invalid or unenforceable in any respect under any law of any jurisdiction, neither the legality, validity or enforceability of the remaining provisions nor the legality, validity or enforceability of such provision under the law of any other jurisdiction will in any way be affected or impaired.

22 REMEDIES AND WAIVERS

No failure to exercise, nor any delay in exercising, on the part of any Finance Party, any right or remedy under a Grant Document shall operate as a waiver of any such right or remedy or constitute an election to affirm any of the Grant Documents. No election to affirm any Grant Document on the part of any Finance Party shall be effective unless it is in writing. No single or partial exercise of any right or remedy shall prevent any further or other exercise or the exercise of any other right or remedy. The rights and remedies provided in each Grant Document are cumulative and not exclusive of any rights or remedies provided by law.

23 AMENDMENTS AND WAIVERS**23.1 Required consents**

Subject to Clause 23.2 (*Exceptions*) any term of the Grant Documents may be amended or waived only with the consent of the Provider and the Recipient and any such amendment or waiver will be binding on all Parties.

23.2 Exceptions

An amendment or waiver which relates to the rights or obligations of the Agent or the Account Trustee may not be effected without the consent of the Agent or the Account Trustee, as the case may be.

24 CONFIDENTIALITY, TRANSPARENCY AND PUBLICITY**24.1 Definitions**

For the purposes of this Clause 24 (*Confidentiality, transparency and publicity*):

Confidential Information

means all information, whether written or oral (however recorded), provided by the disclosing Party to the receiving Party (including information provided prior to the date of this Agreement) and which (i) is known by the receiving Party to be confidential; (ii) is marked as

or stated to be confidential; or (iii) ought reasonably to be considered by the receiving Party to be confidential;

FOIA	means the Freedom of Information Act 2000
Information	has the meaning given under section 84 of the FOIA (and includes information provided prior to the date of this Agreement);
Request for Information	has the meaning set out in the FOIA or the Environmental Information Regulations 2004 as relevant (where the meaning set out for the term Request shall apply); and
Staff	means all directors, officers, employees, agents, consultants and contractors of the relevant Party and/or of any sub-contractor of the relevant Party engaged in the performance of the Relevant Party's obligations under the Agreement.

24.2 Confidentiality

24.2.1 Subject to Clause 24.2.2, each Party shall:

- (a) treat all Confidential Information it receives as confidential, safeguard it accordingly and not disclose it to any other person without the prior written permission of the disclosing Party; and
- (b) not use or exploit the disclosing Party's Confidential Information in any way except for the purposes anticipated under the Agreement.

24.2.2 Notwithstanding clause 24.2.1, a Party may disclose Information, including Confidential Information which it receives from the other Party:

- (a) where such Information was received prior to the date of the Application;
- (b) where such Information is aggregated with information relating to three or more other Projects;
- (c) where disclosure is required by applicable law or by a court of competent jurisdiction;
- (d) to its auditors or for the purposes of regulatory requirements;
- (e) on a confidential basis, to its professional advisers and prospective funders;
- (f) to the Serious Fraud Office where the Party has reasonable grounds to believe that the other Party is involved in activity that may constitute a criminal offence under the Bribery Act 2010;
- (g) where the receiving Party is the Agent or the Recipient, to the Staff on a need to know basis to enable performance of their obligations under the Agreement provided that the Agent or Recipient (as applicable) shall procure that any Staff to whom it discloses Confidential Information pursuant to this clause 24.2.2(g) shall observe their confidentiality obligations under the Agreement;

- (h) on a confidential basis to the employees, agents, consultants and contractors of that Provider;
- (i) on a confidential basis to any Central Government Body, any successor body to a Central Government Body or any company to which the Provider transfers or proposes to transfer all or any part of its business;
- (j) to the extent that the Party (acting reasonably) deems disclosure necessary or appropriate in the course of carrying out its public functions; or
- (k) in accordance with clause 24.5 (*Freedom of Information Act*),

and for the purposes of the foregoing, references to disclosure on a confidential basis shall mean disclosure subject to a confidentiality agreement or arrangement containing terms no less stringent than those placed on the Provider under this clause 24.2.

24.3 Publication of the Agreement

The Parties acknowledge that, except for any information which is exempt from disclosure in accordance with the provisions of the FOIA or Environmental Information Regulations 2004, the content of the Agreement is not Confidential Information and the Agent and the Recipient hereby give their consent for the Provider to publish this Agreement in its entirety to the general public (but with any information that is exempt from disclosure in accordance with the FOIA or Environmental Information Regulations 2004 redacted) including any changes to the Agreement agreed from time to time. The Provider may consult with the Agent or Recipient (or both) to inform its decision regarding any redactions but shall have the final decision in its absolute discretion whether any of the content of the Agreement is exempt from disclosure in accordance with the provisions of the FOIA or Environmental Information Regulations 2004.

24.4 Other publicity

Neither the Agent or the Recipient shall, and each of the Agent and the Recipient shall take reasonable steps to ensure that their Staff shall not, make any press announcement or publicise the Agreement, any part of the Agreement or their involvement with the Heat Networks Investment Project in any way, except with the prior written consent of the Provider.

24.5 Freedom of Information Act

24.5.1 Each Party acknowledges that the Recipient and the Provider are subject to the requirements of the FOIA and the Environmental Information Regulations 2004 and shall:

- (a) provide all necessary assistance and cooperation as reasonably requested by the Provider or the Recipient to enable it to comply with its obligations under the FOIA and the Environmental Information Regulations 2004;
- (b) transfer to the Provider or the Recipient all Requests for Information relating to this Agreement that it receives as soon as practicable and in (in the case of the Recipient) any event within 2 Business Days of receipt;
- (c) provide the Provider or the Recipient with a copy of all Information belonging to the Provider or the Recipient (as applicable) requested in the Request for Information which is in its possession or control in the form that the Provider or the Recipient (as applicable) requires within 5 Working Days in the case of the Recipient (or such other period as the Provider may reasonably specify) of the Provider's or the Recipient's (as applicable) request for such Information; and
- (d) not respond directly to a Request for Information unless authorised in writing to do so by the Recipient or the Provider (as applicable). If such authorisation has not been received in a timely fashion, the relevant party may respond to such Request

for Information if it believes (acting reasonably) that not responding at that time would result in a breach of the FOIA or the Environmental Information Regulations 2004.

24.5.2 The Parties acknowledge that the Provider and the Recipient may be required under the FOIA and the Environmental Information Regulations 2004 to disclose Information concerning the Parties or the Grant Documents (including commercially sensitive information) without consulting or obtaining consent from the other Parties. In these circumstances the Provider shall or the Recipient (as applicable), in accordance with any relevant guidance issued under the FOIA, take reasonable steps, where appropriate, to give the other Parties advance notice, or failing that, to draw the disclosure to the other Parties' attention after any such disclosure.

24.5.3 Notwithstanding any other provision in the Agreement, the Provider or the Recipient (as applicable) shall be responsible for determining in its absolute discretion whether any Information relating to the Agent, the Recipient or the Grant Documents is exempt from disclosure in accordance with the FOIA and/or the Environmental Information Regulations 2004.

25 INTELLECTUAL PROPERTY RIGHTS

25.1 Intellectual Property in all IPR Material will be the Property of the Recipient. Other than as expressly set out in this Agreement, neither Party will have any right to use any of the other Party's names, logos or trade marks on any of its products or services without the other Party's prior written consent.

25.2 The Recipient grants to the Provider a non-exclusive irrevocable and royalty-free, sub-licensable, worldwide licence to use all the IPR Material for the purpose of supporting other projects.

25.3 Ownership of Third Party software or other IPR necessary to deliver the Project will remain with the relevant Third Party.

25.4 The Recipient must ensure that they have obtained the relevant agreement from the Third Party proprietor before any additions or variations are made to the standard 'off-the-shelf' versions of any Third Party software and other IPR. The Recipient will be responsible for obtaining and maintaining all appropriate licences to use the Third Party software.

26 ENVIRONMENTAL REQUIREMENTS

26.1 The Recipient shall ensure that the Project is undertaken in accordance with the Provider's environmental policy, which is to conserve energy, water, wood, paper and other resources, reduce waste and phase out the use of ozone depleting substances and minimise the release of greenhouse gases, volatile organic compounds and other substances damaging to health and the environment.

26.2 The Recipient shall pay due regard to the use of recycled products, so long as they are not detrimental to the performance of the Project or the environment, to include the use of all packaging, which should be capable of recovery for re-use or recycling.

26.3 The Recipient shall take all possible precautions to ensure that any equipment and materials used in the construction and operation of the Project do not contain chlorofluorocarbons, halons or any other damaging substances, unless unavoidable, in which case the Provider shall be notified in advance of their use. The Recipient shall endeavour to reduce fuel emissions wherever possible.

27 INSURANCE

- 27.1 The Recipient shall ensure that it has and maintains (or procures that any approved Investment Vehicle has and maintains) adequate insurance cover with an insurer of good repute to cover claims or demands that might be brought against it (or any approved Investment Vehicle) by any person suffering any injury, damage or loss in connection with the Project, or any physical damage to the assets or equipment comprising the Project for their full reinstatement value.
- 27.2 The Recipient will upon request produce to the Provider its policy or policies of insurance, or where this is not possible, a certificate of insurance issued by the Recipient's (or, where applicable, approved Investment Vehicle's) insurance broker confirming the insurances are in full force and effect together with confirmation that all premiums have been paid.

28 COUNTERPARTS

Each Grant Document may be executed in any number of counterparts, and this has the same effect as if the signatures on the counterparts were on a single copy of the Grant Document.

29 DISPUTE RESOLUTION

- 29.1 The Parties will use all reasonable endeavours to negotiate in good faith, and settle amicably, any dispute that arises during the continuance of this Agreement.
- 29.2 All disputes and complaints (except for those which relate to the Provider's right to withhold funds, exercise any Acceleration rights or terminate the Agreement) shall be referred in the first instance to the Parties' Representatives.
- 29.3 If the dispute cannot be resolved between the Parties' Representatives within a maximum of 30 days, then the matter will be escalated to formal meeting between the Grant Manager and the Recipient's chief executive (or equivalent).
- 29.4 Where no resolution is agreed by the Parties within the period set out under Clause 29.3, the matter shall be referred to and finally resolved by arbitration under the LCIA Rules, which Rules are deemed to be incorporated by reference into this Clause 29, and:
- (a) the number of arbitrators shall be one;
 - (b) the place of arbitration shall be London;
 - (c) the language to be used in the arbitral proceedings shall be English; and
 - (d) the provisions of the Agreement are governed by the laws of England.

30 CONTINUING OBLIGATIONS

- 30.1 Certain obligations set out in this Agreement are continuing and shall survive and remain binding on the Recipient until 30 April 2033. The Recipient shall deliver to the Provider an executed original of the deed of agreement set out in Schedule 6 (Continuing Obligations) where such obligations are set out.

31 NON-BINDING NATURE OF DOCUMENT

Nothing in this Agreement is intended to create legally binding relations between the Recipient and the Provider or between the Recipient and the Agent, with the exception of Clauses 11.5.2 and 11.5.3 (*Use of Grant Proceeds*) and Clause 13.17 (*Subsidy Control and breach of law*) which are legally binding on the Parties. This Agreement is legally binding as between the Provider and the Agent, in so far as it contains rights and obligations between those parties. The provisions of

this Agreement that are legally binding are governed by the laws of England and subject to the exclusive jurisdiction of the English courts.


This Agreement has been entered into on the date stated at the beginning of this Agreement.

Signature page to the Local Authority Grant Funding Agreement between The Mayor And Burgesses Of The London Borough Of Enfield as Recipient; The Secretary of State for Business, Energy and Industrial Strategy, as Original Provider; and Triple Point Investment Management LLP, as Agent and Account Trustee.

The Recipient

Executed as a Deed

The Common Seal of The Mayor and Burgesses of the London Borough of Enfield was hereunto affixed in the presence of:-


.....



DUNCAN CREEVY

Authorised signatory

Address: Civic Centre, Silver Street, Enfield Council, Enfield, EN1 3XY

FAO (Department or Officer): Jeremy Chambers, Director of Law & Governance

Fax number: N/A

Email: Jeremy.chambers@enfield.gov.uk

The Provider

Executed as a deed by

**The Secretary of State for Business,
Energy and Industrial Strategy**)

David Capper, Authorised Signatory

DocuSigned by:
David Capper
F8C69F0F48E44C8...

in the presence of)

Witness signature

Witness name: Penny Pereira

Witness address 47 Lewisham Park, SE13 6QZ

Witness occupation Manager

DocuSigned by:
Penny Pereira
85FD74993BA4420...

Address: Department of Business, Energy and Industrial Strategy,
1 Victoria Street, London, SW1H 0ET

FAO (Department or Officer): Daniel Osgood / HNIP team

The Agent

Executed as a Deed)
by Triple Point Investment)
Management LLP)
acting by two designated members)

DocuSigned by:
Claire Ainsworth
.....
97F2536E35544C2

Claire Ainsworth
(Designated Member) in their capacity as a
director of Triple Point Holdings Limited, itself
a designated member of Triple Point
Investment Management LLP

DocuSigned by:
Michael Bayer
.....
F7F004556FA04E6

Michael Bayer
(Designated Member) in their capacity as a
designated member of Triple Point LLP, itself
a designated member of Triple Point
Investment Management LLP

Address: 1 King William Street, London, EC4N 7AF
FAO (Department or Officer): Ken Hunnisett

The Account Trustee

Executed as a Deed)
by Triple Point Investment)
Management LLP)
acting by two designated members)

DocuSigned by:
Claire Ainsworth
.....
97F2536E35544C2

Claire Ainsworth
(Designated Member) in their capacity as a
director of Triple Point Holdings Limited, itself
a designated member of Triple Point
Investment Management LLP

DocuSigned by:
Michael Bayer
.....
F7F004556FA04E6

Michael Bayer
(Designated Member) in their capacity as a
designated member of Triple Point LLP, itself
a designated member of Triple Point
Investment Management LLP

Address: 1 King William Street, London, EC4N 7AF
FAO (Department or Officer): Ken Hunnisett

SCHEDULE 1**Project Description****CONTAINS SOME COMMERCIALY SENSITIVE INFORMATION****1.1 Project definitions**

Applicant Guidance	means the guidance issued to applicants, including any amendments from time to time) explaining the rules of the Heat Networks Investment Project and project and applicant eligibility for funding: https://www.gov.uk/government/publications/apply-for-heat-networks-investment-project-hnip-funding
Application	means the Recipient's final, submitted application for funding, together with any responses to clarifications during the assessment and award process, dated 02/10/2020.
Authority	means a London Borough Council
Availability Period	means the period commencing on the date of this Agreement to and including the last Business Day occurring before 31 March 2021
Recipient's Bank Account	Bank name – HSBC Bank Address - 1 The Town, Enfield, Middlesex. EN2 6LD Account Name – London Borough of Enfield Account Number – 81228307 Sort Code – 40-20-23 BIC – MIDLGB22 IBAN – GB88MIDL40202381228307
Maximum Grant	means £12,000,000
Conditions Satisfaction Date	19 March 2021
Construction Budget	means £48,646,000. as set out in the "Capex" line item in paragraph 1.2 below.
Start on site [date]	as set out in paragraph 1.2 below.

"Construction Start Date"		
Excluded Costs	means the following costs (except to the extent that a qualification set out below in the second column applies):	
	Costs	Qualifications
	(a) costs incurred by the Recipient before the date of the Application	None
	(b) costs met or subsidised by any other public funding or subsidy, including any other Loan or Grant made under the Heat Networks Investment Project	None
	(c) costs relating to the construction of heat sources where the primary function of the heat source is not to supply the heat network (costs falling under this exclusion encompass: costs incurred in the construction of an energy from waste facility; and construction of manufacturing, industrial or other pieces of infrastructure from which heat is to be recovered)	None
	(d) costs relating to secondary distribution systems in buildings	<p>the exclusion in paragraph (d) does not apply (subject to the restriction on Eligible Costs below) to the Recipient's costs (where forming part of the Recipient's Application and permitted by Subsidy Control Law) in:</p> <p>a) installing a secondary distribution system (such as a communal heating system) within the premises of an anchor load customer; and</p> <p>b) connecting that secondary distribution system to the heat network;</p> <p>where this qualification applies, the investment costs (for the purpose of Subsidy Control Law) are limited to such costs as the Recipient can demonstrate (to the Provider's</p>

	<p>satisfaction) exceed any costs in replacing an existing system or in upgrading that system to comply with buildings and/or planning regulations.</p>
<p>(e) costs relating to tertiary systems</p>	<p>the exclusion in paragraph (e) does not apply (subject to the restriction on Eligible Costs below) to the Recipient's costs (where forming part of the Recipient's Application and permitted by Subsidy Control Law) in installing a tertiary system and connecting it to the heat network, where all of the following conditions are met:</p> <ul style="list-style-type: none"> a) the tertiary system is a wet system which is being installed for the first time to replace a heating or cooling system of another kind (such as to replace electric space heating); b) that system is situated in a property which is: <ul style="list-style-type: none"> • part of an anchor load; and • an existing building which is (and remains) publicly owned and in exclusive use as a domestic dwelling(s); c) the end users of that tertiary system are (and remain) domestic customers; <p>where this qualification applies, the investment costs (for the purpose of Subsidy Control Law) are limited to such costs as the Recipient can demonstrate (to the Provider's satisfaction) exceed costs for like-for-like replacement of the existing heating system (such as where the existing heating system is electric space heating the Eligible Costs are limited to the difference in cost between installing a replacement electric space heating system and installing the tertiary wet system, assuming that the cost of installation of the tertiary wet system is more expensive).</p>

Mandatory Requirements	<p>means the Heat Networks Investment Project mandatory eligibility criteria, as explained in the Applicant Guidance including, in particular:</p> <ul style="list-style-type: none"> a) the standards set out in (or standards equivalent to those set out in) <i>"Heat Networks: Code of Practice for the UK"</i>, published by the Chartered Institute of Building Services Engineers in collaboration with the Association for Decentralised Energy (CP1) must be used in the construction of the Project; b) the Project must comply with the requirements of the Heat Network Metering and Billing Regulations 2014 (as amended from time to time); c) the Project must avoid customer detriment to residential or micro-business consumers, and (where applicable) must either register the Project with the Heat Trust and comply with Heat Trust standards or must comply with at least equivalent standards; and d) over the first 15 years operation, the Project must deliver carbon savings (compared to the counter-factual set out in the Application) substantially in line with those projected in the Application.
Original Financial Statements	<p>means in relation to the Recipient and, if applicable, any Investment Vehicle, its audited consolidated financial statements for the financial year ended 2019 (or 2020 if available)</p>
Project	<p>means the Enfield District Heating Networks Project (North and West Extensions), as more particularly described in the Application Form</p>
Relevant Funding	<p>means "fiscal" funding</p>
Relevant Proportion	<p>means only that portion of the Grant which has not been spent by the Recipient</p>

1.2 General

The Project is described by the key information set out in the table below and within the latest version of the Application provided by the Recipient. If the information in the table below differs from the information within the latest version of the Application the table below prevails.

General	
Project name	North and west strategic extensions to Meridian Water Heat Network
Project location	Edmonton EcoPark
Type of project (new / existing)	Existing
Narrative describing project including scope of works [300 words max]	
<p>To extend Energetik’s Meridian Water heat network north and west with a total of ca. 18km of new pipe network which will provide over 100GWh of new heat demand, saving over 22,000 tonnes of carbon per annum. Energetik has identified and engaged with developers bringing four large scale developments forward, totalling a combined ca. 4,750 properties. Planning policy at local, regional and national level requires connection to heat networks where possible, and Energetik are keen and willing to connect to these developments in order to generate additional carbon savings in Enfield. A commitment is required now so as not miss the opportunity to connect and serve these significant developments in the Borough.</p> <p>In addition, extending to these four developments allows two significant existing developments to be connected to the Meridian Water Heat Network that are along the route of its extension, the North Middlesex Hospital and the Civic Centre. These two developments alone would save 5,000 tonnes of carbon per year when connected to the heat network and the heat network is connected to the NLWA energy from waste facility.</p> <p>A 20MW strategic connection to the London Boroughs of Haringey and Hackney is facilitated to allow these boroughs to benefit from energy from waste heat with heat being transferred from Energetik to the boroughs at cost without profit.</p> <p>Further, it has always been Energetik’s goal to connect its ‘satellite’ schemes at Arnos Grove, Ponders End and Oakwood to the Meridian Water heat network, in order to decarbonise them by taking them off gas supply, and at the same time install infrastructure that can serve other developments along the routes, which includes care homes and up to 6,000 Council homes.</p>	
Commercial structure narrative including ownership structure % (i.e. public/private) [300 words max]	<p>Energetik is Enfield Council’s 100% owned heat company and the delivery vehicle for its heat networks. Energetik are building and will own and operate the heat production plant, the heat network infrastructure and will be the supplier of heat to its customers.</p> <p>Enfield council has taken this decision in order to control the quality of its heat networks and ultimately the service that its customers receive. Furthermore, by delivering the heat networks via Energetik, the benefits derived as a</p>

	<p>result stay within the borough, therefore adding additional value to the council and Enfield residents.</p> <p>Whilst Energetik will be the owner/operator of the network and infrastructure assets, it will sub-contract the design, build and operation to industry experts. The design to planning part of the project has been let to Vital Energi, and was secured under an OJEU compliant procurement process for the design, build and operation (DBO) of Energetik's networks. The DBO contractor will retain overall network operation and maintenance responsibility, to ensure that the right quality is delivered from the outset. Energetik will supply heat to directly to end customers as the energy services company (ESCo). To do this, the company has procured a sub-contractor to undertake its customer service, metering and billing functions. They are already operational on Energetik's satellite scheme.</p> <p>Energetik will contract directly with developers via connection and supply agreements which will govern the heat supply obligations for all parties.</p>
Forecast Costs	
Commercialisation costs [£]	£0
Capex [£]	£48,646,000
Repex [£]	£15,476,200
Opex (aggregated figure over 15 years) [£]	£12,427
Quality of service to customers	
Heat Trust membership expected when the Project is operational (yes/no)	Yes
Long term carbon savings	
Narrative on carbon savings of future heat source options and phasing/expansion plans (As per section 7.4 of the full application guidance)	
<p>The Meridian Water Heat Network will operate on CHP and gas boilers until connection to the EFW in 2026. The heat supply agreement with the NLWA permits sufficient heat supply to meet Energetik's business plan with a supply capacity of 35MW. From 2026 it is forecast that at least 95% of the heat delivered to customers will be generated via the EFW, providing an 93% carbon reduction compared with the counterfactual.</p> <p>The Arnos Grove Heat Network is operating with CHP with gas boiler backup but this will be connected to the Meridian Water Heat Network via this Project, and so from 2026 it is forecast that at least 95% of the heat delivered to customers will be generated via the EFW, providing an 93% carbon reduction compared with the counterfactual.</p> <p>The Ponders End Heat Network and the Oakwood Heat Network will operate CHP with gas boiler backup from 2021, but this will be connected to the Meridian Water Heat Network via this Project, and so from 2026 it is forecast that at least 95% of the heat delivered to customers will be generated via the EFW, providing an 93% carbon reduction compared with the counterfactual</p> <p>Energetik has designed its Meridian Water Heat Network with capacity to serve at least 30,000 homes, and this Project will ensure that this additional number of connected homes is more attainable in addition to the 10,000 homes forecast at Meridian Water.</p>	

HNIP capital funding spend characteristics	
Type of funding to be provided by BEIS to the Recipient by year (loan/grant, fiscal/non-fiscal by year) subject always to the terms and requirements of this Agreement	Single-drawdown fiscal grant of £12,000,000 to be advanced as per Clauses 4 and 5 of this Agreement.
Expected loan repayment start date	N/A
Key Milestones	
Commercialisation phase	
Start of commercialisation phase [date]	N/A
Contract let dates for main Project delivery items i.e. key project delivery contractors, long lead items, etc. [for each key project delivery contract]	N/A
Licences & permits	
Planning permission [date]	By 31 st March 2022
Highway licenses (e.g. section 50, parking restriction permit, traffic arrangement, etc.) if applicable [dates]	Before installation of the relevant part of the network between 1 st April 2022 – 31 st March 2024
Environmental permits (e.g. Environmental Agency, Canal and River Trust, Coal Authority, etc.) if applicable [dates]	Before installation of the relevant part of the network between 1 st April 2022 – 31 st March 2024
Construction phase	
Start of construction contract [date] (“ Construction Start Date ”)	31/03/2022
Start on site [date]	1 st April 2022
Completion of energy centre(s) and heat source(s) [date for each energy centre/heat source]	31/12/2022
Completion of distribution network(s) [date for each network]	31/03/2024
Start of commissioning [date]	Phased from 30/06/23 – 31/03/24
Handover to operator [date]	31/03/2024
Operation and maintenance phase	
Heat supply on date [date for each customer]	Colosseum Retail Park – 30/06/23 Haringey – 31/03/26 North Middlesex Hospital – 31/03/25
Cooling supply on date [date for each customer]	N/A
Power supply on date [date for each customer]	N/A
End of defects liability period (final capex position) [date for each key project delivery contract]	31/03/25
Lifecycle works, expansions and upgrades	

Heat, cooling and/or power source(s) / energy centre(s) replacement, upgrade and/or addition (if planned) [date]	N/A
Heat/cooling/power distribution network replacement, upgrade and/or extension (if planned) [date]	N/A
Inter-connection to other heat, cooling and/or power distribution network (if planned) [date]	N/A
Customers	
Peak heat demand [kW]	60,000
Peak cooling demand [kW]	N/A
Peak power demand [kW]	N/A
Customer 1	Haringey / Hackney bulk supply
Customer 2	North Middlesex Hospital
Customer 3	Colosseum Retail Park
Customer 1	
Document name	Connection Agreement
Commercial/bulk customer name or retail/individual customer type/group	Haringey / Hackney bulk supply
Heat load type (i.e. bulk/commercial, individual/retail)	Commercial - (B1 - Business)
Number of individual customers (if applicable)	1
Contract start [date]	2026
Contract end [date]	
Heat demand at point of customer interface [kWh per year]	34,000,000
Cooling demand at point of customer interface [kWh per year]	N/A
Power demand at point of customer interface [kWh per year]	N/A
Price formula – Standing charge (Heat)	N/A
Price formula – Standing charge (Cooling)	N/A
Price formula – Standing charge (Power)	N/A
Price formula – Variable charge (Heat)	NLWA Heat Supply Agreement

Price formula – Variable charge (Cooling)	N/A
Price formula – Variable charge (Power)	N/A
Price formula – Any other charges	N/A
Indexing arrangements	NLWA Heat Supply Agreement
Customer 2	
Document name	Connection Agreement
Commercial/bulk customer name or retail/individual customer type/group	North Middlesex Hospital
Heat load type (i.e. bulk/commercial, individual/retail)	Public Sector - (C2 - Schools, Hositals, Care Homes etc.)
Number of individual customers (if applicable)	1
Contract start [date]	2025
Contract end [date]	Not defined
Heat demand at point of customer interface [kWh per year]	14,000,000
Cooling demand at point of customer interface [kWh per year]	N/A
Power demand at point of customer interface [kWh per year]	N/A
Price formula – Standing charge (Heat)	To be defined
Price formula – Standing charge (Cooling)	N/A
Price formula – Standing charge (Power)	N/A
Price formula – Variable charge (Heat)	3 p/kWh
Price formula – Variable charge (Cooling)	N/A
Price formula – Variable charge (Power)	N/A
Price formula – Any other charges	N/A
Indexing arrangements	ONS CPI
Customer 3	
Document name	Connection Agreement
Commercial/bulk customer name or retail/individual customer type/group	Colosseum Retail Park
Heat load type (i.e. bulk/commercial, individual/retail)	Residential - (C4 - Multiple Tenancy Dwelling)
Number of individual customers (if applicable)	1700
Contract start [date]	30/06/23
Contract end [date]	40 year break clause
Heat demand at point of customer interface [kWh per year]	5,780,000

Cooling demand at point of customer interface [kWh per year]	N/A
Power demand at point of customer interface [kWh per year]	N/A
Price formula – Standing charge (Heat)	100.6 p/day per dwelling
Price formula – Standing charge (Cooling)	N/A
Price formula – Standing charge (Power)	N/A
Price formula – Variable charge (Heat)	4.1 p/kWh
Price formula – Variable charge (Cooling)	N/A
Price formula – Variable charge (Power)	N/A
Price formula – Any other charges	N/A
Indexing arrangements	ONS CPI
Capital funding structure	
Capital structure description [200 words max]	
Energetik receives funding via an equity investment and/or an onlending agreement from the London Borough of Enfield. The London Borough of Enfield receives low cost funding on behalf of Energetik in the form of grants and loans. Grants are passed on to Energetik as an equity investment and loans are passed on to Energetik at an onlending rate that ensures Energetik is state aid compliant	
Capital funding source 1	
Provider name	HNIP
Type of facility	Grant & Loan
Amount [£]	£12,000,000 and £11,859,000
Conditions	Max 50% with match funding
Use(s)	For the Project
Agreement date [date]	Forecast by 19/03/21
Capital funding source 2	
Provider name	Local Authority Public Works Loan Board (PWLb)
Type of facility	Loan
Amount [£]	£24,787,000
Conditions	Standard PWLB
Use(s)	For the Project
Agreement date [date]	Forecast by 30/06/21
Capital funding source 3	
Provider name	N/A
Type of facility	N/A

Amount [£]	N/A
Conditions	N/A
Use(s)	N/A
Agreement date [date]	N/A

Key project delivery contracts (construction, operation and maintenance)	
Description of procurement route of contractors/partners (i.e. negotiated contract; design, build, maintain and operate; etc.)	4) Integrated Design, Build Operations and Maintenance (DBOM) contract. Vital Energi have been procured by Energetik (executed 29 March 2019) via a full OJEU tender process to design, build operate and maintain the energy centre and heat network. Following a successful tender and evaluation process, Vital Energi were awarded the DBOM contract
Key project delivery contract 1	
Provider	Vital Energi
Scope of contract [100 words max]	To design, build and operate Energetik's MWHN and extend Energetik's three existing heat networks (Satellite Schemes)
Value of contract [£]	Forecast in excess of £50,000,000
Contract start and end [date]	29th March 2017 – 29th March 2032

Energy sources	
Technology 1	
Technology type	Heating
Technology (inc. fuel)	Heat from EfW [Industrial Heat]
Thermal capacity [kW]	35,000
Cooling capacity [kW]	N/A
Electrical capacity [kW]	N/A
Installation date [date]	2026
Number of years until technology is replaced (UEL)	60
Technology 2	
Technology type	Heating

Technology (inc. fuel)	Boiler - Type 1 [Natural Gas]
Thermal capacity [kW]	20,000
Cooling capacity [kW]	N/A
Electrical capacity [kW]	N/A
Installation date [date]	
Number of years until technology is replaced (UEL)	25
Technology 3	
Technology type	N/A
Technology (inc. fuel)	N/A
Thermal capacity [kW]	N/A
Cooling capacity [kW]	N/A
Electrical capacity [kW]	N/A
Installation date [date]	N/A
Number of years until technology is replaced (UEL)	N/A

Heat distribution network	
Type of network	Heating
Existing heat distribution network	
Existing length of heat distribution network [km]	8.5
Existing heat distribution network hot water/steam flow/return temperature [Celsius degree]	90/55
Existing primary heat system/network heat losses [% of energy supplied to network]	Forecast at 5%
Existing secondary heat systems/network heat losses [% of energy supplied to network]	Forecast at 18%
New heat distribution network	
New length of heat distribution network [km]	18.43
New heat distribution network hot water/steam flow/return temperature [Celsius degree]	90/55
New primary heat system/network heat losses [% of energy supplied to network]	Forecast at 5%
New secondary heat systems/network heat losses [% of energy supplied to network]	Forecast at 18%
Cooling distribution network	
Existing cooling distribution network	
Existing length of cooling distribution network [m]	N/A
Existing cooling distribution network water flow/return temperature [Celsius degree]	N/A

Existing primary cooling system/network heat losses [% of energy supplied to network]	N/A
Existing secondary cooling systems/network heat losses [% of energy supplied to network]	N/A
New cooling distribution network	
New length of cooling distribution network [km]	N/A
New cooling distribution network hot water/steam flow/return temperature [Celsius degree]	N/A
New primary cooling system/network heat losses [% of energy supplied to network]	N/A
New secondary systems/network heat losses [% of energy supplied to network]	N/A
Private wire	
Private wire 1	
From power source [power source name]	N/A
To customer [customer name]	N/A
	N/A
	N/A
Trench length [km]	N/A
Capacity [kW]	N/A

SCHEDULE 2**Conditions Precedent****PART 1 – CONDITIONS TO AWARD****1. Corporate Authorisations and structure**

- 1.1. Certified copies of the constitutional documents of the Recipient and Energetik (or confirmation that they have not changed since they were provided in relation to the 2020 Funding Agreements).
- 1.2. Certified copies of all relevant approvals of the Recipient (except to the extent not achievable at this time and subject to an equivalent Condition Subsequent):
 - 1.2.1. approving the terms of and the entry into, and the transactions to be entered into by the Recipient and Energetik in relation to the Project contemplated by, the Grant Documents and resolving that it execute, deliver and perform the Grant Documents, including approving the Project and the Project IRR;
 - 1.2.2. authorising a specified person or persons to execute the Grant Documents on its behalf; and
 - 1.2.3. authorising a specified person or persons, on its behalf, to sign and/or despatch all documents and notices to be signed and/or despatched by it under or in connection with the Grant Documents; and
 - 1.2.4. confirming that the Project should proceed.
- 1.3. A specimen of the signature of each person who is an authorised signatory referred to in paragraph 1.2.3 (except to the extent not achievable at this time and subject to an equivalent Condition Subsequent).
- 1.4. All relevant “know your customer” requirements required by the Provider and the Agent, including if relevant a group structure chart and any other applicable documentation to diligence the structure of the group and the source of any funds.
- 1.5. Receipt of evidence (to the satisfaction of the Provider) that Energetik has been incorporated.
- 1.6. Receipt of evidence (to the satisfaction of the Provider) that the ownership and governance of Energetik is in accordance with the Application.

2. Project-specific conditions

- 2.1. Submission of the relevant form containing evidence (to the satisfaction of the Provider) of all sources of funding for the Project, other than from the Provider (such evidence to be deemed to be part of the Application) (except to the extent not achievable at this time and subject to an equivalent Condition Subsequent).
- 2.2. Evidence (to the satisfaction of the Provider) of cost inputs to the FEAM sufficient to demonstrate or allow testing of the reasonableness of the predicted overall costs of the Project.
- 2.3. Review of Project by the Provider to confirm continued eligibility for the offered Grant, amount and terms.
- 2.4. All Grant Documents have been executed by the Recipient.

3. No Default / other

- 3.1. Recipient confirmation (to the satisfaction of the Provider) that no Default under this Agreement is continuing or would result from the proposed Grant.
- 3.2. Recipient confirmation (to the satisfaction of the Provider) that all representations in this Agreement are true and correct.

3.3. Any other evidence as may be required by the Provider, in relation to the Project and/or to demonstrate compliance with this Agreement.

PART 2 – CONDITIONS OF GRANT

1. Recipient of confirmation (to the satisfaction of the Provider) that, on the proposed day of disbursing any Grant amounts from the Trust Account, all conditions set out in Part 1 above have been discharged and remain true, complete and correct and in full force and effect, and do not require updating to take account of any events or circumstances that have taken place since such evidence or documentation was first provided.
 2. The Funding Request has been submitted not earlier than 6.4.2020 and not later than 19.3.2021.
- 3. Corporate Authorisations and structure**
- 3.1. Certified copies of all relevant approvals of the Recipient and Energetik (except to the extent not achievable at this time and subject to an equivalent Condition Subsequent):
 - 3.1.1. approving the entry into, and the transactions contemplated by, any documents to be entered into by Energetik in relation to the Project (including the Construction Contracts) in accordance with the Application and resolving that it execute, deliver and perform such documents to which it is a party;
 - 3.1.2. authorising a specified person or persons to execute the documents to which it is a party on its behalf; and
 - 3.1.3. authorising a specified person or persons, on its behalf, to sign and/or despatch all documents and notices to be signed and/or despatched by it under or in connection with the documents to which it is a party.
 - 3.2. A certified copy of a written resolution of the Recipient (as shareholder of Energetik) approving the transactions contemplated by the documents to be signed by Energetik (except to the extent not achievable at this time and subject to an equivalent Condition Subsequent).
 - 3.3. A specimen of the signature of each person who is an authorised signatory referred to in paragraph 3.1.3 (except to the extent not achievable at this time and subject to an equivalent Condition Subsequent).
 - 3.4. All relevant "know your customer" requirements required by the Provider and the Agent, including if relevant a group structure chart and any other applicable documentation to diligence the structure of the group and the source of any funds.
- 4. Project-specific conditions**
- 4.1. Evidence and approval by the Provider of the structure and terms of any funding being provided to Energetik (including on-funding of the Grant to Energetik) (except to the extent not achievable at this time and subject to an equivalent Condition Subsequent).
 - 4.2. Evidence (to the satisfaction of the Provider) that any significant Project Agreements entered into are, or that are to be entered into will be, consistent with the Application and the Mandatory Requirements.
 - 4.3. Receipt of evidence (to the satisfaction of the Provider) that all relevant Project Agreements entered into are, or that are to be entered into will be, in the name of, or have been novated to, Energetik (including signed copies of the D&B and O&M agreement(s)).
 - 4.4. Evidence (to the satisfaction of the Provider) that any agreements for the sale of heat by the Project entered into by Energetik, including connection fees and heat tariffs, are or will be consistent with the Application and the Mandatory Requirements.
 - 4.5. Evidence (to the satisfaction of the Provider) that all necessary permissions have been obtained for all works taking place on or under public highways consistent with the

Application and the Mandatory Requirements (to the extent applicable at the time of this Agreement).

- 4.6. Receipt of confirmation from the Recipient that there have been no material changes to the Project cost forecasts compared with those set out in the Application or, otherwise, provision of an updated financial model.
- 4.7. Receipt and approval by the Provider of a quantitative sensitivity analysis, to include all parameters listed in the Application and Applicant Guidance.
- 4.8. Entry into a "match funding agreement" with MEEF, to regulate intercreditor position (only applicable if MEEF is a lender or investor in relation to the Project).
- 4.9. Receipt of evidence (to the satisfaction of the Provider) of commitment to spend the Grant over the following 12 months.
- 4.10. Recipient to provide (to the satisfaction of the Provider) evidence of the funding arrangement (working capital facility) between the Recipient and Energetik (except to the extent not achievable at this time and subject to an equivalent Condition Subsequent).
- 4.11. Recipient to provide (to the satisfaction of the Provider) confirmation of connection charges and the accompanying contractual commitments with the developers.
- 4.12. Recipient to provide (to the satisfaction of the Provider) (except to the extent not achievable at this time and subject to an equivalent Condition Subsequent):
 - 4.12.1. Final approval of the PWLB funding, including any funding shortfalls.
 - 4.12.2. Confirmation of the terms of the PWLB funding and evidence of their inclusion in the financial model.
 - 4.12.3. Council approval of the IRR achieved by the Project.
- 4.13. Recipient to provide (to the satisfaction of the provider) evidence of the arrangement between the Recipient and Energetik for the payment and/or relief of business rates.
- 4.14. Recipient to provide (to the satisfaction of the Provider) confirmation that the proposed Haringey district heating scheme has a neutral impact on the Project's model.
- 4.15. Recipient to provide evidence (to the satisfaction of the Provider) that all necessary property rights have been granted for the pipe route consistent with the Application and the Mandatory Requirements (to the extent applicable at the time of this Agreement).
- 4.16. Recipient to provide evidence (to the satisfaction of the Provider) that any necessary planning consents have been granted for the pipe route consistent with the Application and the Mandatory Requirements (to the extent applicable at the time of this Agreement).
- 4.17. Recipient to provide (to the satisfaction of the Provider) the bulk heat purchase agreement with the North London Waste Authority in executed or settled form and consistent with the Application and the Mandatory Requirements.
- 4.18. Recipient to provide (to the satisfaction of the Provider) information on the RIBA stage 3 design for the network extension pipe route relevant to this Project when the DBO&M has completed the detailed route proving work (except to the extent not achievable at this time and subject to an equivalent Condition Subsequent).
- 4.19. Provision by the Recipient (to the satisfaction of the Provider) of revised CAPEX, REPEX and OPEX budgets before construction funding is agreed (except to the extent not achievable at this time and subject to an equivalent Condition Subsequent).

5. No Default / other

- 5.1. Recipient confirmation (to the satisfaction of the Provider) that no Default under this Agreement is continuing or would result from the proposed Grant.

- 5.2. Recipient confirmation (to the satisfaction of the Provider) that all representations in this Agreement are true and correct.
- 5.3. Any other evidence as may be required by the Provider, in relation to the Project and/or to demonstrate compliance with this Agreement.
- 5.4. There is no default or accelerated repayment event (howsoever defined) outstanding under any 2020 Funding Agreement.

PART 3 – CONDITIONS SUBSEQUENT

- 1.1. Ensure compliance with the requirements of the Electricity Act 1989, including that any electricity supplies made by the Project are licensed under that Act or are exempt from the requirement to hold a licence under the Electricity Act (Class Exemption from the Requirement for a Licence) Order 2001.
- 1.2. Ensure that all Project Agreements entered into are consistent with the Application and the Mandatory Requirements.
- 1.3. Ensure that all agreements for the sale of heat by the Project (including connection fees and heat tariffs) are consistent with the Application and the Mandatory Requirements.
- 1.4. Ensure that all property rights necessary for the construction and operation of the energy distribution network and/or the energy centre have been obtained, prior to commencement of relevant construction works, on terms that are consistent with the Application and the Mandatory Requirements (and in any case not later than 30.4.2022).
- 1.5. Ensure that all planning permissions and other consents and authorisations required for the construction and operation of the energy distribution network and the energy centre have been obtained, prior to commencement of relevant works, on terms that are consistent with the Application and the Mandatory Requirements and that such permissions, consents and authorisations are complied with (and in any case not later than 30.4.2022).
- 1.6. Ensure that all relevant agreements and approvals are obtained, maintained and are complied with for the connection and supply of all relevant utilities including gas, electricity, water and telecoms) to the Project (and, where relevant, for the export of electricity from the Project) on terms that are consistent with the Application and the Mandatory Requirements.
- 1.7. Ensure that all agreements for the purchase of heat by the Project (including in respect of fees and tariffs payable) are consistent with the Application and the Mandatory Requirements.
- 1.8. Any documents that were accepted by the Provider in “settled form” (or any other form which was not fully signed, dated and effective) for the purposes of Parts 1-2 above, must be delivered in fully signed, dated and effective form within a reasonable period of time for such document (and must be in the form approved by the Provider before such document was signed).
- 1.9. No later than 31.7.2021, evidence (to the satisfaction of the Provider) of:
 - 1.9.1.all necessary approvals for entry into the Project and this Agreement, from the Recipient and Energetik.
 - 1.9.2.any relevant specimen signatures;
 - 1.9.3.the structure and terms of any funding being provided to Energetik;
 - 1.9.4.the funding arrangement (working capital facility) between the Recipient and Energetik;
 - 1.9.5. all sources of funding for the Project, other than from the Provider (such evidence to be deemed to be part of the Application);
 - 1.9.6.final approval of the PWLB funding, including any funding shortfalls;
 - 1.9.7.confirmation of the terms of the PWLB funding and evidence of their inclusion in the financial model; and
 - 1.9.8.Recipient approval of the IRR achieved by the Project.

- 1.10. No later than 31.12.2021, evidence (to the satisfaction of the Provider) of:
 - 1.10.1. RIBA stage 3 design for the network extension pipe route relevant to this Project when the DBO&M has completed the detailed route proving work; and
 - 1.10.2. revised CAPEX, REPEX and OPEX budgets before construction funding is agreed.
- 1.11. No later than 31.3.2022, evidence (to the satisfaction of the Provider) that the Grant has been spent.

SCHEDULE 3**Funding Request**

Funding Request – GFA – Construction Funding

From: [Recipient]

To: Triple Point Investment Management LLP (as Agent)

Dated:

Dear Sirs

[Recipient] – [] [Grant Funding Agreement dated [] (the “Agreement”)]

- 1 We refer to the Agreement. This is a Funding Request. Terms defined in the Agreement have the same meaning in this Funding Request unless given a different meaning in this Funding Request.
- 2 We wish to request the Grant on the following terms:
 - Proposed Funding Date: [] (or, if that is not a Business Day, the next Business Day)
 - Amount: []
- 3 We confirm that:
 - 3.1 the Grant requested will be used only for an Approved Purpose;
 - 3.2 to the best of our knowledge and belief:
 - (a) each condition specified in Clause 4.1 (*Initial conditions precedent*) and Clause 4.2 (*Further conditions precedent*) is satisfied on the date of this Funding Request and the Agent has received all of the documents and evidence listed in Schedule 2 (*Conditions Precedent*) which relate to this Funding Request;
 - (b) the relevant representations given in Clause 9 (*Representations*) of the Agreement are true and correct in all respects;
 - (c) no Default is continuing or would result from the proposed Grant;
 - (d) all undertakings set out in this Agreement have been complied with as at the date hereof (including without limitation those set out at Clauses 10 (*Information Undertakings*) and 11 (*General Undertakings*));
 - (e) no Material Adverse Change has occurred;
 - (f) the Project complies with Subsidy Control Law;
 - (g) all costs detailed in this Funding Request are either Relevant Eligible Costs or Future Eligible Costs (each as defined in clause 5.2.2 of the Agreement);
 - (h) there is no default or accelerated repayment event (howsoever defined) outstanding under any 2020 Funding Agreement; and

- (i) the Completion Date is reasonably likely to occur before the Longstop Date, as confirmed by the certificate appended at Annex 1;
- 3.3 [the following milestone has been reached: [INSERT DETAILS AS APPLICABLE / IF ANY], as confirmed by the evidence set out in Annex 2;]
- 3.4 the Construction Costs detailed in this Funding Request:
 - (a) [have become due and payable[, as evidenced by the invoices appended at Annex 2];]
 - (b) are in accordance with the Construction Budget;
 - (c) need to be paid in order for the Project to proceed and cannot be (and will not be) funded or reimbursed from other sources (including any other facility agreement or memorandum of understanding relating to the Heat Networks Investment Project).
- 3.5 [the amount of this Funding Request and all previous Funding Requests are set out accurately in the utilisation spreadsheet set out in Annex 3.]
- 4 The proceeds of this Grant should be credited to the bank account as set out in Schedule 1 of the Agreement[, or such other bank account as noted here and agreed to by the Agent in advance [*insert bank account details if required*]].
- 5 Further to clause 5.2.1 of the Agreement:
 - 5.1 the purpose of the proposed Grant is to [insert details / attach evidence if needed];
 - 5.2 the total anticipated Eligible Costs of the Project as at today's date are: [insert details / attach evidence if needed.]
- 6 [delete if n/a] Further to clause 5.2.2(a) of the Agreement:
 - 6.1 we note that this Funding Request relates to Relevant Eligible Costs;
 - 6.2 the details of such Relevant Eligible Costs are as evidenced by the documentation appended at Annex 2 (append invoices or other evidence of the total costs and expenses of the Project, including a breakdown of which costs and expenses constitute Eligible Costs and specifying details of the Relevant Eligible Costs to be funded using the Grant);
- 7 [delete if n/a] Further to clause 5.2.2(b) of the Agreement:
 - 7.1 we note that this Funding Request relates to Future Eligible Costs;
 - 7.2 the details of such Future Eligible Costs are as evidenced by the documentation appended at Annex 2 (append invoices or other evidence of the total costs and expenses of the Project, including a breakdown of which costs and expenses constitute Eligible Costs and specifying details of the Future Eligible Costs to be funded using the Grant); and
 - 7.3 the Recipient will comply with the provisions of clause 5.2.3 of the Agreement, in relation to such Future Eligible Costs.
- 8 [delete if n/a] Further to clause 5.2.4 of the Agreement:
 - 8.1 we note that this Funding Request relates to Future Eligible Costs;

- 8.2 the details of such Future Eligible Costs are as evidenced by the documentation appended at Annex 2 (append invoices or other evidence of the total costs and expenses of the Project, including a breakdown of which costs and expenses constitute Eligible Costs and specifying details of the Future Eligible Costs to be funded using the Grant); and
- 8.3 the Recipient will comply with the provisions of clause 5.2.4 of the Agreement, in relation to such Future Eligible Costs.
- 9 This Funding Request is irrevocable.

Yours faithfully

.....

authorised signatory for

[Recipient]

Annex 1 – Engineers confirmation on progress towards Completion Date

[COMPLETION DATE CERTIFICATE]

From: [Recipient's engineer/technical advisor]

To: [Agent]

Dated:

Dear Sirs

[Recipient] – [] Grant Funding Agreement, dated [] (the "**Agreement**")

- 1 We refer to the Agreement. Terms defined in the Agreement have the same meaning in this certificate unless given a different meaning in this certificate.
- 2 We confirm that:
 - (a) milestone [INSERT IF ANY] has been reached;
 - (b) to the best of our knowledge and belief, based on progress to date, the Completion Date is reasonably likely to occur before the Longstop Date.

Yours faithfully

.....
authorised signatory for

[name of relevant engineer/technical advisor]

Annex 2 – Invoices or other evidence supporting milestone

Annex 3 – Utilisation spreadsheet

SCHEDULE 4**Project Monitoring Reports**

The Recipient must report in accordance with the HNIP Monitoring & Reporting Guidance, as published from time to time on the Department for Business, Energy and Industrial Strategy website:

<https://www.gov.uk/government/publications/hnip-monitoring-and-reporting-guidance-and-templates>

This includes:

1 CONSTRUCTION**MONTHLY REPORT (CONSTRUCTION)**

<https://www.gov.uk/government/publications/hnip-monitoring-and-reporting-guidance-and-templates> to be submitted to the Agent on the 5th Business Day of each calendar month, and sent to: reporting@tp-heatnetworks.org or such other address as indicated by the Agent and to include invoices or other evidence of the total costs and expenses of the Project incurred by the Recipient prior to the date of delivery of such invoices or other evidence, including a breakdown of which costs and expenses constitute Eligible Costs and specifying which Future Eligible Costs were funded using the Grant (noting the terms of Clause 5.2).

2 OPERATIONS**"MONTHLY / QUARTERLY REPORT (OPERATIONS)"**

<https://www.gov.uk/government/publications/hnip-monitoring-and-reporting-guidance-and-templates> to be submitted to the Agent monthly in the agreed short form, and quarterly in the agreed long form, and sent to: reporting@tp-heatnetworks.org or such other address as indicated by the Agent.

In each case, the Agent may, in its discretion, require such additional information to be reported on as it considers appropriate for the purpose of proper management of this Agreement or of the Heat Networks Investment Programme or as required by the Department of Business, Energy and Industrial Strategy.

SCHEDULE 5

Subsidy Control

The Recipient shall comply with all relevant Subsidy Control Law.

The Parties agree to update this Schedule 5 when reasonably requested by the Provider, to reflect the requirements of all relevant Subsidy Control Law.

Such update shall set out a level of detail commensurate with the granularity set out in schedule 5 of the 2020 Grant Agreement.

SCHEDULE 6

Continuing Obligations

DEED OF AGREEMENT

between

SECRETARY OF STATE FOR BUSINESS ENERGY AND INDUSTRIAL STRATEGY

and

THE MAYOR AND BURGESSES OF THE LONDON BOROUGH OF ENFIELD

**relating to a Grant Agreement
(Enfield District Heating Networks Project
(North and West Extensions))**

THIS DEED OF AGREEMENT ("Deed") is dated _____ **and made between:**

- (1) **SECRETARY OF STATE FOR BUSINESS ENERGY AND INDUSTRIAL STRATEGY** ("Original Provider"); and
- (2) **THE MAYOR AND BURGESSES OF THE LONDON BOROUGH OF ENFIELD**, a local authority having its registered address at Civic Centre, Silver Street, London, United Kingdom, EN1 3XD (the "Recipient").

Background:

- (A) The parties entered into a grant agreement dated on or about the date hereof, pursuant to which the Original Provider made available a grant to the Recipient (the "**Grant Agreement**").
- (B) As a condition of the Original Provider agreeing to make certain grants available to the Recipient pursuant to the Grant Agreement the Recipient agreed to enter into this Deed so that certain obligations on the Recipient under the Grant Agreement expressed to survive termination would continue to be performed by the Recipient notwithstanding that all grants and amounts outstanding under the Grant Agreement have been fully repaid and the Recipient is fully released from all its covenants, liabilities and obligations under the Grant Agreement.

IT IS HEREBY AGREED as follows:

1 INTERPRETATION

In this Deed words and expressions defined in and rules of interpretation set out in the Grant Agreement shall have the same meaning and effect when used in this Deed except where the context requires otherwise.

2 EFFECTIVE DATE AND TERM

This Deed shall have effect from the date hereof and shall cease to have effect at 23:59 hours on 30 April 2033 ("**Expiry Date**").

3 ONGOING OBLIGATIONS

In accordance with the terms of this Deed, the following clauses of the Grant Agreement shall survive termination of the Grant Agreement and shall remain in force until the Expiry Date (except for the undertakings given in Clause 10.4 (Budget) which shall remain in force up to and including 31 December 2032):

- (a) Clause 9.8 (Mandatory Requirements Confirmation);
- (b) Clause 10.5 (Monitoring reports);
- (c) Clause 10.8 (Information: additional);
- (d) Clause 10.9 (Notification of default);
- (e) Clause 10.10 (Record keeping);
- (f) Clause 10.11 (Access);

- (g) Clause 11.2 (Compliance with laws);
- (h) Clause 11.5 (Use of Grant Proceeds); and
- (i) Clause 11.8 (Conditions Subsequent) and the related Part 3 of Schedule 2.

4 **EFFECT OF THIS DEED ON THE GRANT AGREEMENT**

The parties agree that the clauses in the Grant Agreement expressed as surviving termination shall remain in full force and effect in accordance with the terms of the Grant Agreement, and with effect from and including the date hereof until the Expiry Date, all references in the Grant Agreement to the "Agreement", "herein", "hereof", "hereunder" and other similar expressions shall, unless the context requires otherwise, be read and construed as a reference to the Grant Agreement as supplemented by this Deed.

5 **RIGHTS OF THE ORIGINAL PROVIDER**

Without prejudice to:

- (a) any other express right of the Original Provider pursuant to the Grant Agreement;
- (b) any remedy that the Original Provider may have at law, in equity or in statute including the right to seek injunctive relief or a decree of specific performance or other discretionary remedies of the court,
- (c) in respect of any breach by the Recipient of this Deed, the Original Provider shall have the right to instruct a third party to carry out any rectification of such failure and to seek reimbursement from the Recipient as a debt due immediately upon demand for such costs incurred in doing so.

6 **GOVERNING LAW AND JURISDICTION**

- 6.1 This Deed and any dispute or claim (including non-contractual disputes or claims) arising out of or in connection with it or its subject matter or formation shall be governed by and construed in accordance with the law of England and Wales.
- 6.2 Each party irrevocably agrees that, subject as provided below, the courts of England and Wales shall have exclusive jurisdiction over any dispute or claim (including non-contractual disputes or claims) arising out of or in connection with this deed or its subject matter or formation. Nothing in this clause shall limit the right of the Provider to take proceedings against the Recipient in any other court of competent jurisdiction, nor shall the taking of proceedings in any one or more jurisdictions preclude the taking of proceedings in any other jurisdictions, whether concurrently or not, to the extent permitted by the law of such other jurisdiction.

7 **THIRD PARTY RIGHTS**

No person who is not a party to this Deed shall have any right under the Contracts (Rights of Third Parties) Act 1999 to enforce any term of this Deed.

8 **COSTS**

Each party shall bear their own costs in connection with the execution of this Deed.

9 FURTHER ASSURANCE

The Recipient shall, at its own cost, at the request of the Original Provider, promptly execute and deliver such documents and perform all such acts as may be reasonably required to give full effect to the terms of this Deed.

10 COUNTERPARTS

This Deed may be executed in any number of counterparts, each of which when executed and delivered shall constitute an original, but all the counterparts shall together constitute one and the same instrument.

This document has been executed as a deed and is delivered and takes effect on the date stated at the beginning of it.

Executed as a deed by **SECRETARY OF STATE FOR BUSINESS ENERGY AND INDUSTRIAL STRATEGY** acting by

.....
Authorised signatory

in the presence of:

Name of Witness:

Signature of Witness:

Address of Witness:

Occupation of Witness:

The Common Seal of The Mayor and Burgesses of the London Borough of Enfield was hereunto affixed in the presence of:-

.....
Authorised signatory

SCHEDULE 7

Grant Funding Letter



1 King William Street
London, EC4N 3AF

T +44 (0)20 7201 8989

www.tp-heatnetworks.org

17 February 2021

Mr Ian Guest
Technical Director, Energetik
London Borough of Enfield Council
Civic Centre
Silver Street
Enfield
EN1 3XA

Dear Ian

Heat Networks Investment Project: Application Reference HNIP_APP_0110

Thank you for applying to the Heat Network Investment Project (HNIP).

We have considered your application for funding for the North and West Extensions to the Meridian Water Heat Network in Round 7 of the HNIP scheme and I am delighted to inform you that we are minded, subject to cross-government approval to offer support under the scheme, as follows:

	FYE 2021 (£000)	Total (£000)
Grant for construction	12,000.00	12,000.00
Corporate Loan for construction	11,859.00	11,859.00
Total	23,859.00	23,859.00

You will notice that the amounts in the table above differ from those which you applied for.

By our calculations, the aggregate intervention is nevertheless sufficient to meet your target project internal rate of return.

Given the relatively modest amount of time available to us we plan to begin the process of seeking the requisite section 31 approvals of this award immediately and as such I would be grateful if you could let me know by return if you know now that you would be unwilling to accept funding in these amounts.

An element of the offer is intended to be by way of a corporate loan which currently carries an interest rate of 0.01% per annum albeit this may be subject to change over time. The interest





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Heat Networks Investment Project Public Body Facility Agreement

relating to construction funding for the
2020/2021 financial year for London Borough of
Enfield

in relation to the
Enfield District Heating Networks Project
(North and West Extensions)

- (1) The Mayor And Burgesses Of The London Borough Of
Enfield, as Borrower
- (2) The Secretary Of State For Business, Energy and Industrial
Strategy, as Original Lender
- (3) Triple Point Investment Management LLP, acting as Agent
- (4) Triple Point Investment Management LLP, acting as
Account Trustee

Dated 19TH MARCH 2021

EXECUTION VERSION



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This Agreement is made the 19th MARCH 2021

Between:

- (1) **The Mayor And Burgesses Of The London Borough Of Enfield**, a local authority having its registered address at Civic Centre, Silver Street, London, United Kingdom, EN1 3XD (the **Borrower**);
- (2) **The Secretary Of State For Business, Energy and Industrial Strategy** as lender (the **Original Lender**);
- (3) **Triple Point Investment Management LLP**, a limited liability partnership registered in England and Wales under company number OC321250 whose registered office is at 1 King William Street, London, EC4N 7AF, as agent of the other Finance Parties (the **Agent**); and
- (4) **Triple Point Investment Management LLP**, a limited liability partnership registered in England and Wales under company number OC321250 whose registered office is at 1 King William Street, London, EC4N 7AF, as account trustee for the Original Lender (the **"Account Trustee"**).

It is agreed as follows:

1 DEFINITIONS AND INTERPRETATION

1.1 In this Agreement, unless the context otherwise requires, the following words have the following meanings:

- 2020 Loan Agreement** means the loan agreement entered into between the Parties on or about 26.3.2020
- 2020 Funding Agreements** means the 2020 Loan Agreement and the £5,000,000 grant funding agreement entered on or about the date thereof
- Account Bank** means such bank as the Agent shall notify to the Borrower from time to time.
- Accelerated Repayment Event** means any event or circumstance specified as such in Clause 18 (*Accelerated Repayment Event*).
- Affiliate** means, in relation to any person, a Subsidiary of that person or a Holding Company of that person or any other Subsidiary of that Holding Company.
- Agency Protocol** means the separate protocol dealing with aspects of the Agent's appointment, as amended from time to time, available from the Agent on request by the Borrower.
- Application** means the Borrower's original application to the Heat Networks Investment Project together with any further information provided by the Borrower as part of the application or award process prior to the date of this Agreement.



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Approved Purpose	means funding Eligible Costs for the Project which, for avoidance of doubt, shall include payment of interest on a Loan during the construction period.
Authorisation	means an authorisation, consent, approval, resolution, licence, exemption, filing, notarisation or registration.
Availability Period	means the period detailed as such in Schedule 1 (<i>Project Description</i>).
Available Commitment	means a Lender's Commitment under the Facility minus: <ul style="list-style-type: none"> (a) the amount of its participation in any outstanding Loans under the Facility; and (b) in relation to any proposed Loan, the amount of its participation in that Loan that is due to be made on or before the proposed Utilisation Date.
Available Facility	means the aggregate for the time being of each Lender's Available Commitment.
Borrower's Bank Account	means the account detailed as such in Schedule 1 (<i>Project Description</i>).
Break Costs	means the amount (if any) by which: <ul style="list-style-type: none"> (a) the interest which a Lender should have received for the period from the date of receipt of all or any part of its participation in a Loan or Unpaid Sum to the last day of the current Interest Period in respect of that Loan or Unpaid Sum, had the principal amount or Unpaid Sum received been paid on the last day of that Interest Period; <p>exceeds:</p> <ul style="list-style-type: none"> (b) the amount which that Lender would be able to obtain by placing an amount equal to the principal amount or Unpaid Sum received by it on deposit with a leading bank for a period starting on the Business Day following receipt or recovery and ending on the last day of the current Interest Period <p>provided that if the amount is a negative sum then it shall be deemed to be zero.</p>
Business Day	means a day (other than a Saturday or Sunday) on which the Bank of England and banks in London are open for business.
Central Government Body	means a body listed in one of the following sub-categories of the Central Government classification of the Public Sector Classification Guide, as published and



amended from time to time by the Office for National Statistics:

- (a) Government Department;
- (b) Non-Departmental Public Body or Assembly Sponsored Public Body (advisory, executive, or tribunal);
- (c) Non-Ministerial Department; or
- (d) Executive Agency.

Commitment

means:

- (a) in relation to the Original Lender, means the amount detailed as such in Schedule 1 (*Project Description*); and
- (b) in relation to any other Lender, the amount of any Commitment transferred to it under this Agreement,

to the extent not cancelled, reduced or transferred by it under this Agreement.

Completion Date

means the earlier to occur of:

- (a) issue of a completion certificate in respect of the Project under all Construction Contracts by the appropriate contractor or surveyor; or
- (b) the start of transmission of heat to the anchor load customer identified in Schedule 1 (*Project Description*).

Conditions Satisfaction Date

means the date identified as such in Schedule 1 (*Project Description*).

Construction Contracts

means those contracts that are required for the development, design, construction, management, commissioning and testing of the Project, which have been delivered to and approved by the Agent on or prior to delivery of the relevant Utilisation Request.

Construction Costs

means those costs incurred or to be incurred by the Borrower and which correspond with costs identified in the Construction Budget set out in Schedule 1 (*Project Description*) and the total amount of which does not exceed the total amount identified in the construction budget.

Data Protection Legislation

means all applicable legislation relating to privacy and the processing of personal data in force from time to time in the United Kingdom including the GDPR (for as long as applicable in the United Kingdom) and the Data Protection Act 2018.



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Default	means an Accelerated Repayment Event or any event or circumstance specified as such in Clause 18 (<i>Accelerated Repayment Event</i>) which would (with the expiry of a grace period, the giving of notice, the making of any determination under the Finance Documents or any combination of any of the foregoing) be an Accelerated Repayment Event.
Eligible Costs	means the capitalised costs for commercialisation, design, construction and commissioning which: <ul style="list-style-type: none"> (a) are specified in the Borrower's Application (provided that these are not excluded or qualified in Schedule 1 (<i>Project Description</i>) and are reasonably incurred in undertaking the Project); and (b) fall within the respective definitions of eligible cost for production plant and distribution network for the purposes of relevant Subsidy Control Law, but not including Excluded Costs.
Energetik	means Lee Valley Heat Network Operating Company Ltd. (company number 09763702) (trading as "Energetik").
Excluded Costs	means those costs identified as such in Schedule 1 (<i>Project Description</i>).
Facility	means the term loan facility made available under this Agreement as described in Clause 2 (<i>The Facility</i>).
Final Maturity Date	means the date referred to as such in Schedule 1 (<i>Project Description</i>).
Finance Documents	means this Agreement, the Application, the Agency Protocol, the Account Trust Deed, each Utilisation Request and any other document designated as such by the Agent and the Borrower and Finance Document shall mean any of them.
Finance Party	means the Agent, the Account Trustee or a Lender, together the Finance Parties .
Financial Indebtedness	means any indebtedness for or in respect of: <ul style="list-style-type: none"> (a) moneys borrowed; (b) any amount raised by acceptance under any acceptance credit facility or dematerialised equivalent; (c) any amount raised pursuant to any note purchase facility or the issue of bonds, notes, debentures, loan stock or any similar instrument;



- (d) the amount of any liability in respect of any lease or hire purchase contract which would, in accordance with GAAP, be treated as a balance sheet liability;
- (e) receivables sold or discounted (other than any receivables to the extent they are sold on a non-recourse basis);
- (f) any amount raised under any other transaction (including any forward sale or purchase agreement) of a type not referred to in any other paragraph of this definition having the commercial effect of a borrowing;
- (g) any derivative transaction entered into in connection with protection against or benefit from fluctuation in any rate or price (and, when calculating the value of any derivative transaction, only the marked to market value (or, if any actual amount is due as a result of the termination or close-out of that derivative transaction, that amount) shall be taken into account);
- (h) any counter-indemnity obligation in respect of a guarantee, indemnity, bond, standby or documentary letter of credit or any other instrument issued by a bank or financial institution; and
- (i) the amount of any liability in respect of any guarantee or indemnity for any of the items referred to in paragraphs (a) to (h) above.

Fixed Rate

means the fixed percentage rate per annum set out in Schedule 1 (*Project Description*).

GAAP

means generally accepted accounting principles in England and Wales.

General Data Protection Regulation / GDPR

means Regulation (EU) 2016/679 of the European Parliament and of the Council of 27 April 2016 on the protection of natural persons with regard to the processing of personal data and on the free movement of such data or any law which replaces, supersedes or supplements the European Union Regulation in relation to the United Kingdom (whether in whole or part) as a result of the United Kingdom ceasing to be a member state of the European Union.

Group

means:

- (a) for the purposes of clauses 15.13 (Anti-corruption law) and 18.17 (Corruption) only: the Borrower and its Subsidiaries for the time being; and



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- (b) for the purposes of the remainder of this Agreement: the Borrower, Energetik, and any Subsidiaries of Lee Valley Heat Network Limited or Energetik.

If Lee Valley Heat Network Limited is not dissolved by 30.9.2020, it will automatically be deemed to be included in paragraph (b) above, with effect from 30.9.2020, until it is dissolved.

Heat Networks Investment Project	means the project of the Original Lender to provide up to three hundred and twenty million pounds by way of grants and loans in connection with heat network projects in England and Wales.
Holding Company	means, in relation to a person, any other person in respect of which it is a Subsidiary.
Interest Payment Date	means 30 June and 31 December of each calendar year. If, however, such day is not a Business Day, the Interest Payment Date will instead be the preceding Business Day.
Interest Period	means, in relation to a Loan, each period determined in accordance with Clause 9 (<i>Interest periods</i>) and, in relation to an Unpaid Sum, each period determined in accordance with Clause 8.3 (<i>Default interest</i>).
Investment Vehicle	means any entity which owns or operates (or will own or operate) the Project, other than the Borrower.
Intellectual Property Rights or IPR	means copyright, rights related to or affording protection similar to copyright, rights in databases, patents and rights in inventions semi-conductor topography rights, trade marks, rights in internet domain names and website addresses and other rights in trade names, designs, know-how, trade secrets and any modifications, amendments, updates and new releases of the same and all similar or equivalent rights or forms of protection which subsist or will subsist now or in the future in any part of the world.
IPR Material	means all material produced by the Borrower or its Representatives (including but not limited to, materials expressed in any form of report, database, design, document, technology, information, know how, system or process).
ITA	means the Income Tax Act 2007.
Lender	means: <ul style="list-style-type: none"> (a) any Original Lender; and (b) any entity which has become a Party in accordance with Clause 19 (<i>Changes to the parties</i>),



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which in each case has not ceased to be a Party in accordance with the terms of this Agreement, and **Lenders** shall be construed accordingly.

Loan	means each loan made or to be made under the Facility following a Utilisation Request or the principal amount outstanding for the time being of that loan.
Longstop Date	means the date which is five calendar years after the first Utilisation Date.
Majority Lenders	means a Lender or Lenders whose Commitments aggregate more than 66 2/3% (sixty six and two thirds percent) of the Total Commitments (or, if the Total Commitments have been reduced to zero, aggregated more than 66 2/3% (sixty six and two thirds percent) of the Total Commitments immediately prior to the reduction).
Mandatory Requirements	means the key deliverables and assurances which formed part of the Application and which are detailed in Schedule 1 (<i>Project Description</i>).
Market Disruption Event	means any situation where the financial markets cease to function in a regular manner in response to external forces.
Material Adverse Change	means the events or circumstances described in Clause 18.13 (<i>Material Adverse Change</i>).
Material Adverse Effect	means in relation to any event or circumstance, the occurrence or effect of which in the reasonable opinion of the Majority Lenders, has materially impaired or could reasonably be expected to have a material adverse effect on: <ul style="list-style-type: none"> (a) the ability of the Borrower to perform its obligations under the Finance Documents; (b) the ability of the Borrower and/or any approved Investment Vehicle (if any) to perform its role in the Project; (c) the legality, validity, effectiveness, adequacy or enforceability of any Finance Document; (d) the rights and remedies of a Finance Party under the Finance Documents; or (e) the Project meeting the Mandatory Requirements.
New Lender	has the meaning given to that term in Clause 19 (<i>Changes to the parties</i>).



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Original Financial Statements

means in relation to the Borrower and, if applicable, any Investment Vehicle, its audited consolidated financial statements for the financial year identified as such in Schedule 1 (*Project Description*).

Party

means a party to this Agreement.

Prohibited Use

means:

- (a) use to support activity intended to influence or attempt to influence Parliament, Government or political parties, or use in attempting to influence the awarding or renewal of contracts and grants, or use in attempting to influence legislative or regulatory action, or any other use of a political nature;
- (b) use of an exclusively religious nature;
- (c) use in respect of costs reimbursed or to be reimbursed by funding from other public authorities or from the private sector;
- (d) use in connection with the receipt of contributions in kind (a contribution in goods or services as opposed to money);
- (e) use to cover interest payments other than interest on a Loan under this Agreement (including service charge payments for finance leases);
- (f) use for the giving of gifts to individuals, other than promotional items with a value no more than £10 a year to any one individual;
- (g) use for entertaining (entertaining for this purpose means anything that would be a taxable benefit to the person being entertained, according to current United Kingdom tax regulations);
- (h) use to pay statutory fines, criminal fines or penalties;
- (i) use to pay for Eligible Costs incurred before the date of this Agreement; or
- (j) use in respect of VAT that the Borrower is able to reclaim from HM Revenue and Customs.

Project

means the project as identified and detailed in Schedule 1 (*Project Description*).

Project Agreements

means any material documents entered into by the Borrower or Energetik in relation to the Project (including the Construction Contracts, any operation and maintenance contracts, plot connection agreements, energy services agreements, heat supply contracts, heat purchase contracts, on-funding agreements, management contracts and real estate arrangements)



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	and any other contract designated as such by the Agent following the date hereof (acting reasonably).
Projected Costs	means the total anticipated Eligible Costs of the Project as set out in the Application.
Protected Party	means a Finance Party which is or will be subject to any liability, or required to make any payment, for or on account of Tax in relation to a sum received or receivable (or any sum deemed for the purposes of Tax to be received or receivable) under a Finance Document.
First Repayment Date	has the meaning given to it in Clause 6.1.
Repayment Instalment	means, in relation to an Interest Payment Date, the instalment specified in the Repayment Schedule.
Repayment Schedule	means the repayment schedule to be calculated by the Agent on an annuity basis and delivered to the Borrower in accordance with Clause 6.1.4 (<i>Repayment of a Loan</i>).
Representative	means any delegate, agent, manager, administrator, nominee, attorney, trustee or custodian.
Restructuring	means any step taken, directly or indirectly, to modify in a material way the characteristics of the Project as described in the Application or, without prejudice to Clause 17.3 (Disposals and negative pledge) to assign, novate, transfer or otherwise dispose of any assets (or its interest in the assets) of the Project to a third party, other than in repair or replacement of obsolete, defective or failing assets.
Security	means a mortgage, charge, pledge, lien or other security interest securing any obligation of any person or any other agreement or arrangement having a similar effect.
State Subsidy	means any financial contribution granted by a public body authority or through State resources in any form whatsoever which confers a benefit on the recipient, which shall include, but not be limited to, the definition of a subsidy contained in the UK-EU TCA.
Subsidy Control Law	means all laws of the United Kingdom limiting State Subsidy, including the European Union (Future Relationship) Act 2020, any relevant secondary legislation and any other law which replaces or supersedes or implements, or retains the law embodied in Articles 107- 109 of the Treaty for the Functioning of the European Union ("TFEU") and any relevant primary or secondary legislation in relation to the United Kingdom (whether in whole or part) as a result of the United Kingdom ceasing to be a member state of the European Union, together with any guidance issued by a Central Government Body relating to the provision of State Subsidies, including the interaction of State Subsidies



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with the United Kingdom's commitments as a member of the World Trade Organisation and under its trade agreements with other countries.

Subsidiary	means a subsidiary undertaking within the meaning of section 1162 of the Companies Act 2006.
Tax	means any tax, levy, impost, duty or other charge or withholding of a similar nature (including any penalty or interest payable in connection with any failure to pay or any delay in paying any of the same).
Tax Deduction	means a deduction or withholding for on account of tax from a payment under a Finance Document.
Total Commitments	means the aggregate of the Commitments being, as at the date of this Agreement, the amount detailed as such in Schedule 1 (<i>Project Description</i>).
Trust Account	means the account held with the Account Bank which is operated in accordance with the Trust Account Deed.
Trust Account Deed	means the agreement entered into between the Original Lender, the Agent and the Account Trustee dated on or around the date of this Agreement.
UK-EU TCA	means the Trade and Cooperation Agreement between the European Union and the European Atomic Energy Community, of the one part, and the United Kingdom of Great Britain and Northern Ireland, of the other part, signed on 30 December 2020, including such amendments as are agreed between its parties from time to time.
Unpaid Sum	means any sum due and payable but unpaid by the Borrower under the Finance Documents.
Utilisation	means the utilisation of the Facility by way of a Loan.
Utilisation Date	means the date of any Utilisation of the Facility, being the date on which a Loan is to be made.
Utilisation Request	means a notice substantially in the form set out in Schedule 3 (<i>Utilisation Request</i>) (noting that separate requests may be submitted to reflect milestone progress).
VAT	means: <ul style="list-style-type: none"> (a) any tax imposed in compliance with the Council Directive of 28 November 2006 on the common system of value added tax (EC Directive 2006/112); and (b) any other tax of a similar nature, including whether imposed in a member state of the European Union



in substitution for, or levied in addition to, such tax referred to in paragraph (a) above, or imposed elsewhere.

1.2 Construction

1.2.1 Unless a contrary indication appears, any reference in this Agreement to:

- (a) the **Agent**, any **Finance Party**, any **Lender** or any **Party** shall be construed so as to include its successors in title, permitted assigns and permitted transferees to, or of, its rights and/or obligations under the Finance Documents;
- (b) **approved Investment Vehicle** means any Investment Vehicle identified in the Application and approved by the Agent on or prior to the date of this Agreement or subsequently notified to and approved by the Agent (with the written consent of the Majority Lenders) pursuant to Clause 17.4 (*Use of Loan Proceeds*);
- (c) **assets** includes present and future properties, revenues and rights of every description;
- (d) a **Finance Document** or any other agreement or instrument is a reference to that Finance Document or other agreement or instrument as amended, novated, supplemented, extended or restated;
- (e) a **group of Lenders** includes all the Lenders;
- (f) **indebtedness** includes any obligation (whether incurred as principal or as surety) for the payment or repayment of money, whether present or future, actual or contingent;
- (g) a **person** includes any individual, firm, Borrower, corporation, government, state or agency of a state or any association, trust, joint venture, consortium, partnership or other entity (whether or not having separate legal personality);
- (h) a **regulation** includes any regulation, rule, official directive, request or guideline (whether or not having the force of law) of any governmental, intergovernmental or supranational body, agency, department or of any regulatory, self-regulatory or other authority or organisation;
- (i) a reference to **law** or **laws** is a reference to that law or laws as amended, re-enacted, replaced, superseded or supplemented from time to time and a provision of law is a reference to that provision as amended, re-enacted, replaced, superseded or supplemented from time to time, including the introduction, replacement or modification of any provision of laws applying in United Kingdom as a consequence of the United Kingdom ceasing to be a member state of the European; and
- (j) a time of day is a reference to London time.

1.2.2 Section, Clause and Schedule headings are for ease of reference only.

1.2.3 Unless a contrary indication appears, a term used in any other Finance Document or in any notice given under or in connection with any Finance Document has the same meaning in that Finance Document or notice as in this Agreement.



- 1.2.4 A Default (other than an Accelerated Repayment Event) is **continuing** if it has not been remedied to the reasonable satisfaction of the Lenders or waived and an Accelerated Repayment Event is **continuing** if it has not been waived.
- 1.2.5 The Parties agree that entry into (and performance of) this Agreement shall not be deemed to be a contravention of the 2020 Funding Agreements.
- 1.2.6 The Parties agree that entry into (and performance of) the 2020 Funding Agreements shall not be deemed to be a contravention of this Agreement.
- 1.2.7 Notwithstanding any reference in this Agreement to the Trust Account, the Trust Account Deed, or the Account Trustee, the Lender reserves the right to fund the Loan directly to the Borrower.

1.3 Currency symbols and definitions

£, **GBP** and **sterling** denote the lawful currency of the United Kingdom.

1.4 Third party rights

Subject to Clause 20.3.2 (*Exclusion of liability*), a person who is not a Party has no right under the Contracts (Rights of Third Parties) Act 1999 to enforce or to enjoy the benefit of any term of this Agreement.

2 THE FACILITY

2.1 The Facility

Subject to the terms of this Agreement, the Lenders make available to the Borrower a sterling term loan facility in an aggregate amount equal to the Total Commitments.

2.2 Funding type

The Borrower acknowledges that the Facility constitutes non-fiscal funding for the purposes of the Heat Networks Investment Project annual budget.

2.3 Finance Parties' rights and obligations

2.3.1 The obligations of each Finance Party under the Finance Documents are several. Failure by a Finance Party to perform its obligations under the Finance Documents does not affect the obligations of any other Party under the Finance Documents. No Finance Party is responsible for the obligations of any other Finance Party under the Finance Documents.

2.3.2 The rights of each Finance Party under or in connection with the Finance Documents are separate and independent rights and any debt arising under the Finance Documents to a Finance Party from the Borrower is a separate and independent debt in respect of which a Finance Party shall be entitled to enforce its rights in accordance with Clause 2.3.3 below. The rights of each Finance Party include any debt owing to that Finance Party under the Finance Documents and, for the avoidance of doubt, any part of the Loan or any other amount owed by the Borrower which relates to a Finance Party's participation in the Facility or its role under a Finance Document (including any such amount payable to the Agent on its behalf) is a debt owing to that Finance Party by the Borrower.

2.3.3 A Finance Party may, except as specifically provided in the Finance Documents, separately enforce its rights under or in connection with the Finance Documents.



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3 PURPOSE

3.1 Purpose

The Borrower shall apply all amounts borrowed by it under the Facility towards the Approved Purpose only and for no other purpose.

3.2 Monitoring

No Finance Party is bound to monitor or verify the application of any amount borrowed pursuant to this Agreement.

4 CONDITIONS OF DISBURSEMENT TO TRUST ACCOUNT

4.1 Initial conditions precedent

The Borrower may not deliver a Utilisation Request unless, and the Borrower acknowledges that the Original Lender will only be required to disburse the proposed Loan to the Trust Account once the Agent has received all of the documents and other evidence listed in Part 1 (Conditions to Award) to Schedule 2 (*Conditions Precedent*) in form and substance satisfactory to the Agent on or prior to the Conditions Satisfaction Date. The Agent shall notify the Borrower and the Original Lender promptly upon being so satisfied. The proposed Loan shall be deposited by the Original Lender in the Trust Account in accordance with the Agency Protocol.

4.2 Further conditions precedent

Subject to Clause 4.1 (*Initial conditions precedent*) and Clause 5 (*Utilisation*), the Agent will only be obliged to instruct the Account Trustee to release funds from the Trust Account if on the date of the Utilisation Request and on the proposed Utilisation Date:

- 4.2.1 no Default is continuing or would result from the proposed Loan;
- 4.2.2 the Agent has received all of the documents and other evidence listed in Part 2 (Conditions Precedent to Utilisation Request) of Schedule 2 (Conditions Precedent) in form and substance satisfactory to the Agent;
- 4.2.3 the representations set out in Clause 15 (*Representations*) are true and correct; and
- 4.2.4 the aggregate amount of the proposed Loan, together with all other Loans outstanding, is no greater than the Available Facility.

5 UTILISATION

5.1 Delivery of a Utilisation Request

The Borrower may utilise the Facility by delivery to the Agent of a duly completed Utilisation Request not later than 5pm on a date which is at least 3 Business Days before the requested Utilisation Date.

5.2 Completion of a Utilisation Request

- 5.2.1 Each Utilisation Request is irrevocable and will not be regarded as having been duly completed unless:



- (a) it evidences the purpose of the Loan except where the purpose is the payment of accrued interest in respect of the Loan;
- (b) the proposed Utilisation Date is a Business Day within the Availability Period and is on or after the 3rd Business Day following the date of the Utilisation Request;
- (c) other than in respect of a Utilisation in respect of Future Eligible Costs, it evidences (to the reasonable satisfaction of the Agent) that the activity or work related to that milestone (if any) has been satisfactorily completed and the relevant Eligible Costs have become due and payable;
- (d) the amount of any State Subsidy in respect of the Project remains compatible with relevant Subsidy Control Law;
- (e) it confirms that, to the best of the Borrower's knowledge and belief, the Agent has received all of the documents and evidence listed in Part 2 (Conditions Precedent to Utilisation Request) of Schedule 2 (Conditions Precedent) and that the representations set out in Clause 15 (*Representations*) remain true and correct;
- (f) it includes a statement of the total anticipated Eligible Costs of the Project as at that date;
- (g) it includes a declaration from a director of the Borrower that it is not aware of any Material Adverse Effect having occurred.

5.2.2 Evidence of the purpose of a Loan will be confirmed as follows:

- (a) in so far as any amount of the Loan to be advanced to the Borrower is to be applied in funding to Eligible Costs for the Project which will have been incurred by the Borrower or Energetik **on or before** the relevant Funding Date ("**Relevant Eligible Costs**") the Utilisation Request:
 - (i) sets out details of those Relevant Eligible Costs;
 - (ii) has appended to it invoices or other evidence of the total costs and expenses of the Project, including a breakdown of which costs and expenses constitute Eligible Costs and specifying details of the Relevant Eligible Costs to be funded using the Loan; and
 - (iii) contains a declaration from an authorised signatory of the Borrower that such costs and expenses need to be paid in order for the Project to proceed and cannot be (and will not be) funded or reimbursed from other sources (including any other facility or other agreement or memorandum of understanding relating to the Heat Networks Investment Project);
- (b) in so far as any amount of the Loan to be advanced to the Borrower is to be applied in funding to Eligible Costs for the Project which will be incurred by the Borrower or Energetik **after** the relevant Funding Date ("**Future Eligible Costs**") the Utilisation Request:
 - (i) sets out details of those Future Eligible Costs; and
 - (ii) includes a statement that the Borrower will comply with the provisions of Clause 5.2.3 or 5.2.4 below (as applicable), in relation to those Future Eligible Costs.



5.2.3 In so far as any amount of the Loan has been advanced to the Borrower in accordance with this Clause 5 which relates to Future Eligible Costs (and such amount is not requested pursuant to Clause 5.2.4 below), the Borrower shall deliver to the Agent the following:

- (a) invoices or other evidence of the total costs and expenses of the Project incurred by the Borrower or Energetik prior to the date of delivery of such invoices or other evidence, including a breakdown of which costs and expenses constitute Eligible Costs and specifying which Future Eligible Costs were funded using the Loan; and
- (b) a declaration from an authorised signatory of the Borrower that such costs and expenses were incurred in order for the Project to proceed and could not be (and were not) funded or reimbursed from other sources (including any other facility or other agreement or memorandum of understanding relating to the Heat Networks Investment Project),

no later than 31 March 2022.

5.2.4 In so far as any amount of a Loan has been requested by the Borrower in accordance with this Clause 5 which relates to Future Eligible Costs, the Borrower:

- (a) may on-fund such amount of the Loan to Energetik as is evidenced by Energetik (to the Recipient and the Agent) to be required for the following 3 months of construction expenditure (once the Borrower has confirmed to the Agent that Condition Subsequent **Error! Reference source not found.** has been satisfied); and
- (b) the Borrower shall procure that Energetik shall only be permitted to utilise such amounts for the purposes of the Project (a "**Construction Utilisation**") if Energetik has complied with the conditions set out in Clause 5.2.5 below for each such Construction Utilisation.

5.2.5 Before any Construction Utilisation, Energetik shall submit to the Borrower (and the Borrower shall forward to the Agent) a request which shall be in form and substance substantially similar to the template set out in Schedule 3 *mutatis mutandis* (a "**Construction Utilisation Request**") and accompanied by:

- (a) a utilisation spreadsheet as required under paragraph 3.5 of the template Utilisation Request;
- (b) evidence satisfactory to the Agent that the relevant stage of completion or milestone under the Construction Contracts has been met;
- (c) invoices or other evidence satisfactory to the Agent that the relevant Construction Costs have become due and payable;
- (d) a certificate from the Borrower confirming that the relevant Construction Costs are Eligible Costs;
- (e) a certificate from the Borrower's technical advisor or engineer appointed pursuant to the Construction Contracts confirming that the Completion Date is reasonably likely to occur before the Longstop Date; and
- (f) a certificate from the Borrower confirming that, to the best of its knowledge and belief, no Material Adverse Change has occurred.



5.2.6 Unless otherwise agreed by the Agent, no more than one Utilisation Request may be submitted by the Borrower in any month.

5.2.7 It shall be an Accelerated Repayment Event for the purposes of Clause 18 (*Accelerated Repayment Events*) for the Borrower to spend or on-fund any amount in contravention of Clause 5.2.5.

5.3 Release from Trust Account

If the conditions set out in this Agreement have been met, the Agent is authorised to make the amount stated in the Utilisation Request available through requesting the Account Trustee to make a withdrawal from the Trust Account and to make payment to the Borrower's Bank Account.

5.4 Cancellation of Commitment

The Commitments which, at that time, are unutilised shall be immediately cancelled at the end of the Availability Period or where a Utilisation Request has not been delivered by the Borrower to the Agent by the Conditions Satisfaction Date.

6 REPAYMENT

6.1 Repayment of a Loan

6.1.1 The Borrower shall repay each Loan in instalments on each Interest Payment Date commencing on the earlier of:

- (a) the first Interest Payment Date after the Completion Date; and
- (b) the Longstop Date,

such date being the "**First Repayment Date**".

6.1.2 Each Repayment Instalment (other than the last) will be the amount set out opposite the Interest Payment Date on which it is due in the Repayment Schedule.

6.1.3 The last Repayment Instalment shall be repaid on the Final Maturity Date and will be the balance of any outstanding Loan.

6.1.4 The Agent shall deliver the initial Repayment Schedule to the Borrower within 10 Business Days of the first Utilisation Date based on the anticipated Completion Date, which shall be updated by the Agent and delivered to the Borrower within 10 Business Days of the earlier of:

- (a) receiving notice of the Completion Date from the Borrower; and
- (b) the date which is 10 Business Days prior to the fifth anniversary of the date of this Agreement.

6.2 Reborrowing

The Borrower may not reborrow any part of the Facility which is repaid.



7 EARLY REPAYMENT AND CANCELLATION

7.1 Voluntary cancellation

The Borrower may, if it gives the Agent not less than 10 Business Days' (or such shorter period as the Majority Lenders may agree) prior notice, cancel the whole or any part of the Available Facility (being a minimum amount of £50,000 and provided that the remaining amount of the Available Facility following such cancellation must be not less than £50,000 (or such lesser amount as the Majority Lenders may agree)).

7.2 Voluntary early repayment of Loan

7.2.1 The Borrower may, if it gives the Agent not less than 10 Business Days' (or such shorter period as the Majority Lenders may agree) prior notice, repay the whole or any part of the Loans early (but, if in part, being an amount that reduces the amount of the Loans by a minimum amount of £50,000 and provided that the outstanding balance of the Loans following such early repayment must be not less than £50,000).

7.2.2 Any Loans may only be repaid early after the last day of the Availability Period (or, if earlier, the day on which the Available Facility is zero).

7.2.3 Any early repayment under this Clause 7.2 shall satisfy the obligations under Clause 6.1 (*Repayment of a Loan*) in inverse order.

7.2.4 Break Costs (as applicable) shall be payable on any early repayment of the Loans.

7.3 Early repayment of unspent budget

If, either:

7.3.1 prior to the Completion Date, the Borrower notifies the Agent of a material reduction in the Projected Costs (and for the purposes of this clause a material reduction shall be greater than 10 per cent (10 %)); or

7.3.2 following the Completion Date, the total Eligible Costs of the Project as notified pursuant to Clause 16.7.4 (*Information: additional*) are less than the Projected Costs,

then the Borrower shall prepay the Loan in an amount equal to the reduction in Projected Costs within 10 Business Days of the Borrower's notice to the Agent or the Completion Date (as the case may be) before any other amounts are paid to any of the Borrower's other funding providers.

7.4 Illegality

If it becomes unlawful in any applicable jurisdiction for a Lender to perform any of its obligations as contemplated by this Agreement or to fund, issue or maintain its participation in a Loan:

7.4.1 that Lender shall promptly notify the Borrower upon becoming aware of that event;

7.4.2 upon that Lender notifying the Borrower, that Lender's Available Commitment will be immediately cancelled; and

7.4.3 the Borrower shall repay that Lender's proportion of that Loan together with any Break Costs on the last day of the Interest Period occurring after that Lender has notified the Borrower or, if earlier, the date specified by that Lender in the notice



delivered to the Borrower (being no earlier than the last day of any applicable grace period permitted by law).

7.5 Fraud and Bad Faith

Where:

7.5.1 Clause 18.4 (*Misrepresentation and Fraud*) applies; or

7.5.2 the Borrower wilfully breaches Clause 3.1 (*Purpose*) or Clause 17.4 (*Use of Loan Proceeds*),

the Borrower shall immediately repay the Loans together with any Break Costs.

7.6 Restrictions

7.6.1 Any notice of cancellation or early repayment given by a Party under this Clause 7 (*Early repayment and cancellation*) shall be irrevocable and, unless a contrary indication appears in this Agreement, shall specify the date or dates upon which the relevant cancellation or early repayment is to be made and the amount of that cancellation or early repayment.

7.6.2 Any early repayment under this Agreement shall be made together with accrued interest on the amount prepaid and, subject to any Break Costs, without premium or penalty.

7.6.3 The Borrower may not reborrow any part of the Facility which is repaid early.

7.6.4 The Borrower shall not repay all or any part of the Loans or cancel all or any part of the Commitments except at the times and in the manner expressly provided for in this Agreement.

7.6.5 No amount of the Total Commitments cancelled under this Agreement may be subsequently reinstated.

7.6.6 If all or part of any Lender's participation in a Loan is repaid an amount of that Lender's Commitment (equal to the amount of the participation which is repaid) will be deemed to be cancelled on the date of repayment.

7.7 Application of early repayments

Any early repayment of the Loans pursuant to Clause 7.2 (*Voluntary early repayment of Loan*) shall be applied pro rata to each Lender's participation in the Loans.

8 INTEREST

8.1 Interest

The rate of interest on each Loan is the Fixed Rate.

8.2 Payment of interest

The Borrower shall pay accrued interest on each Loan on the last day of each Interest Period as shown in the Repayment Schedule delivered by the Agent.



8.3 Default interest

- 8.3.1 If the Borrower fails to pay any amount payable by it under a Finance Document on its due date, interest shall accrue on the overdue amount from the due date up to the date of actual payment (both before and after judgment) at a rate which, subject to Clause 8.3.2 below, is 2 per cent. per annum higher than the rate which would have been payable if the overdue amount had, during the period of non-payment, constituted a Loan in the currency of the overdue amount for successive Interest Periods, each of a duration selected by the Agent (acting reasonably). Any interest accruing under this Clause 8.3 shall be immediately payable by the Borrower on demand by the Agent.
- 8.3.2 If any overdue amount consists of all or part of a Loan which became due on a day which was not the last day of an Interest Period:
- (a) the first Interest Period for that overdue amount shall have a duration equal to the unexpired portion of the current Interest Period relating to that Loan; and
 - (b) the rate of interest applying to the overdue amount during that first Interest Period shall be 2 per cent. per annum higher than the rate which would have applied if the overdue amount had not become due.
- 8.3.3 Default interest (if unpaid) arising on an overdue amount will be compounded with the overdue amount at the end of each Interest Period applicable to that overdue amount but will remain immediately due and payable.

8.4 Market Disruption

If, prior to making any Utilisation, any of the Lenders determine that the cost to it of funding its participation in a Loan from whatever sources it may reasonably select would, owing to any Market Disruption Event, be in excess of the Fixed Rate, the Agent and the Borrower shall in good faith enter into negotiations (for a period of not more than 30 (thirty) days) with a view to agreeing a substitute basis for determining the rate of interest.

9 INTEREST PERIODS

9.1 Length of Interest Period

- 9.1.1 The first Interest Period for a Loan will start on the Utilisation Date and will end on the next Interest Payment Date.
- 9.1.2 Each subsequent Interest Period for a Loan will start on the last day of the immediately preceding Interest Period and will end on the next Interest Payment Date.
- 9.1.3 The final Interest Period will end on the Final Maturity Date.

9.2 Non-Business Days

If an Interest Period would otherwise end on a day which is not a Business Day, that Interest Period will instead end on the preceding Business Day.

**10 CHANGES TO BREAK COSTS****10.1 Break Costs**

- 10.1.1 The Borrower shall, within three Business Days of demand by a Finance Party, pay to that Finance Party its Break Costs attributable to all or any part of a Loan or Unpaid Sum being paid by the Borrower on a day other than the last day of an Interest Period for that Loan or Unpaid Sum.
- 10.1.2 Each Lender shall, as soon as reasonably practicable after a demand by the Agent, provide a certificate confirming the amount of its Break Costs for any Interest Period in which they accrue.

11 TAX GROSS UP AND INDEMNITIES**11.1 Tax gross-up**

- 11.1.1 The Borrower shall make all payments to be made by it without any Tax Deduction, unless a Tax Deduction is required by law.
- 11.1.2 The Borrower shall promptly upon becoming aware that it must make a Tax Deduction (or that there is any change in the rate or the basis of a Tax Deduction) notify the Agent accordingly. Similarly, a Lender shall notify the Agent on becoming so aware in respect of a payment payable to that Lender.
- 11.1.3 If a Tax Deduction is required by law to be made by the Borrower, the amount of the payment due from it shall be increased to an amount which (after making any Tax Deduction) leaves an amount equal to the payment which would have been due if no Tax Deduction had been required.
- 11.1.4 Within thirty days of making either a Tax Deduction or any payment required in connection with that Tax Deduction, the Borrower shall deliver to the Agent for the Finance Party entitled to the payment a statement under section 975 of the ITA or other evidence reasonably satisfactory to that Finance Party that the Tax Deduction has been made or (as applicable) any appropriate payment paid to the relevant taxing authority.

11.2 Tax indemnity

- 11.2.1 The Borrower shall (within three Business Days of demand by the Agent) pay to a Protected Party an amount equal to the loss, liability or cost which the Protected Party determines will be or has been (directly or indirectly) suffered by for or on account of Tax by that Protected Party in respect of a Finance Document (other than Tax imposed on its overall net income).
- 11.2.2 A Protected Party making, or intending to make, a claim under this Clause 11.2 shall promptly notify the Agent of the event which will give, or has given, rise to the claim, following which the Agent shall notify the Borrower.
- 11.2.3 A Protected Party shall, on receiving a payment from a Borrower under this Clause 11.2, notify the Agent.

11.3 Stamp taxes

The Borrower shall pay and, within three Business Days of demand, indemnify each Finance Party against any cost, loss or liability that Finance Party incurs in relation to all stamp duty, registration and other similar Taxes payable in respect of any Finance Document.



11.4 VAT

- 11.4.1 All amounts expressed to be payable under a Finance Document by any Party to a Finance Party which (in whole or in part) constitute the consideration for any supply for VAT purposes are deemed to be exclusive of any VAT which is chargeable on that supply, and accordingly, subject to Clause 11.4.2 below, if VAT is or becomes chargeable on any supply made by any Finance Party to any Party under a Finance Document and such Finance Party is required to account to the relevant tax authority for the VAT, that Party must pay to such Finance Party (in addition to and at the same time as paying any other consideration for such supply) an amount equal to the amount of the VAT (and such Finance Party must promptly provide an appropriate VAT invoice to that Party).
- 11.4.2 If VAT is or becomes chargeable on any supply made by any Finance Party (the **Supplier**) to any other Finance Party (the **Recipient**) under a Finance Document, and any Party other than the Recipient (the **Relevant Party**) is required by the terms of any Finance Document to pay an amount equal to the consideration for that supply to the Supplier (rather than being required to reimburse or indemnify the Recipient in respect of that consideration):
- (a) (where the Supplier is the person required to account to the relevant tax authority for the VAT) the Relevant Party must also pay to the Supplier (at the same time as paying that amount) an additional amount equal to the amount of the VAT. The Recipient must (where this Clause 11.4.2(a) applies) promptly pay to the Relevant Party an amount equal to any credit or repayment the Recipient receives from the relevant tax authority which the Recipient reasonably determines relates to the VAT chargeable on that supply; and
 - (b) (where the Recipient is the person required to account to the relevant tax authority for the VAT) the Relevant Party must promptly, following demand from the Recipient, pay to the Recipient an amount equal to the VAT chargeable on that supply but only to the extent that the Recipient reasonably determines that it is not entitled to credit or repayment from the relevant tax authority in respect of that VAT.
- 11.4.3 Where a Finance Document requires any Party to reimburse or indemnify a Finance Party for any cost or expense, that Party shall reimburse or indemnify (as the case may be) such Finance Party for the full amount of such cost or expense, including such part thereof as represents VAT, save to the extent that such Finance Party reasonably determines that it is entitled to credit or repayment in respect of such VAT from the relevant tax authority.
- 11.4.4 Any reference in this Clause 11.4 to any Party shall, at any time when such Party is treated as a member of a group for VAT purposes, include (where appropriate and unless the context otherwise requires) a reference to the representative member of such group at such time (the term **Representative Member** to have the same meaning as in the Value Added Tax Act 1994).
- 11.4.5 In relation to any supply made by a Finance Party to any Party under a Finance Document, if reasonably requested by such Finance Party, that Party must promptly provide such Finance Party with details of that Party's VAT registration and such other information as is reasonably requested in connection with such Finance Party's VAT reporting requirements in relation to such supply.



12 INCREASED COSTS

12.1 Increased costs

12.1.1 Subject to Clause 12.3 (*Exceptions*) the Borrower shall, within three Business Days of a demand by the Agent, pay for the account of a Finance Party the amount of any Increased Costs incurred by that Finance Party or any of its Affiliates as a result of (i) the introduction of or any change in (or in the interpretation, administration or application of) any law or regulation or (ii) compliance with any law or regulation made after the date of this Agreement.

12.1.2 In this Agreement **Increased Costs** means:

- (a) a reduction in the rate of return from the Facility or on a Finance Party's (or its Affiliate's) overall capital;
- (b) an additional or increased cost; or
- (c) a reduction of any amount due and payable under any Finance Document, which is incurred or suffered by a Finance Party or any of its Affiliates to the extent that it is attributable to that Finance Party having entered into its Commitment or funding or performing its obligations under any Finance Document.

12.2 Increased cost claims

12.2.1 A Finance Party intending to make a claim pursuant to Clause 12.1 (*Increased costs*) shall notify the Agent of the event giving rise to the claim, following which the Agent shall promptly notify the Borrower.

12.2.2 Each Finance Party shall, as soon as practicable after a demand by the Agent, provide a certificate confirming the amount of its Increased Costs.

12.3 Exceptions

12.3.1 Clause 12.1 (*Increased costs*) does not apply to the extent any Increased Cost is:

- (a) attributable to a Tax Deduction required by law to be made by the Borrower;
- (b) compensated for by Clause 11.2 (*Tax indemnity*); or
- (c) attributable to the wilful breach by the relevant Finance Party or its Affiliates of any law or regulation.

13 OTHER INDEMNITIES

13.1 Currency indemnity

13.1.1 If any sum due from the Borrower under the Finance Documents (a **Sum**), or any order, judgment or award given or made in relation to a Sum, has to be converted from the currency (the **First Currency**) in which that Sum is payable into another currency (the **Second Currency**) for the purpose of:

- (a) making or filing a claim or proof against the Borrower;
- (b) obtaining or enforcing an order, judgment or award in relation to any litigation or arbitration proceedings,



the Borrower shall as an independent obligation, within three Business Days of demand, indemnify each Finance Party to whom that Sum is due against any cost, loss or liability arising out of or as a result of the conversion including any discrepancy between (A) the rate of exchange used to convert that Sum from the First Currency into the Second Currency and (B) the rate or rates of exchange available to that person at the time of its receipt of that Sum.

13.1.2 The Borrower waives any right it may have in any jurisdiction to pay any amount under the Finance Documents in a currency or currency unit other than that in which it is expressed to be payable.

13.2 Other indemnities

The Borrower shall within three Business Days of demand, indemnify each Finance Party against any cost, loss or liability incurred by that Finance Party as a result of:

- 13.2.1 the occurrence of any Accelerated Repayment Event;
- 13.2.2 a failure by the Borrower to pay any amount due under a Finance Document on its due date;
- 13.2.3 funding, or making arrangements to fund, its participation in the Loan requested by the Borrower in the Utilisation Request but not made by reason of the operation of any one or more of the provisions of this Agreement (other than by reason of default or negligence by that Finance Party alone);
- 13.2.4 a Loan (or part of a Loan) not being repaid early in accordance with a notice of early repayment given by the Borrower;
- 13.2.5 breach by the Borrower of any Data Protection Legislation; or
- 13.2.6 any other cost, loss or liability incurred as a result of the Borrower's or any Investment Vehicle's actions or omissions or in respect of the Project.

13.3 Indemnity to the Agent

The Borrower shall promptly indemnify the Agent against any cost, loss or liability incurred by the Agent (acting reasonably) as a result of:

- 13.3.1 investigating any event which it reasonably believes is a Default;
- 13.3.2 acting or relying on any notice, request or instruction which it reasonably believes to be genuine, correct and appropriately authorised; or
- 13.3.3 instructing lawyers, accountants, tax advisers, surveyors or other professional advisers or experts as permitted under this Agreement.

13.4 Indemnity to the Account Trustee

The Borrower shall promptly indemnify the Account Trustee against any cost, loss or liability incurred by the Account Trustee (acting reasonably) as a result of:

- 13.4.1 any default by the Borrower in the performance of any of the obligations expressed to be assumed by it in the Finance Documents;
- 13.4.2 acting or relying on any notice, request or instruction given to it by the Agent or any Lender which it reasonably believes to be genuine, correct and appropriately authorised.



14 COSTS AND EXPENSES

14.1 Amendment costs

If the Borrower requests an amendment, waiver or consent the Borrower shall, within three Business Days of demand, reimburse each Finance Party for the amount of all costs and expenses (including legal fees) reasonably incurred by each Finance Party in responding to, evaluating, negotiating or complying with that request or requirement.

14.2 Enforcement costs

The Borrower shall, within three Business Days of demand, pay to each Finance Party the amount of all costs and expenses (including legal fees) incurred by that Finance Party in connection with the enforcement of, or the preservation of any rights under, any Finance Document.

15 REPRESENTATIONS

The Borrower makes the representations and warranties set out in this Clause 15 (*Representations*) to each Finance Party on the date of this Agreement.

15.1 Status

15.1.1 It is a local authority established pursuant to relevant legislation, duly incorporated and validly existing under the laws of England and Wales.

15.1.2 Any approved Investment Vehicle is established pursuant to the relevant legislation, duly incorporated and validly existing under the laws of England and Wales.

15.1.3 It and each of its Subsidiaries has the power to own its assets and carry on its business as it is being conducted.

15.2 Binding obligations

The obligations expressed to be assumed by it in each Finance Document are legal, valid, binding and enforceable obligations.

15.3 Non-conflict with other obligations

The entry into and performance by it of, and the transactions contemplated by, the Finance Documents and the Project do not and will not conflict with:

15.3.1 any law or regulation applicable to it (including, without limitation, the Local Government Act 2003 and CIPFA's Prudential Code for Capital Finance in Local Authorities in relation to the Borrower's ability to incur Financial Indebtedness under this Agreement);

15.3.2 its or any of its Subsidiaries' constitutional documents;

15.3.3 any agreement or instrument binding upon it or any of its Subsidiaries or any of its or any of its Subsidiaries' assets; or

15.3.4 any applicable Subsidy Control Law.



15.4 Power and authority

Following 31.7.2021, it will have the power to enter into, perform and deliver, and has taken all necessary action to authorise its entry into, performance and delivery of, the Finance Documents to which it is a party, the transactions contemplated by those Finance Documents and the Project.

15.5 Validity and admissibility in evidence

Following 31.7.2021, all Authorisations required or desirable:

15.5.1 to enable it lawfully to enter into, exercise its rights and comply with its obligations in the Finance Documents to which it is a party;

15.5.2 to make the Finance Documents to which it is a party admissible in evidence in its jurisdiction of incorporation; and

15.5.3 in respect of the Project

will have been obtained or effected and be in full force and effect.

15.6 No filing or stamp taxes

It is not necessary that the Finance Documents be filed, recorded or enrolled with any court or other authority or that any stamp, registration or similar tax be paid on or in relation to the Finance Documents or the transactions contemplated by the Finance Documents.

15.7 No default

15.7.1 No Accelerated Repayment Event is continuing or might reasonably be expected to result from the making of any Utilisation.

15.7.2 No other event or circumstance is outstanding which constitutes a default under any other agreement or instrument which is binding on it or any of its Subsidiaries or to which its (or any of its Subsidiaries') assets are subject which might have a Material Adverse Effect.

15.8 No misleading information

15.8.1 Any factual information provided by any member of the Group or any person on behalf of any member of the Group, in connection with any Finance Document (including, without limitation, the Application) was, to the best of its knowledge and belief, after due and careful consideration and enquiry, true and accurate in all material respects as at the date it was provided or as at the date (if any) at which it is stated.

15.8.2 The financial projections contained in the Application or otherwise provided by the Borrower (or any member of the Group, or any person on behalf of any member of the Borrower's Group, if applicable) in connection with any Finance Document have been prepared in good faith on the basis of recent historical information and on the basis of assumptions believed by it to be fair and reasonable as at the date they were prepared and supplied.

15.8.3 Nothing has occurred or been omitted from the Application and no information has been given or withheld and no circumstances have changed that results in the information contained in the Application or provided in connection with this Agreement being untrue or misleading in any material respect.



15.8.4 The confirmations given by the Borrower in the Application remain true and accurate in all material respects, including without limitation:

- (a) the contractual arrangements envisaged and the technical specification of the network (as set out in the Application) do not prevent interconnection, future expansion or further decarbonisation;
- (b) the Project will comply with the Heat Networks (Metering and Billing Regulations) 2014 (as amended from time to time);
- (c) the preparation and briefing, feasibility and design sections of CIBSE ADE Heat Network Code of Practice CP1:2015 ("CP1") were used or will be used (as applicable) in the design process; and
- (d) the heat network (and any approved, or to be approved, tariff regime) will result in there being no increase in the average price paid for heat by customers.

15.8.5 All information provided by the Borrower to the Agent in connection with a proposed Restructuring was true and accurate in all material respects as at the date it was provided or as at the date (if any) at which it is stated.

15.9 Financial statements and material adverse change

15.9.1 The Borrower's and any approved Investment Vehicle's Original Financial Statements were prepared in accordance with GAAP consistently applied.

15.9.2 The Borrower's and any approved Investment Vehicle's Original Financial Statements fairly represent the financial condition of the Borrower or approved Investment Vehicle (as applicable) as at the end of the relevant financial year and operations during the relevant financial year (consolidated in the case of the Borrower).

15.9.3 There has been no material adverse change in its business circumstances or financial condition (or the business or consolidated financial condition of the Group), since the date of the Application and it is not aware of any circumstances which have occurred since the date of the Application which might have a Material Adverse Effect.

15.10 Pari passu ranking

Its payment obligations under the Finance Documents rank at least pari passu with the claims of all its other unsecured and unsubordinated creditors, except for obligations mandatorily preferred by law applying to entities of the same type as the Borrower generally.

15.11 No breach of laws

It has not (and none of its Subsidiaries has) breached any law or regulation which breach has or is reasonably likely to have a Material Adverse Effect.

15.12 No proceedings pending or threatened

No litigation, arbitration or administrative proceedings of or before any court, arbitral body or agency which, if adversely determined, might reasonably be expected to have a Material Adverse Effect has or have (to the best of its knowledge and belief) been started or threatened against it or any of its Subsidiaries.



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15.13 Anti-corruption law

Each member of the Group has conducted its businesses in compliance with applicable anti-corruption and anti-bribery laws and has instituted and maintained policies and procedures designed to promote and achieve compliance with such laws.

15.14 The Project

15.14.1 Its role in the Project is as described in Schedule 1 (*Project Description*).

15.14.2 No change has occurred to the Project which has a Material Adverse Effect.

15.15 Approved Purpose

The Loans will be used for the Approved Purpose only and not used for any Prohibited Use.

15.16 Subsidy Control

15.16.1 To the best of the Borrower's knowledge and belief, each Loan does not (or will not, once utilised) breach any Subsidy Control Law.

15.16.2 Each Loan will only be used in compliance with Schedule 5 (*Subsidy Control*), and the Borrower represents that the Borrower complies with all conditions in that Schedule and has taken legal advice in respect of such compliance.

15.16.3 To the best of the Borrower's knowledge and belief, the factual position on which any Subsidy Control certification has been given has not changed.

15.17 Security

No Security exists over any part of the Project.

15.18 Repetition

The representations set out in this Clause 15 are deemed to be made by the Borrower on the date of this Agreement and repeated on the date of each Utilisation Request, on the Utilisation Date and the first day of each Interest Period, in each case by reference to the facts and circumstances then existing.

16 INFORMATION UNDERTAKINGS

The undertakings in this Clause 16 remain in force from the date of this Agreement for so long as any amount is outstanding under the Finance Documents or any Commitment is in force.

16.1 Financial statements

As soon as the same become available, but in any event within 180 days after the end of each financial year, the Borrower shall notify the Agent of a website address where its audited consolidated financial statements for that financial year and the audited financial statements of any approved Investment Vehicle for that financial year can be accessed (or, if such financial statements are not publicly accessible, shall supply the Agent with sufficient physical copies for all the Lenders).



16.2 Requirements as to financial statements

- 16.2.1 Each set of financial statements delivered by the Borrower pursuant to Clause 16.1 (*Financial statements*) shall be certified by an authorised officer of the Borrower (or, for financial statements for an approved Investment Vehicle, a director of that approved Investment Vehicle) as fairly representing its financial position and operations as at the date as at which those financial statements were drawn up.
- 16.2.2 The Borrower shall procure that each set of financial statements delivered pursuant to Clause 16.1 (*Financial statements*) is prepared using GAAP.

16.3 Budget

- 16.3.1 The Borrower shall supply to the Agent in sufficient copies for all the Lenders, as soon as the same become available but in any event within 60 days before the start of each financial year, an annual budget in respect of the Project for that financial year.
- 16.3.2 The Borrower shall ensure that the Project's budget for each financial year is in a form reasonably acceptable to the Agent and includes a projected consolidated profit and loss, balance sheet and cashflow statement for the Project and any approved Investment Vehicle for that financial year and:
- (a) is prepared in accordance with the Accounting Principles and the accounting practices and financial reference periods applied to financial statements under Clause 16.1 (*Financial statements*); and
 - (b) has been approved by the appropriate officers of the Borrower and the board of directors of any approved Investment Vehicle.
- 16.3.3 If the budget is updated or changed, the Borrower shall, within not more than 10 days of the update or change being made, deliver to the Agent, in sufficient copies for each of the Lenders, such updated or changed budget together with a written explanation of the main changes in that budget.

16.4 Monitoring reports

- 16.4.1 On or before the date falling 5 Business Days after the first day of each calendar month during the commercialisation and construction phases of the Project the Borrower shall supply to the Agent the information set out in Part 1 (Construction) of Schedule 4 (*Project Monitoring Reports*) in respect of the previous month or financial quarter year (as applicable).
- 16.4.2 During the operational phase of the Project up to and including April 2033, the Borrower shall supply to the Agent the information set out in Part 2 (*Operation*) of Schedule 4 (*Project Monitoring Reports*) in respect of the previous month or financial quarter year (as applicable).
- 16.4.3 The Agent may from time to time give written notice to the Borrower that the Agent (and/or the Lenders) require amendments to the form and/or substance of the information set out in Part 1 (Construction) of Schedule 4 (*Project Monitoring Reports*) and/or Part 2 (*Operation*) of Schedule 4 (*Project Monitoring Reports*) and, with effect from receipt of such notice, the Borrower shall provide or procure the provision of such information in the updated form but without requiring the Borrower to incur material additional cost to provide or procure such information.



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16.5 Supply chain reporting

Not used.

16.6 Project monitoring

Not used.

16.7 Information: additional

The Borrower shall supply to the Agent (in sufficient copies for all the Lenders, if the Agent so requests):

- 16.7.1 in relation to the Project only, all documents dispatched by the Borrower to its stakeholders (or any class of them) or its creditors generally at the same time as they are dispatched (and any information in such papers that does not relate to the Project may be redacted);
- 16.7.2 promptly upon becoming aware of them, the details of any litigation, arbitration or administrative proceedings which are current, threatened or pending against any member of the Group, and which might, if adversely determined, have a Material Adverse Effect;
- 16.7.3 promptly after becoming aware of the same, details of any other State Subsidy being received in respect of the Project by the Borrower or any approved Investment Vehicle;
- 16.7.4 within 5 Business Days of the Completion Date occurring, notice of the occurrence of the Completion Date and a statement of the total Eligible Costs of the Project;
- 16.7.5 within 5 Business Days following:
 - (a) any event or circumstance which has a Material Adverse Effect on the Project; or
 - (b) the Borrower becoming aware that such an event or circumstance is anticipated,

an exception report in form and substance satisfactory to the Agent specifying the steps proposed to be taken to mitigate the impact of such event or circumstance on the Project.

- 16.7.6 within 5 Business Days of becoming aware that Eligible Costs actually incurred have exceeded the Projected Costs, an updated statement of the total anticipated Eligible Costs of the Project; and
- 16.7.7 promptly, such further information regarding: (i) the financial condition, business and operations of any member of the Group or any approved Investment Vehicle; or (ii) the Project as any Finance Party (through the Agent) may reasonably request.

16.8 Notification of default

- 16.8.1 The Borrower shall notify the Agent of any Default (and the steps, if any, being taken to remedy it) promptly upon becoming aware of its occurrence.
- 16.8.2 Promptly upon a request by the Agent, the Borrower shall supply to the Agent a certificate signed by two of its senior officers on its behalf certifying that no Default



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is continuing (or if a Default is continuing, specifying the Default and the steps, if any, being taken to remedy it).

16.9 Record keeping

The Borrower shall maintain records of all expenditure incurred in relation to the Project up until the end of April 2033 and provide such records to the Finance Parties.

16.10 Access

16.10.1 The Borrower shall ensure that the Lenders have audit rights over the Project as required by the National Audit Office and other government audit functions or audit functions appointed by a Lender.

16.10.2 The Borrower shall, in a full and timely manner, provide evidence or information required by the Agent, a Lender, Parliament or any Parliamentary Committee, the National Audit Office, the European Commission or any other public body entitled by law to that information (acknowledging that those bodies may share that information with each other and with their agents, and may publish information relating to the Facility and the Project); and co-operate with the Finance Parties in relation to disclosure of any information required by law (including under the Freedom of Information Act 2000 and the Environmental Information Regulations 2004).

16.10.3 Except where to do so would constitute a breach of Data Protection Legislation, the Borrower shall as soon as reasonably practicable following a request provide any information reasonably requested by a Finance Party for the purpose of evaluating the performance of the Heat Networks Investment Project and, if so requested, participate and co-operate in evaluation surveys and case studies but without being required to incur any material additional cost.

16.11 "Know your customer" checks

16.11.1 If:

- (a) the introduction of or any change in (or in the interpretation, administration or application of) any law or regulation made after the date of this Agreement;
- (b) any change in the status of the Borrower after the date of this Agreement; or
- (c) a proposed assignment or transfer by a Lender of any of its rights and obligations under this Agreement to a party that is not a Lender prior to such assignment or transfer,

obliges the Agent or any Lender (or, in the case of Clause 16.11.1(c) above, any prospective new Lender) to comply with "know your customer" or similar identification procedures in circumstances where the necessary information is not already available to it, the Borrower shall promptly upon the request of the Agent or any Lender supply, or procure the supply of, such documentation and other evidence as is reasonably requested by the Agent (for itself or on behalf of any Lender) or any Lender (for itself or, in the case of the event described in Clause 16.11.1(c) above, on behalf of any prospective new Lender) in order for the Agent, such Lender or, in the case of the event described in Clause 16.11.1(c) above, any prospective new Lender to carry out and be satisfied it has complied with all necessary "know your customer" or other similar checks under all applicable laws and regulations pursuant to the transactions contemplated in the Finance Documents.



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16.11.2 Each Lender shall promptly upon the request of the Agent supply, or procure the supply of, such documentation and other evidence as is reasonably requested by the Agent (for itself) in order for the Agent to carry out and be satisfied it has complied with all necessary "know your customer" or other similar checks under all applicable laws and regulations pursuant to the transactions contemplated in the Finance Documents.

17 GENERAL UNDERTAKINGS

Except as explicitly provided in this Agreement or the "Continuing Obligations" agreement as scheduled hereto, the undertakings in this Clause 17 (*General undertakings*) remain in force from the date of this Agreement for so long as any amount is outstanding under the Finance Documents or any Commitment is in force.

17.1 Authorisations

The Borrower shall promptly:

17.1.1 obtain, comply with and do all that is necessary to maintain in full force and effect; and

17.1.2 supply certified copies to the Agent of,

any Authorisation required under any law or regulation to enable it to perform its obligations under the Finance Documents and to ensure the legality, validity, enforceability or admissibility in evidence in its jurisdiction of incorporation of any Finance Document.

17.2 Compliance with laws

The Borrower shall comply, and ensure the Project complies, in all respects with all laws and regulations to which it or the Project may be subject (including, without limitation, Data Protection Legislation, Procurement Regulations and all applicable Subsidy Control Law).

17.3 Disposals and negative pledge

17.3.1 The Borrower shall not (and shall procure that any Investment Vehicle does not) enter into a single transaction or a series of transactions (whether related or not) and whether voluntary or involuntary to sell, lease, transfer or otherwise dispose of its interest in the Project (or in any entity which owns, directly or indirectly, an interest in the Project) without the prior written consent of the Majority Lenders in their absolute discretion (including the imposition of any conditions to the giving of such consent).

17.3.2 The Borrower shall not (and shall procure that any approved Investment Vehicle does not) resign from its position as operator of the Project or sub-contract, assign or invoke its rights or obligations as operator without the prior written consent of the Majority Lenders (such consent not to be unreasonably withheld or delayed).

17.3.3 The Borrower shall not create or allow to exist any Security over or encumber in any manner the whole or any part of the Project.

17.4 Use of Loan Proceeds

17.4.1 The Borrower shall ensure that the proceeds of the Loans are used for the Approved Purpose only and not for any other purpose (including, without limitation, any Prohibited Use) and any Loan utilisation request, disbursement of a Loan or its utilisation is compliant with applicable Subsidy Control Law.



17.4.2 The Borrower may not use the proceeds of any Loan to fund an equity investment in, or loan or grant to, any other entity (including any Affiliate) (an **Onward Investment**) without the prior written approval of the Majority Lenders (including, without limitation, approval of the terms of the relevant documentation), other than any such loan, grant or equity investment expressly approved by the Original Lender in writing as part of the Application or subsequently notified to and approved by the Agent (with the written consent of the Majority Lenders) pursuant to this Clause 17.4.

17.4.3 The terms of any Onward Investment permitted pursuant to Clause 17.4.2 above must:

- (a) be legally binding on all parties thereto when entered into;
- (b) require the recipient to repay the Onward Investment if a Loan becomes due and payable under the terms of this Agreement; and
- (c) require the recipient to provide such information as the Lenders may require in relation to the Project, including without limitation the information set out in Clause 16 (*Information undertakings*);
- (d) comply with any applicable Subsidy Control Law and oblige the recipient to comply with all relevant Subsidy Control Law;
- (e) be on arm's length terms and consistent with market practice; and
- (f) where the Onward Investment is a loan, charge interest at a rate which is not greater than the Fixed Rate unless a higher interest rate has been approved by the Majority Lenders.

17.4.4 Notwithstanding any approval the Lenders may give pursuant to 17.4.3(b) above, the Borrower is responsible for ensuring that any approved Investment Vehicle complies with the terms of this Agreement as they apply to the Project.

17.5 Reclaiming costs and expenses

The Borrower may not claim funding or reimbursement for costs or expenses discharged using the proceeds of the Loans:

17.5.1 from other funding providers; or

17.5.2 pursuant to any other facility agreement or memorandum of understanding relating to the Heat Networks Investment Project.

17.6 Quality of service

The Borrower shall ensure that the Project is a member of the Heat Trust or puts in place equivalent customer protection standards, where applicable, before the heat network is operational.

17.7 Mandatory Requirements

The Borrower shall ensure that the Mandatory Requirements are, or will be at the relevant time, be satisfied and will remain satisfied.



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17.8 Restructuring

The Borrower shall not undertake any Restructuring without the prior written consent of the Agent (acting on the instruction of the Majority Lenders). The Borrower acknowledges that any approval given by the Agent (acting on the instructions of the Majority Lenders) may be conditional upon the Borrower repaying the outstanding Loans in whole or part.

17.9 Conditions Subsequent

The Borrower shall ensure that it complies with all conditions listed in Part 3 (Conditions Subsequent) of Schedule 2 (Conditions Precedent), in each case on an ongoing basis and to the satisfaction of the Agent.

18 ACCELERATED REPAYMENT EVENT

Each of the events or circumstances set out in this Clause 18 is an Accelerated Repayment Event (save for Clause 18.20 (*Acceleration*)).

18.1 Non-payment

The Borrower does not pay on the due date any amount payable pursuant to a Finance Document at the place and in the currency in which it is expressed to be payable unless its failure to pay is caused by administrative or technical error and payment is made within 3 Business Days of its due date.

18.2 Approved Purpose and compliance with laws

The Borrower does not comply with Clauses 17.2 (*Compliance with laws*) or 17.4 (*Use of Loan Proceeds*).

18.3 Other obligations

18.3.1 The Borrower does not comply with any material provision of the Finance Documents (other than those referred to in Clause 18.1 (*Non-payment*) or 18.2 (*Approved Purpose and compliance with laws*)).

18.3.2 No Accelerated Repayment Event under Clause 18.3.1 above in will occur if the failure to comply is capable of remedy and is remedied within 5 Business Days of the earlier of (A) the Agent giving notice to the Borrower and (B) the Borrower becoming aware of the failure to comply.

18.4 Misrepresentation and Fraud

18.4.1 Any representation or statement made or deemed to be made by the Borrower in the Finance Documents or any other document delivered by or on behalf of the Borrower under or in connection with any Finance Document (including, without limitation, the Application) is or proves to have been incorrect or misleading in any material respect when made or deemed to be made.

18.4.2 The Borrower (or any person on its behalf) has committed fraud in relation to its Application or any Loan including without limitation in respect of any information, reports, data, calculations, notifications or certifications provided to the Agent or the Lenders whether in connection with fulfilling the reporting requirements under this Agreement, following a request for information made by the Agent, the Borrower seeking any consents or waivers, or the Borrower making any claim under the Insurances or otherwise.



18.5 Cross default

- 18.5.1 Any Financial Indebtedness of any member of the Group or any approved Investment Vehicle is not paid when due nor within any originally applicable grace period (including without limitation any grant funding provided by the Original Lender to the Borrower in relation to the Project).
- 18.5.2 Any Financial Indebtedness of any member of the Group or any approved Investment Vehicle is declared to be or otherwise becomes due and payable prior to its specified maturity as a result of an Accelerated Repayment Event (however described).
- 18.5.3 Any commitment for any Financial Indebtedness of any member of the Group or any approved Investment Vehicle is cancelled or suspended by a creditor of any member of the Group or any approved Investment Vehicle as a result of an Accelerated Repayment Event (however described).
- 18.5.4 Any creditor of any member of the Group or any approved Investment Vehicle becomes entitled to declare any Financial Indebtedness of any member of the Group or any Investment Vehicle due and payable prior to its specified maturity as a result of an Accelerated Repayment Event (however described).
- 18.5.5 Any amount due from any member of the Group or any approved Investment Vehicle to a Lender or a Central Government Body is not paid when due.
- 18.5.6 Any event of default occurs or is declared under any Third Party Funding Agreement.
- 18.5.7 No Event of Default will occur under this Clause if:
- (a) the aggregate amount of the Financial Indebtedness or commitment for Financial Indebtedness is less than £100,000; or
 - (b) in the case of a member of the Group, such event or circumstance would not have a Material Adverse Effect.

18.6 Insolvency

- 18.6.1 A member of the Group or any approved Investment Vehicle:
- (a) is unable or admits inability to pay its debts as they fall due;
 - (b) suspends making payments on any of its debts; or
 - (c) by reason of actual or anticipated financial difficulties, commences negotiations with one or more of its creditors (excluding any Finance Party in its capacity as such) with a view to rescheduling any of its indebtedness.
- 18.6.2 The value of the assets of any member of the Group or any approved Investment Vehicle is less than its liabilities (taking into account contingent and prospective liabilities).
- 18.6.3 A moratorium is declared in respect of any indebtedness of any member of the Group or any approved Investment Vehicle.

18.7 Insolvency proceedings

Any corporate action, legal proceedings or other procedure or step is taken in relation to:



- 18.7.1 the suspension of payments, a moratorium of any indebtedness, winding-up, dissolution, administration or reorganisation (by way of voluntary arrangement, scheme of arrangement or otherwise) of any member of the Group or any approved Investment Vehicle;
- 18.7.2 a composition, compromise, assignment or arrangement with any creditor of any member of the Group or any approved Investment Vehicle;
- 18.7.3 the appointment of a liquidator, receiver, administrative receiver, administrator, compulsory manager or other similar officer in respect of any member of the Group or any approved Investment Vehicle or any of its assets; or
- 18.7.4 enforcement of any Security over any assets of any member of the Group or any approved Investment Vehicle,

or any analogous procedure or step is taken in any jurisdiction.

This Clause shall not apply to any winding-up petition which is frivolous or vexatious and is discharged, stayed or dismissed within 21 days of commencement or is being contested in good faith and with due diligence.

18.8 Creditors' process

Any expropriation, attachment, sequestration, distress or execution affects any asset or assets of a member of the Group or any approved Investment Vehicle and is not discharged within 21 days.

18.9 Cessation of Business

Any member of the Group or any approved Investment Vehicle suspends or ceases to carry on (or threatens to suspend or cease to carry on) all or a material part of its business.

18.10 Change of Control

Any person or group of persons gains control of the Borrower or any approved Investment Vehicle. For the purposes of this Clause, **Control** means:

- 18.10.1 the power (whether by way of ownership of shares, proxy, contract, agency or otherwise) to:
 - (a) cast, or control the casting of, more than 50% of the maximum number of votes that might be cast a general meeting of the Borrower or any approved Investment Vehicle;
 - (b) appoint or remove all, or the majority of, the director or other equivalent officers of the Borrower or any approved Investment Vehicle; or
 - (c) give directions with respect to the operating and financial policies of the Borrower or any approved Investment Vehicle with which the directors or other equivalent officers of the Borrower or any approved Investment Vehicle are obliged to comply; or
- 18.10.2 the holding beneficially or more than 50% of the issued share capital (if any) of the Borrower or any approved Investment Vehicle (excluding any part of that issued share that carries no right to participate beyond a specified amount in a distribution of either profits or capital),



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but in each case noting that collapsing Lee Valley Heat Network Limited such that the Borrower becomes the sole shareholder in Energetik shall not constitute a Change of Control).

18.11 Unlawfulness

It is or becomes unlawful for the Borrower to perform any of its obligations under the Finance Documents.

18.12 Repudiation

The Borrower repudiates a Finance Document or evidences an intention to repudiate a Finance Document.

18.13 Material adverse change

18.13.1 A change to the business or function of any member of the Group or any approved Investment Vehicle or a change to the characteristics of the Project which the Majority Lenders reasonably consider would have made a material difference to the Original Lender's assessment of the Application or the terms on which the Original Lender was willing to provide the Loan.

18.13.2 Any event or circumstance (or combination thereof) occurs which the Majority Lenders reasonably consider will have a Material Adverse Effect.

18.13.3 Any repayment event or event of default (howsoever described) occurs under any funding arrangements between the Borrower (as borrower or recipient) and the public works loan board in relation to the Project.

18.14 Exclusion

Any of the grounds for mandatory or discretionary exclusion in Regulation 57 of the Public Contracts Regulations 2015 arise, at any time, in relation to any member of the Group or any Investment Vehicle.

18.15 Overpayment

The proceeds of the Loan not yet spent by the Borrower are greater than the amount of anticipated Eligible Costs not yet discharged.

18.16 Failure to meet Project milestones

Any of the key milestones for the Project as set out in Schedule 1 (*Project Description*) are not met, and/or there is no reasonable prospect in the Majority Lender's opinion (acting reasonably) that the Completion Date will occur before the Longstop Date, or the Completion Date does not occur by the Longstop Date.

18.17 Corruption

The Majority Lenders have reasonable grounds to believe that the Borrower or any Investment Vehicle (or any person on its or their behalf) has failed to comply with applicable anti-bribery or anti-corruptions laws.

18.18 Subsidy Control and breach of law

18.18.1 One or more Lenders are required to cease providing a Loan or to recover all, or any proportion, of a Loan by virtue of a decision of the courts or any



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body appointed to oversee the granting of State Subsidies in the United Kingdom, or as a requirement of any applicable law.

18.18.2 There are reasonable grounds to consider, in the opinion of the Majority Lenders, that the advance of any Loan, or the Borrower's use of the proceeds of a Loan, contravenes any requirement of law, in particular (but without limitation) any Subsidy Control Law.

18.19 Total destruction of Project

All or a material part of the Project is damaged or destroyed where, in the opinion of the Majority Lenders, any insurance proceeds will be insufficient to make good the damage or destruction, repair or restoration is likely to take longer than 2 years to be completed, or the level of revenue the reinstated project is expected to generate is likely to be materially adversely affected.

18.20 Acceleration

On and at any time after the occurrence of an Accelerated Repayment Event which is continuing the Agent may, and shall if so directed by the Majority Lenders, by notice to the Borrower:

18.20.1 declare that the obligation of the Lenders to make the Total Commitments available is suspended;

18.20.2 cancel the Total Commitments whereupon they shall immediately be cancelled and reduced to zero;

18.20.3 declare that all or part of the outstanding Loans (or any part), together with accrued interest and all other amounts accrued or outstanding under the Finance Documents be immediately due and payable, whereupon they shall become immediately due and payable;

18.20.4 declare that all or part of the outstanding Loans (or any part) be payable on demand, whereupon they shall immediately become payable on demand by the Agent on the instructions of the Majority Lenders; and/or

18.20.5 give any instructions to the Account Trustee to act on the directions of the Agent or the Lenders in relation to the operation of the Trust Account including its suspension or closure or making withdrawals.

Following an Accelerated Repayment Event pursuant to Clause 18.18 (*Subsidy Control and breach of law*), the Majority Lenders may, if required by law or any decision of a court or of the European Commission, vary the rate of interest applicable to the Loans with retrospective effect.

19 CHANGES TO THE PARTIES

19.1 Assignments and transfers by the Lenders

Subject to this Clause 19, a Lender (the **Original Lender**) may:

19.1.1 assign any of its rights; or

19.1.2 transfer by novation any of its rights and obligations,

to another party (the **New Lender**) in its absolute discretion.

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London NW1 8NZwww.luxnova.com**19.2 Conditions of assignment or transfer**

19.2.1 The consent of the Borrower is not required for an assignment or transfer by an Original Lender.

19.2.2 An assignment will only be effective on:

- (a) receipt by the Agent of written confirmation from the New Lender (in form and substance satisfactory to the Agent) that the New Lender will assume the same obligations to the other Finance Parties as it would have been under if it was an Original Lender; and
- (b) performance by the Agent of all necessary "know your customer" or other similar checks under all applicable laws and regulations in relation to such assignment to a New Lender, the completion of which the Agent shall promptly notify to the Original Lender and the New Lender.

19.3 Security over Lenders' rights

In addition to the other rights provided to Lenders under this Clause 19, each Lender may without consulting with or obtaining consent from the Borrower, at any time charge, assign or otherwise create Security in or over (whether by way of collateral or otherwise) all or any of its rights under any Finance Document to secure obligations of that Lender including, without limitation:

19.3.1 any charge, assignment or other Security to secure obligations to a federal reserve or central bank; and

19.3.2 any charge, assignment or other Security granted to any holders (or trustee or representatives of holders) of obligations owed, or securities issued, by that Lender as security for those obligations or securities,

except that no such charge, assignment or Security shall:

19.3.3 release a Lender from any of its obligations under the Finance Documents or substitute the beneficiary of the relevant charge, assignment or Security for the Lender as a party to any of the Finance Documents; or

19.3.4 require any payments to be made by the Borrower other than or in excess of, or grant to any person any more extensive rights than, those required to be made or granted to the relevant Lender under the Finance Documents.

19.4 Assignments and transfer by the Borrower

The Borrower may not assign any of its rights or transfer any of its rights or obligations under the Finance Documents without the prior written consent of the Majority Lenders.

20 ROLE OF THE AGENT AND ACCOUNT TRUSTEE**20.1 Appointment of the Agent**

20.1.1 Each of the Lenders appoints the Agent to act as its agent under and in connection with the Finance Documents.

20.1.2 Each of the Lenders authorises the Agent to perform the duties, obligations and responsibilities and to exercise the rights, powers, authorities and discretions specifically given to the Agent under or in connection with the Finance Documents together with any other incidental rights, powers, authorities and discretions.



20.1.3 The terms of the Agent's appointment shall be governed by the Agency Protocol, which shall be incorporated in this Agreement by reference. The Agency Protocol may be amended from time to time by agreement between the Agent and the Lenders, provided that the Borrower's consent shall be required to any amendment which adversely affects the Borrower's obligations or liabilities to, or rights against, the Agent.

20.1.4 As between the Borrower and the Lenders, the Borrower acknowledges and agrees that the Majority Lenders may appoint a replacement Agent without the consent of the Borrower.

20.2 Miscellaneous agency provisions

20.2.1 The Agent shall promptly forward to a Party the original or a copy of any document which is delivered to the Agent for that Party by any other Party.

20.2.2 Unless a Finance Document expressly provides otherwise the Agent may disclose to any other Party any information it reasonably believes it has received as agent under this Agreement.

20.2.3 Notwithstanding any other provision of any Finance Document to the contrary, the Agent is not obliged to do or omit to do anything if it would or might in its reasonable opinion constitute a breach of any law or regulation or a breach of a fiduciary duty or duty of confidentiality.

20.3 Exclusion of liability

20.3.1 Without limiting Clause 20.3.3 below, no Finance Party will be liable to the Borrower for:

- (a) any injury, damages, costs, expenses or losses to any person if and to the extent caused by that person's negligence or wilful misconduct or breach of their obligations under this Agreement;
- (b) exercising, or not exercising, any right, power, authority or discretion given to it by, or in connection with, any Finance Document or any other agreement, arrangement or document entered into, made or executed in anticipation of, under or in connection with, any Finance Document, other than by reason of its gross negligence or wilful misconduct; or
- (c) without prejudice to the generality of Clause 20.3.1(a) and 20.3.1(b) above, any damages, costs or losses to any person, any diminution in value or any liability whatsoever (but not including any claim based on the fraud of the Finance Party) arising as a result of:
 - (i) any act, event or circumstance not reasonably within its control; or
 - (ii) the general risks of investment in, or the holding of assets in, any jurisdiction,

including (in each case and without limitation) such damages, costs, losses, diminution in value or liability arising as a result of: nationalisation, expropriation or other governmental actions; any regulation, currency restriction, devaluation or fluctuation; market conditions affecting the execution or settlement of transactions or the value of assets; breakdown, failure or malfunction of any third party transport, telecommunications, computer services or systems; natural disasters or acts of God; war, terrorism, insurrection or revolution; or strikes or industrial action.



- 20.3.2 The Borrower may not take any proceedings against any officer, employee or agent of any Finance Party in respect of any claim it might have against that Finance Party in respect of any act or omission of any kind by that officer, employee or agent in relation to any Finance Document and any officer, employee or agent of any Finance Party may rely on this Clause notwithstanding Clause 1.4 (*Third party rights*).
- 20.3.3 The Agent will not be liable for any delay (or any related consequences) in crediting an account with an amount required under the Finance Documents to be paid by the Agent if the Agent has taken all necessary steps as soon as reasonably practicable to comply with the regulations or operating procedures of any recognised clearing or settlement system used by the Agent for that purpose.
- 20.3.4 Without prejudice to any provision of any Finance Document excluding or limiting any Finance Party's liability, any liability of a Finance Party to the Borrower arising under or in connection with any Finance Document shall be limited to the amount of actual loss which has been suffered (as determined by reference to the date of default of the Finance Party or, if later, the date on which the loss arises as a result of such default) but without reference to any special conditions or circumstances known to the Finance Party at any time which increase the amount of that loss. In no event shall a Finance Party be liable for any loss of profits, goodwill, reputation, business opportunity or anticipated saving, or for special, punitive, indirect or consequential damages, whether or not the Finance Party has been advised of the possibility of such loss or damages.

20.4 Designation of Trust Account

The Account Trustee will open, maintain and operate the Trust Account with the Account Bank in accordance with the Trust Account Deed.

20.5 Trust Account operation

- 20.5.1 The Borrower has no signing rights in relation to the Trust Account.
- 20.5.2 The Borrower must ensure that any amount payable by it under this Agreement is paid into an account as directed by the Agent.
- 20.5.3 Except as provided in this Agreement and subject to the conditions set out in this Agreement, the Borrower may request a Utilisation and the Account Trustee shall disburse amounts from the Trust Account to the Borrower to be applied for the Approved Purpose in relation to the Project.
- 20.5.4 No interest shall accrue for the benefit of the Borrower on any balance from time to time standing to the credit of the Trust Account in respect of the Available Commitment.
- 20.5.5 The Borrower acknowledges that the Original Lender shall be permitted from time to time to replace the Account Trustee without the consent of the Borrower.
- 20.5.6 At any time when a Default is continuing the Agent may:
- (a) notify the Account Trustee that no withdrawal should be made to satisfy a Utilisation Request; and
 - (b) instruct the Account Trustee to effect withdrawals from, and return to the Lenders, undrawn amounts of the Available Commitment held in the Trust Account.



20.6 Miscellaneous trust account provisions

20.6.1 No Finance Party is responsible or liable to the Borrower for:

- (a) any liability incurred by the Borrower in relation to the operation of the Trust Account in good faith by the Account Trustee; or
- (b) any withdrawal wrongly made, if made in good faith.

20.6.2 The Borrower must, within five Business Days of any request by the Agent, supply the Agent with the following information in relation to any payment paid by the Borrower into the Trust Account:

- (a) the date of payment;
- (b) the payer; and
- (c) the purpose of the payment.

21 CONDUCT OF BUSINESS BY THE FINANCE PARTIES

No provision of this Agreement will:

- 21.1.1 interfere with the right of any Finance Party to arrange its affairs (tax or otherwise) in whatever manner it thinks fit;
- 21.1.2 oblige any Finance Party to investigate or claim any credit, relief, remission or repayment available to it or the extent, order and manner of any claim; or
- 21.1.3 oblige any Finance Party to disclose any information relating to its affairs (tax or otherwise) or any computations in respect of Tax.

22 PAYMENT MECHANICS

22.1 Payments to the Agent

- 22.1.1 On each date on which the Borrower is required to make a payment under a Finance Document, the Borrower shall make the same available to the Agent (unless a contrary indication appears in a Finance Document) for value on the due date in sterling.
- 22.1.2 Payment shall be made to such account in London and with such bank as the Agent (on behalf of the Account Trustee), in each case, specifies.

22.2 Partial payments

- 22.2.1 If the Agent receives a payment that is insufficient to discharge all the amounts then due and payable by the Borrower under the Finance Documents, the Agent shall apply that payment towards the obligations of the Borrower under the Finance Documents in the following order:
 - (a) first, in or towards payment pro rata of any unpaid amount owing to the Agent under the Finance Documents;
 - (b) secondly, in or towards payment pro rata of any unpaid amount owing to the Account Trustee under the Finance Documents;



- (c) thirdly, in or towards payment pro rata of any accrued interest, fee or commission due but unpaid under this Agreement;
- (d) fourthly, in or towards payment pro rata of any principal due but unpaid under this Agreement; and
- (e) fifthly, in or towards payment pro rata of any other sum due but unpaid under the Finance Documents.

22.2.2 The Agent shall, if so directed by the Majority Lenders, vary the order set out in Clauses 22.2.1(b) to 22.2.1(e) above.

22.2.3 Clauses 22.2.1 and 22.2.2 above will override any appropriation made by the Borrower.

22.3 No set-off

All payments to be made by the Borrower under the Finance Documents shall be calculated and be made without (and free and clear of any deduction for) set-off or counterclaim.

22.4 Business Days

22.4.1 Any payment under the Finance Documents which is due to be made on a day that is not a Business Day shall be made on the next Business Day in the same calendar month (if there is one) or the preceding Business Day (if there is not).

22.4.2 During any extension of the due date for payment of any principal or Unpaid Sum under this Agreement interest is payable on the principal or Unpaid Sum at the rate payable on the original due date.

23 SET-OFF

A Finance Party may set off any matured obligation due from the Borrower under the Finance Documents (to the extent beneficially owned by that Finance Party) against any matured obligation owed by that Finance Party to the Borrower, regardless of the place of payment, booking branch or currency of either obligation. If the obligations are in different currencies, the Finance Party may convert either obligation at a market rate of exchange in its usual course of business for the purpose of the set-off.

24 NOTICES

24.1 Communications in writing

Any communication to be made under or in connection with the Finance Documents shall be made in writing and, unless otherwise stated, may be made by fax or letter.

24.2 Addresses

The address and fax number (if any) (and the department or officer, if any, for whose attention the communication is to be made) of each Party for any communication or document to be made or delivered under or in connection with the Finance Documents is:

24.2.1 in the case of the Borrower, that identified with its name below (which is, as at the date hereof, set out on the signature page hereto);



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24.2.2 in the case of each Lender, that notified in writing to the Agent on or prior to the date on which it becomes a Party (which is, as at the date hereof, set out on the signature page hereto); and

24.2.3 in the case of the Agent and the Account Trustee, that identified with its name below (if any) (which is, as at the date hereof, set out on the signature page hereto),

or any substitute address or fax number or department or officer as the Party may notify to the Agent (or the Agent may notify to the other Parties, if a change is made by the Agent) by not less than five Business Days' notice.

24.3 Delivery

24.3.1 Any communication or document made or delivered by one person to another under or in connection with the Finance Documents will only be effective:

- (a) if by way of fax, when received in legible form; or
- (b) if by way of letter, when it has been left at the relevant address or five Business Days after being deposited in the post postage prepaid in an envelope addressed to it at that address;

and, if a particular department or officer is specified as part of its address details provided under Clause 24.2 (*Addresses*), if addressed to that department or officer.

24.3.2 Any communication or document to be made or delivered to the Agent will be effective only when actually received by the Agent and then only if it is expressly marked for the attention of the department or officer identified with the Agent's signature below (or any substitute department or officer as the Agent shall specify for this purpose).

24.3.3 All notices from or to the Borrower shall be sent through the Agent.

24.3.4 Any communication or document which becomes effective, in accordance with Clauses 24.3.1 to 24.3.3 above, after 5:00 pm. in the place of receipt shall be deemed only to become effective on the following day.

24.4 Notification of address and fax number

Promptly upon changing its address or fax number, the Agent shall notify the other Parties.

24.5 Electronic communication

24.5.1 Any communication to be made between any two Parties under or in connection with the Finance Documents may be made by electronic mail or other electronic means (including, without limitation, by way of posting to a secure website) if those two Parties:

- (a) notify each other in writing of their electronic mail address and/or any other information required to enable the transmission of information by that means; and
- (b) notify each other of any change to their address or any other such information supplied by them by not less than five Business Days' notice.



24.5.2 Any such electronic communication as specified in Clause 24.5.1 above to be made between the Borrower and a Finance Party may only be made in that way to the extent that those two Parties agree that, unless and until notified to the contrary, this is to be an accepted form of communication.

24.5.3 Any such electronic communication as specified in Clause 24.5.1 above made between any two Parties will be effective only when actually received (or made available) in readable form and in the case of any electronic communication made by a Party to the Agent only if it is addressed in such a manner as the Agent shall specify for this purpose.

24.5.4 Any electronic communication which becomes effective, in accordance with Clause 24.5.3 above, after 5:00 pm. in the place in which the Party to whom the relevant communication is sent or made available has its address for the purpose of this Agreement shall be deemed only to become effective on the following day.

24.5.5 Any reference in a Finance Document to a communication being sent or received shall be construed to include that communication being made available in accordance with this Clause 24.5.

25 CALCULATIONS AND CERTIFICATES

25.1 Accounts

In any litigation or arbitration proceedings arising out of or in connection with a Finance Document, the entries made in the accounts maintained by a Finance Party are prima facie evidence of the matters to which they relate.

25.2 Certificates and Determinations

Any certification or determination by a Finance Party of a rate or amount under any Finance Document is, in the absence of manifest error, conclusive evidence of the matters to which it relates.

25.3 Day count convention

Any interest, commission or fee accruing under a Finance Document will accrue from day to day and is calculated on the basis of the actual number of days elapsed and a year of 365 days.

26 PARTIAL INVALIDITY

If, at any time, any provision of a Finance Document is or becomes illegal, invalid or unenforceable in any respect under any law of any jurisdiction, neither the legality, validity or enforceability of the remaining provisions nor the legality, validity or enforceability of such provision under the law of any other jurisdiction will in any way be affected or impaired.

27 REMEDIES AND WAIVERS

No failure to exercise, nor any delay in exercising, on the part of any Finance Party, any right or remedy under a Finance Document shall operate as a waiver of any such right or remedy or constitute an election to affirm any of the Finance Documents. No election to affirm any Finance Document on the part of any Finance Party shall be effective unless it is in writing. No single or partial exercise of any right or remedy shall prevent any further or other exercise or the exercise of any other right or remedy. The rights and remedies



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provided in each Finance Document are cumulative and not exclusive of any rights or remedies provided by law.

28 AMENDMENTS AND WAIVERS

28.1 Required consents

28.1.1 Subject to Clause 28.2 (*All Lender matters*) and Clause 28.3 (*Other exceptions*) any term of the Finance Documents may be amended or waived only with the consent of the Majority Lenders and the Borrower and any such amendment or waiver will be binding on all Parties.

28.1.2 The Agent may effect, on behalf of any Finance Party, any amendment or waiver permitted by this Clause 28.

28.2 All Lender matters

An amendment or waiver of any term of any Finance Document that has the effect of changing or which relates to:

28.2.1 the definition of Approved Purpose in in Clause 1.1 (*Definitions*);

28.2.2 the definition of **Majority Lenders** in Clause 1.1 (*Definitions*);

28.2.3 an extension to the date of payment of any amount under the Finance Documents;

28.2.4 a reduction in the amount of any payment of principal, interest, fees or commission payable;

28.2.5 an increase in any Commitment, an extension of the Availability Period or any requirement that a cancellation of Commitments reduces the Commitments of the Lenders rateably under the Facility;

28.2.6 a change to the Borrower;

28.2.7 any provision which expressly requires the consent of all the Lenders; or

28.2.8 Clause 2.3 (*Finance Parties' rights and obligations*), Clause 7.7 (*Application of early repayments*), Clause 19 (*Changes to the parties*), this Clause 28, Clause 34 (*Governing law*) or Clause 35 (*Jurisdiction*),

shall not be made without the prior consent of all the Lenders.

28.3 Other exceptions

An amendment or waiver which relates to the rights or obligations of the Agent or the Account Trustee may not be effected without the consent of the Agent or the Account Trustee, as the case may be.

29 CONFIDENTIALITY, TRANSPARENCY AND PUBLICITY

29.1 Definitions

For the purposes of this Clause 29 (*Confidentiality, transparency and publicity*):



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Confidential Information	means all information, whether written or oral (however recorded), provided by the disclosing Party to the receiving Party (including information provided prior to the date of this Agreement) and which (i) is known by the receiving Party to be confidential; (ii) is marked as or stated to be confidential; or (iii) ought reasonably to be considered by the receiving Party to be confidential;
FOIA	means the Freedom of Information Act 2000
Information	has the meaning given under section 84 of the FOIA (and includes information provided prior to the date of this Agreement);
Request for Information	has the meaning set out in the FOIA or the Environmental Information Regulations 2004 as relevant (where the meaning set out for the term Request shall apply);
Staff	means all directors, officers, employees, agents, consultants and contractors of the relevant Party and/or of any sub-contractor of the relevant Party engaged in the performance of the Relevant Party's obligations under the Agreement.

29.2 Confidentiality

29.2.1 Subject to Clause 29.2.2, each Party shall:

- (a) treat all Confidential Information it receives as confidential, safeguard it accordingly and not disclose it to any other person without the prior written permission of the disclosing Party; and
- (b) not use or exploit the disclosing Party's Confidential Information in any way except for the purposes anticipated under the Agreement.

29.2.2 Notwithstanding Clause 29.2.1, a Party may disclose Information, including Confidential Information which it receives from the other Party:

- (a) where such Information was received prior to the date of the Application;
- (b) where such Information is aggregated with information relating to three or more other Projects;
- (c) where disclosure is required by applicable law or by a court of competent jurisdiction;
- (d) to its auditors or for the purposes of regulatory requirements;
- (e) on a confidential basis, to its professional advisers and prospective funders;
- (f) to the Serious Fraud Office where the Party has reasonable grounds to believe that the other Party is involved in activity that may constitute a criminal offence under the Bribery Act 2010;



- (g) where the receiving Party is the Agent or the Borrower, to the Staff on a need to know basis to enable performance of their obligations under the Agreement provided that the Agent or Borrower (as applicable) shall procure that any Staff to whom it discloses Confidential Information pursuant to this Clause 29.2.2(g) shall observe their confidentiality obligations under the Agreement;
- (h) on a confidential basis to the employees, agents, consultants and contractors of that Lender;
- (i) on a confidential basis to any Central Government Body, any successor body to a Central Government Body or any company to which the Lender transfers or proposes to transfer all or any part of its business;
- (j) to the extent that the Party (acting reasonably) deems disclosure necessary or appropriate in the course of carrying out its public functions; or
- (k) in accordance with Clause 29.5 (*Freedom of Information Act*),

and for the purposes of the foregoing, references to disclosure on a confidential basis shall mean disclosure subject to a confidentiality agreement or arrangement containing terms no less stringent than those placed on the Lender under this Clause 29.2.

29.3 Publication of the Agreement

The Parties acknowledge that, except for any information which is exempt from disclosure in accordance with the provisions of the FOIA or Environmental Information Regulations 2004, the content of the Agreement is not Confidential Information and the Agent and the Borrower hereby give their consent for the Original Lender to publish this Agreement in its entirety to the general public (but with any information that is exempt from disclosure in accordance with the FOIA or Environmental Information Regulations 2004 redacted) including any changes to the Agreement agreed from time to time. The Original Lender may consult with the Agent or Borrower (or both) to inform its decision regarding any redactions but shall have the final decision in its absolute discretion whether any of the content of the Agreement is exempt from disclosure in accordance with the provisions of the FOIA or Environmental Information Regulations 2004.

29.4 Other publicity

Neither the Agent or the Borrower shall, and each of the Agent and the Borrower shall take reasonable steps to ensure that their Staff shall not, make any press announcement or publicise the Agreement, any part of the Agreement or their involvement with the Heat Networks Investment Project, in any way, except with the prior written consent of the Lenders.

29.5 Freedom of Information Act

29.5.1 Each Party acknowledges that the Borrower and the Original Lender are subject to the requirements of the FOIA and the Environmental Information Regulations 2004 and shall:

- (a) provide all necessary assistance and cooperation as reasonably requested by the Original Lender or the Borrower to enable it to comply with its obligations under the FOIA and the Environmental Information Regulations 2004;



- (b) transfer to the Original Lender or the Borrower all Requests for Information relating to this Agreement that it receives as soon as practicable and in (in the case of the Borrower) any event within 2 Business Days of receipt;
- (c) provide the Original Lender or the Borrower with a copy of all Information belonging to the Original Lender or the Borrower (as applicable) requested in the Request for Information which is in its possession or control in the form that the Original Lender or the Borrower (as applicable) requires within 5 Working Days in the case of the Borrower (or such other period as the Original Lender may reasonably specify) of the Original Lender's or the Borrower's (as applicable) request for such Information; and
- (d) not respond directly to a Request for Information unless authorised in writing to do so by the Borrower or the Original Lender (as applicable). If such authorisation has not been received in a timely fashion, the relevant party may respond to such Request for Information if it believes (acting reasonably) that not responding at that time would result in a breach of the FOIA or the Environmental Information Regulations 2004.

29.5.2 The Parties acknowledge that the Original Lender and the Borrower may be required under the FOIA and the Environmental Information Regulations 2004 to disclose Information concerning the Parties or the Finance Documents (including commercially sensitive information) without consulting or obtaining consent from the other Parties. In these circumstances the Original Lender shall or the Borrower (as applicable), in accordance with any relevant guidance issued under the FOIA, take reasonable steps, where appropriate, to give the other Parties advance notice, or failing that, to draw the disclosure to the other Parties' attention after any such disclosure.

29.5.3

Notwithstanding any other provision in the Agreement, the Original Lender or the Borrower (as applicable) shall be responsible for determining in its absolute discretion whether any Information relating to the Agent, the Borrower or the Finance Documents is exempt from disclosure in accordance with the FOIA and/or the Environmental Information Regulations 2004.

29.6 Entire agreement

This Clause 29 constitutes the entire agreement between the Parties in relation to the obligations of the Finance Parties under the Finance Documents regarding Confidential Information and supersedes any previous agreement, whether express or implied, regarding Confidential Information.

29.7 Continuing effect

The obligations in this Clause 29 are continuing and, in particular, shall survive and remain binding on each Finance Party for a period of twelve months from the earlier of:

- 29.7.1 the date on which all amounts payable by the Borrower under or in connection with this Agreement have been paid in full and all Commitments have been cancelled or otherwise cease to be available; and
- 29.7.2 the date on which such Finance Party otherwise ceases to be a Finance Party.



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30 COUNTERPARTS

Each Finance Document may be executed in any number of counterparts, and this has the same effect as if the signatures on the counterparts were on a single copy of the Finance Document.

31 INTELLECTUAL PROPERTY RIGHTS

- 31.1 Intellectual Property in all IPR Material will be the Property of the Borrower. Other than as expressly set out in this Agreement, neither Party will have any right to use any of the other Party's names, logos or trade marks on any of its products or services without the other Party's prior written consent.
- 31.2 The Borrower grants to the Finance Parties a non-exclusive irrevocable and royalty-free, sub-licensable, worldwide licence to use all the IPR Material for the purpose of supporting other projects.
- 31.3 Ownership of third party software or other IPR necessary to deliver the Project will remain with the relevant third party.
- 31.4 The Borrower must ensure that they have obtained the relevant agreement from the third party proprietor before any additions or variations are made to the standard 'off-the-shelf' versions of any third party software and other IPR. The Borrower will be responsible for obtaining and maintaining all appropriate licences to use the third party software.

32 ENVIRONMENTAL REQUIREMENTS

- 32.1 The Borrower shall ensure that the Project is undertaken in accordance with the Original Lender's environmental policy, which is to conserve energy, water, wood, paper and other resources, reduce waste and phase out the use of ozone depleting substances and minimise the release of greenhouse gases, volatile organic compounds and other substances damaging to health and the environment.
- 32.2 The Borrower shall pay due regard to the use of recycled products, so long as they are not detrimental to the performance of the Project or the environment, to include the use of all packaging, which should be capable of recovery for re-use or recycling.
- 32.3 The Borrower shall take all possible precautions to ensure that any equipment and materials used in the construction and operation of the Project do not contain chlorofluorocarbons, halons or any other damaging substances, unless unavoidable, in which case the Agent shall be notified in advance of their use (and shall in turn notify the Original Lender). The Borrower shall endeavour to reduce fuel emissions wherever possible.

33 INSURANCE

- 33.1 The Borrower shall ensure that it has and maintains (or procures that any approved Investment Vehicle has and maintains) adequate insurance cover with an insurer of good repute to cover claims or demands that might be brought against it (or any approved Investment Vehicle) by any person suffering any injury, damage or loss in connection with the Project, or any physical damage to the assets or equipment comprising the Project for their full reinstatement value.
- 33.2 The Borrower will upon request produce to the Agent its policy or policies of insurance, or where this is not possible, a certificate of insurance issued by the Borrower's (or, where applicable, approved Investment Vehicle's) insurance broker confirming the insurances are in full force and effect together with confirmation that all premiums have been paid.

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London NW1 8NZwww.luxnovapartners.com**34 GOVERNING LAW**

This Agreement and any non-contractual obligations arising out of or in connection with it are governed by English law.

35 JURISDICTION

35.1 The courts of England and Wales have exclusive jurisdiction to settle any dispute arising out of or in connection with this Agreement (including a dispute relating to the existence, validity or termination of this Agreement or any non-contractual obligation arising out of or in connection with this Agreement) (a **Dispute**).

35.2 The Parties agree that the courts of England and Wales are the most appropriate and convenient courts to settle Disputes and accordingly no Party will argue to the contrary.

35.3 This Clause 35 is for the benefit of the Finance Parties only. As a result, no Finance Party shall be prevented from taking proceedings relating to a Dispute in any other courts with jurisdiction. To the extent allowed by law, the Finance Parties may take concurrent proceedings in any number of jurisdictions.

36 CONTINUING OBLIGATIONS

Without prejudice to Clause 29.7 (*Continuing effect*):

36.1 Certain obligations set out in this Agreement are continuing and shall survive and remain binding on the Borrower; and

36.2 the Borrower shall, as a condition of being released from all indebtedness under this Agreement, deliver to the Lender an executed original of the deed of agreement set out in Schedule 6 (*Continuing Obligations*) where such obligations are set out.

This Agreement has been entered into on the date stated at the beginning of this Agreement.



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Signature page to the Public Body Facility Agreement between: (i) The Mayor And Burgesses Of The London Borough Of Enfield, as Borrower; (ii) The Secretary of State for Business, Energy and Industrial Strategy, as Original Lender; (iii) Triple Point Investment Management LLP, as Agent; and (iv) Triple Point Investment Management LLP, as Account Trustee.

Between

BORROWER

The Common Seal of The Mayor and Burgesses of the London Borough of Enfield was hereunto affixed in the presence of:-



.....
Authorised signatory
DUNCAN CREEVY

Address: Civic Centre, Silver Street, Enfield Council, Enfield, EN1 3XY

FAO (Department or Officer): Jeremy Chambers, Director of Law & Governance

Fax number: N/A

Email: Jeremy.chambers@enfield.gov.uk

ORIGINAL LENDER

Signed by the **Secretary of State for Business, Energy and Industrial Strategy**

David Capper, Authorised Signatory

DocuSigned by:
David Capper
F8C69F0F48E44C8

Address:
Department of Business, Energy and Industrial Strategy, 1 Victoria Street, London, SW1H 0ET

FAO (Department or Officer): Daniel Osgood / HNIP team



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AGENT

Signed by **Triple Point Investment Management LLP**)
acting by two designated members)

DocuSigned by:
Claire Ainsworth
97F2938E39844C2.....
Claire Ainsworth
(Designated Member) in their capacity as a director of Triple Point Holdings Limited, itself a designated member of Triple Point Investment Management LLP

DocuSigned by:
Michael Bayer
F7F094558FA04E8.....
Michael Bayer
(Designated Member) in their capacity as a designated member of Triple Point LLP, itself a designated member of Triple Point Investment Management LLP

Address:
1 King William Street, London, EC4N 7AF
FAO (Department or Officer): Ken Hunnisett

ACCOUNT TRUSTEE

Signed by **Triple Point Investment Management LLP**)
acting by two designated members)

DocuSigned by:
Claire Ainsworth
97F2938E39844C2.....
Claire Ainsworth
(Designated Member) in their capacity as a director of Triple Point Holdings Limited, itself a designated member of Triple Point Investment Management LLP

DocuSigned by:
Michael Bayer
F7F094558FA04E8.....
Michael Bayer
(Designated Member) in their capacity as a designated member of Triple Point LLP, itself a designated member of Triple Point Investment Management LLP

Address:
1 King William Street, London, EC4N 7AF
FAO (Department or Officer): Ken Hunnisett

**SCHEDULE 1****Project Description****CONTAINS SOME COMMERCIALY SENSITIVE INFORMATION****1.1 Project definitions**

Applicant Guidance	means the guidance issued to applicants, including any amendments from time to time) explaining the rules of the Heat Networks Investment Project and project and applicant eligibility for funding: https://www.gov.uk/government/publications/apply-for-heat-networks-investment-project-hnip-funding
Application	means the Borrower's final, submitted application for funding, together with any responses to clarifications during the assessment and award process dated 02/10/2020
Authority	means a London Borough Council
Availability Period	means the period commencing on the date of this Agreement to and including the last Business Day occurring before 31 March 2021
Borrower's Bank Account	Bank name – HSBC Bank Address - 1 The Town, Enfield, Middlesex. EN2 6LD Account Name – London Borough of Enfield Account Number – 81228307 Sort Code – 40-20-23 BIC – MIDLGB22 IBAN – GB88MIDL40202381228307
Commitment	means the sum of £11,859,000 in respect of the Financial Year 2020/21. Note that this is additional to any grant or loan funding advanced separately.
Conditions Satisfaction Date	means 19 March 2021.
Construction Budget	means £48,646,000 as set out in the "Capex" line item in paragraph 1.2 below.



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Excluded Costs	means the following costs (except to the extent that a qualification set out below in the second column applies):	
	Costs	Qualifications
	(a) costs incurred by the Borrower before the date of the Application	None
	(b) costs met or subsidised by any other public funding or subsidy, including any other Loan or grant made under the Heat Networks Investment Project	None
	(c) costs relating to the construction of heat sources where the primary function of the heat source is not to supply the heat network (costs falling under this exclusion encompass: costs incurred in the construction of an energy from waste facility; and construction of manufacturing, industrial or other pieces of infrastructure from which heat is to be recovered)	None
(d) costs relating to secondary distribution systems in buildings	<p>the exclusion in paragraph (d) does not apply (subject to the restriction on Eligible Costs below) to the Borrower's costs (where forming part of the Borrower's Application and permitted by Subsidy Control Law) in:</p> <p>a) installing a secondary distribution system (such as a communal heating system) within the premises of an anchor load customer; and</p> <p>b) connecting that secondary distribution system to the heat network;</p> <p>where this qualification applies, the investment costs (for the purpose of Subsidy Control Law) are limited to such costs as the Borrower can demonstrate (to the Original Lender's satisfaction) exceed any costs in replacing an existing system or in upgrading that system to</p>	



		<p>comply with buildings and/or planning regulations.</p>
	<p>(e) costs relating to tertiary systems</p>	<p>the exclusion in paragraph (e) does not apply (subject to the restriction on Eligible Costs below) to the Borrower's costs (where forming part of the Borrower's Application and permitted by Subsidy Control Law) in installing a tertiary system and connecting it to the heat network, where all of the following conditions are met:</p> <ul style="list-style-type: none"> a) the tertiary system is a wet system which is being installed for the first time to replace a heating or cooling system of another kind (such as to replace electric space heating); b) that system is situated in a property which is: <ul style="list-style-type: none"> • part of an anchor load; and • an existing building which is (and remains) publicly owned and in exclusive use as a domestic dwelling(s); c) the end users of that tertiary system are (and remain) domestic customers; <p>where this qualification applies, the investment costs (for the purpose of Subsidy Control Law) are limited to such costs as the Borrower can demonstrate (to the Original Lender's satisfaction) exceed costs for like-for-like replacement of the existing heating system (such as where the existing heating system is electric space heating the Eligible Costs are limited to the difference in cost between installing a replacement electric space heating system and installing the tertiary wet system, assuming that the cost of installation of the tertiary wet system is more expensive).</p>
<p>Final Maturity Date</p>	<p>means 25 years following the First Repayment Date.</p>	



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Fixed Rate	means 0.01%
Mandatory Requirements	<p>means the Heat Networks Investment Project mandatory eligibility criteria, as explained in the Applicant Guidance including, in particular:</p> <ul style="list-style-type: none"> a) the standards set out in (or standards equivalent to those set out in) <i>"Heat Networks: Code of Practice for the UK"</i>, published by the Chartered Institute of Building Services Engineers in collaboration with the Association for Decentralised Energy (CP1) must be used in the construction of the Project; b) the Project must comply with the requirements of the Heat Network Metering and Billing Regulations 2014 (as amended from time to time); c) the Project must avoid customer detriment to residential or micro-business consumers, and (where applicable) must either register the Project with the Heat Trust and comply with Heat Trust standards or must comply with at least equivalent standards; and d) over the first 15 years operation, the Project must deliver carbon savings (compared to the counter-factual set out in the Application) substantially in line with those projected in the Application.
Original Financial Statements	means in relation to the Borrower and, if applicable, any Investment Vehicle, its audited consolidated financial statements for the financial year ended 2019 (or 2020 if available)
Project	means the Enfield District Heating Networks Project (comprising the Meridian Water heat network and Satellite Scheme heat network extensions), as more particularly described in the Application Form



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1.2 General

The Project is described by the key information set out in the table below and within the latest version of the Application provided by the Borrower. If the information in the table below differs from the information within the latest version of the Application the table below prevails.

General	
Project name	North and west strategic extensions to Meridian Water Heat Network
Project location	Edmonton EcoPark
Type of project (new / existing)	Existing
Narrative describing project including scope of works [300 words max]	
<p>To extend Energetik's Meridian Water heat network north and west with a total of ca. 18km of new pipe network which will provide over 100GWh of new heat demand, saving over 22,000 tonnes of carbon per annum. Energetik has identified and engaged with developers bringing four large scale developments forward, totalling a combined ca. 4,750 properties. Planning policy at local, regional and national level requires connection to heat networks where possible, and Energetik are keen and willing to connect to these developments in order to generate additional carbon savings in Enfield. A commitment is required now so as not miss the opportunity to connect and serve these significant developments in the Borough.</p> <p>In addition, extending to these four developments allows two significant existing developments to be connected to the Meridian Water Heat Network that are along the route of its extension, the North Middlesex Hospital and the Civic Centre. These two developments alone would save 5,000 tonnes of carbon per year when connected to the heat network and the heat network is connected to the NLWA energy from waste facility.</p> <p>A 20MW strategic connection to the London Boroughs of Haringey and Hackney is facilitated to allow these boroughs to benefit from energy from waste heat with heat being transferred from Energetik to the boroughs at cost without profit.</p> <p>Further, it has always been Energetik's goal to connect its 'satellite' schemes at Arnos Grove, Ponders End and Oakwood to the Meridian Water heat network, in order to decarbonise them by taking them off gas supply, and at the same time install infrastructure that can serve other developments along the routes, which includes care homes and up to 6,000 Council homes.</p>	
Commercial structure narrative including ownership structure % (i.e. public/private) [300 words max]	<p>Energetik is Enfield Council's 100% owned heat company and the delivery vehicle for its heat networks. Energetik are building and will own and operate the heat production plant, the heat network infrastructure and will be the supplier of heat to its customers.</p> <p>Enfield council has taken this decision in order to control the quality of its heat networks and ultimately the service that its customers receive. Furthermore, by delivering the heat networks via Energetik, the benefits derived as a</p>



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	<p>result stay within the borough, therefore adding additional value to the council and Enfield residents.</p> <p>Whilst Energetik will be the owner/operator of the network and infrastructure assets, it will sub-contract the design, build and operation to industry experts. The design to planning part of the project has been let to Vital Energi, and was secured under an OJEU compliant procurement process for the design, build and operation (DBO) of Energetik's networks. The DBO contractor will retain overall network operation and maintenance responsibility, to ensure that the right quality is delivered from the outset. Energetik will supply heat to directly to end customers as the energy services company (ESCo). To do this, the company has procured a sub-contractor to undertake its customer service, metering and billing functions. They are already operational on Energetik's satellite scheme.</p> <p>Energetik will contract directly with developers via connection and supply agreements which will govern the heat supply obligations for all parties.</p>
Forecast Costs	
Commercialisation costs [£]	£0
Capex [£]	£48,646,000
Repex [£]	£15,476,200
Opex (aggregated figure over 15 years) [£]	£12,427
Quality of service to customers	
Heat Trust membership expected when the Project is operational (yes/no)	Yes
Long term carbon savings	
Narrative on carbon savings of future heat source options and phasing/expansion plans (As per section 7.4 of the full application guidance)	
<p>The Meridian Water Heat Network will operate on CHP and gas boilers until connection to the EFW in 2026. The heat supply agreement with the NLWA permits sufficient heat supply to meet Energetik's business plan with a supply capacity of 35MW. From 2026 it is forecast that at least 95% of the heat delivered to customers will be generated via the EFW, providing an 93% carbon reduction compared with the counterfactual.</p> <p>The Arnos Grove Heat Network is operating with CHP with gas boiler backup but this will be connected to the Meridian Water Heat Network via this Project, and so from 2026 it is forecast that at least 95% of the heat delivered to customers will be generated via the EFW, providing an 93% carbon reduction compared with the counterfactual.</p> <p>The Ponders End Heat Network and the Oakwood Heat Network will operate CHP with gas boiler backup from 2021, but this will be connected to the Meridian Water Heat Network via this Project, and so from 2026 it is forecast that at least 95% of the heat delivered to customers will be generated via the EFW, providing an 93% carbon reduction compared with the counterfactual</p> <p>Energetik has designed its Meridian Water Heat Network with capacity to serve at least 30,000 homes, and this Project will ensure that this additional number of connected homes is more attainable in addition to the 10,000 homes forecast at Meridian Water.</p>	



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HNIP capital funding spend characteristics	
Type of funding to be provided by BEIS to the Recipient by year (loan/grant, fiscal/non-fiscal by year) subject always to the terms and requirements of this Agreement	Single-drawdown fiscal grant of £12,000,000 to be advanced as per Clauses 4 and 5 of this Agreement.
Expected loan repayment start date	N/A
Key Milestones	
Commercialisation phase	
Start of commercialisation phase [date]	N/A
Contract let dates for main Project delivery items i.e. key project delivery contractors, long lead items, etc. [for each key project delivery contract]	N/A
Licences & permits	
Planning permission [date]	By 31 st March 2022
Highway licenses (e.g. section 50, parking restriction permit, traffic arrangement, etc.) if applicable [dates]	Before installation of the relevant part of the network between 1 st April 2022 – 31 st March 2024
Environmental permits (e.g. Environmental Agency, Canal and River Trust, Coal Authority, etc.) if applicable [dates]	Before installation of the relevant part of the network between 1 st April 2022 – 31 st March 2024
Construction phase	
Start of construction contract [date] (" Construction Start Date ")	31/03/2022
Start on site [date]	1 st April 2022
Completion of energy centre(s) and heat source(s) [date for each energy centre/heat source]	31/12/2022
Completion of distribution network(s) [date for each network]	31/03/2024
Start of commissioning [date]	Phased from 30/06/23 – 31/03/24
Handover to operator [date]	31/03/2024
Operation and maintenance phase	
Heat supply on date [date for each customer]	Colosseum Retail Park – 30/06/23 Haringey – 31/03/26 North Middlesex Hospital – 31/03/25
Cooling supply on date [date for each customer]	N/A
Power supply on date [date for each customer]	N/A
End of defects liability period (final capex position) [date for each key project delivery contract]	31/03/25
Lifecycle works, expansions and upgrades	



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Heat, cooling and/or power source(s) / energy centre(s) replacement, upgrade and/or addition (if planned) [date]	N/A
Heat/cooling/power distribution network replacement, upgrade and/or extension (if planned) [date]	N/A
Inter-connection to other heat, cooling and/or power distribution network (if planned) [date]	N/A
Customers	
Peak heat demand [kW]	60,000
Peak cooling demand [kW]	N/A
Peak power demand [kW]	N/A
Customer 1	Haringey / Hackney bulk supply
Customer 2	North Middlesex Hospital
Customer 3	Colosseum Retail Park
Customer 1	
Document name	Connection Agreement
Commercial/bulk customer name or retail/individual customer type/group	Haringey / Hackney bulk supply
Heat load type (i.e. bulk/commercial, individual/retail)	Commercial - (B1 - Business)
Number of individual customers (if applicable)	1
Contract start [date]	2026
Contract end [date]	
Heat demand at point of customer interface [kWh per year]	34,000,000
Cooling demand at point of customer interface [kWh per year]	N/A
Power demand at point of customer interface [kWh per year]	N/A
Price formula – Standing charge (Heat)	N/A
Price formula – Standing charge (Cooling)	N/A
Price formula – Standing charge (Power)	N/A
Price formula – Variable charge (Heat)	NLWA Heat Supply Agreement



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Price formula – Variable charge (Cooling)	N/A
Price formula – Variable charge (Power)	N/A
Price formula – Any other charges	N/A
Indexing arrangements	NLWA Heat Supply Agreement
Customer 2	
Document name	Connection Agreement
Commercial/bulk customer name or retail/individual customer type/group	North Middlesex Hospital
Heat load type (i.e. bulk/commercial, individual/retail)	Public Sector - (C2 - Schools, Hositals, Care Homes etc.)
Number of individual customers (if applicable)	1
Contract start [date]	2025
Contract end [date]	Not defined
Heat demand at point of customer interface [kWh per year]	14,000,000
Cooling demand at point of customer interface [kWh per year]	N/A
Power demand at point of customer interface [kWh per year]	N/A
Price formula – Standing charge (Heat)	To be defined
Price formula – Standing charge (Cooling)	N/A
Price formula – Standing charge (Power)	N/A
Price formula – Variable charge (Heat)	3 p/kWh
Price formula – Variable charge (Cooling)	N/A
Price formula – Variable charge (Power)	N/A
Price formula – Any other charges	N/A
Indexing arrangements	ONS CPI
Customer 3	
Document name	Connection Agreement
Commercial/bulk customer name or retail/individual customer type/group	Colosseum Retail Park
Heat load type (i.e. bulk/commercial, individual/retail)	Residential - (C4 - Multiple Tenancy Dwelling)
Number of individual customers (if applicable)	1700
Contract start [date]	30/06/23
Contract end [date]	40 year break clause
Heat demand at point of customer interface [kWh per year]	5,780,000



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Cooling demand at point of customer interface [kWh per year]	N/A
Power demand at point of customer interface [kWh per year]	N/A
Price formula – Standing charge (Heat)	100.6 p/day per dwelling
Price formula – Standing charge (Cooling)	N/A
Price formula – Standing charge (Power)	N/A
Price formula – Variable charge (Heat)	4.1 p/kWh
Price formula – Variable charge (Cooling)	N/A
Price formula – Variable charge (Power)	N/A
Price formula – Any other charges	N/A
Indexing arrangements	ONS CPI
Capital funding structure	
Capital structure description [200 words max]	
Energetik receives funding via an equity investment and/or an onlending agreement from the London Borough of Enfield. The London Borough of Enfield receives low cost funding on behalf of Energetik in the form of grants and loans. Grants are passed on to Energetik as an equity investment and loans are passed on to Energetik at an onlending rate that ensures Energetik is state aid compliant	
Capital funding source 1	
Provider name	HNIP
Type of facility	Grant & Loan
Amount [£]	£12,000,000 and £11,859,000
Conditions	Max 50% with match funding
Use(s)	For the Project
Agreement date [date]	Forecast by 19/03/21
Capital funding source 2	
Provider name	Local Authority Public Works Loan Board (PWLB)
Type of facility	Loan
Amount [£]	£24,787,000
Conditions	Standard PWLB
Use(s)	For the Project
Agreement date [date]	Forecast by 30/06/21
Capital funding source 3	
Provider name	N/A
Type of facility	N/A



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Amount [£]	N/A
Conditions	N/A
Use(s)	N/A
Agreement date [date]	N/A

Key project delivery contracts (construction, operation and maintenance)	
Description of procurement route of contractors/partners (i.e. negotiated contract; design, build, maintain and operate; etc.)	4) Integrated Design, Build Operations and Maintenance (DBOM) contract. Vital Energi have been procured by Energetik (executed 29 March 2019) via a full OJEU tender process to design, build operate and maintain the energy centre and heat network. Following a successful tender and evaluation process, Vital Energi were awarded the DBOM contract
Key project delivery contract 1	
Provider	Vital Energi
Scope of contract [100 words max]	To design, build and operate Energetik's MWHN and extend Energetik's three existing heat networks (Satellite Schemes)
Value of contract [£]	Forecast in excess of £50,000,000
Contract start and end [date]	29th March 2017 – 29th March 2032

Energy sources	
Technology 1	
Technology type	Heating
Technology (inc. fuel)	Heat from EfW [Industrial Heat]
Thermal capacity [kW]	35,000
Cooling capacity [kW]	N/A
Electrical capacity [kW]	N/A
Installation date [date]	2026
Number of years until technology is replaced (UEL)	60
Technology 2	
Technology type	Heating



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Technology (inc. fuel)	Boiler - Type 1 [Natural Gas]
Thermal capacity [kW]	20,000
Cooling capacity [kW]	N/A
Electrical capacity [kW]	N/A
Installation date [date]	
Number of years until technology is replaced (UEL)	25
Technology 3	
Technology type	N/A
Technology (inc. fuel)	N/A
Thermal capacity [kW]	N/A
Cooling capacity [kW]	N/A
Electrical capacity [kW]	N/A
Installation date [date]	N/A
Number of years until technology is replaced (UEL)	N/A

Heat distribution network	
Type of network	Heating
Existing heat distribution network	
Existing length of heat distribution network [km]	8.5
Existing heat distribution network hot water/steam flow/return temperature [Celsius degree]	90/55
Existing primary heat system/network heat losses [% of energy supplied to network]	Forecast at 5%
Existing secondary heat systems/network heat losses [% of energy supplied to network]	Forecast at 18%
New heat distribution network	
New length of heat distribution network [km]	18.43
New heat distribution network hot water/steam flow/return temperature [Celsius degree]	90/55
New primary heat system/network heat losses [% of energy supplied to network]	Forecast at 5%
New secondary heat systems/network heat losses [% of energy supplied to network]	Forecast at 18%
Cooling distribution network	
Existing cooling distribution network	
Existing length of cooling distribution network [m]	N/A
Existing cooling distribution network water flow/return temperature [Celsius degree]	N/A



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Existing primary cooling system/network heat losses [% of energy supplied to network]	N/A
Existing secondary cooling systems/network heat losses [% of energy supplied to network]	N/A
New cooling distribution network	
New length of cooling distribution network [km]	N/A
New cooling distribution network hot water/steam flow/return temperature [Celsius degree]	N/A
New primary cooling system/network heat losses [% of energy supplied to network]	N/A
New secondary systems/network heat losses [% of energy supplied to network]	N/A
Private wire	
Private wire 1	
From power source [power source name]	N/A
To customer [customer name]	N/A
	N/A
	N/A
Trench length [km]	N/A
Capacity [kW]	N/A

**SCHEDULE 2****Conditions Precedent****PART 1 – CONDITIONS TO AWARD**

1. Evidence to the satisfaction of the Lender that all Conditions Precedent set out in Part 1 of Schedule 2 to the Grant Funding Agreement entered into with the Borrower (as Recipient) on or about the date of this Agreement (the "GFA") have been satisfied.
2. **No Default / other**
 - 2.1. Borrower confirmation (to the satisfaction of the Lender) that no Default under this Agreement is continuing or would result from entry into this Agreement.
 - 2.2. Borrower confirmation (to the satisfaction of the Loan) that all representations in this Agreement are true and correct.
 - 2.3. Any other evidence as may be required by the Lender.

PART 2 – CONDITIONS PRECEDENT TO LOAN UTILISATIONS

1. Borrower confirmation (to the satisfaction of the Lender) that, on the proposed day of disbursing any Loan amounts from the Trust Account, all conditions set out in Part 1 above have been discharged and remain true, complete and correct and in full force and effect, and do not require updating to take account of any events or circumstances that have taken place since such evidence or documentation was first provided.
2. The Utilisation Request has been submitted not earlier than 6.4.2020 and not later than 19.3.2021.
3. **Project-specific conditions**
 - 3.1. Evidence to the satisfaction of the Lender that all Conditions Precedent set out in Part 2 of Schedule 2 to the GFA have been met.
 - 3.2. Entry into a "match funding agreement" with MEEF, to regulate intercreditor position (only applicable if MEEF is a lender or investor in relation to the Project).
 - 3.3. All Finance Documents have been executed by the Borrower.
 - 3.4. Receipt of evidence (to the satisfaction of the Agent) of commitment to spend the Loan over the following 12 months.
4. **No Default / other**
 - 4.1. Borrower confirmation (to the satisfaction of the Lender) that no Default under this Agreement is continuing or would result from the proposed Loan.
 - 4.2. Borrower confirmation (to the satisfaction of the Loan) that all representations in this Agreement are true and correct.
 - 4.3. Any other evidence as may be required by the Lender.
 - 4.4. There is no default or accelerated repayment event (howsoever defined) outstanding under any 2020 Funding Agreement.



PART 3 – CONDITIONS SUBSEQUENT

- 1.1. Ensure compliance with the requirements of the Electricity Act 1989, including that any electricity supplies made by the Project are licensed under that Act or are exempt from the requirement to hold a licence under the Electricity Act (Class Exemption from the Requirement for a Licence) Order 2001.
- 1.2. Ensure that all Project Agreements entered into are consistent with the Application and the Mandatory Requirements.
- 1.3. Ensure that all agreements for the sale of heat by the Project (including connection fees and heat tariffs) are consistent with the Application and the Mandatory Requirements.
- 1.4. Ensure that all property rights necessary for the construction and operation of the energy distribution network and/or the energy centre have been obtained, prior to commencement of relevant construction works, on terms that are consistent with the Application and the Mandatory Requirements (and in any case not later than 30.4.2022).
- 1.5. Ensure that all planning permissions and other consents and authorisations required for the construction and operation of the energy distribution network and the energy centre have been obtained, prior to commencement of relevant works, on terms that are consistent with the Application and the Mandatory Requirements and that such permissions, consents and authorisations are complied with (and in any case not later than 30.4.2022).
- 1.6. Ensure that all relevant agreements and approvals are obtained, maintained and are complied with for the connection and supply of all relevant utilities including gas, electricity, water and telecoms) to the Project (and, where relevant, for the export of electricity from the Project) on terms that are consistent with the Application and the Mandatory Requirements.
- 1.7. Ensure that all agreements for the purchase of heat by the Project (including in respect of fees and tariffs payable) are consistent with the Application and the Mandatory Requirements.
- 1.8. Any documents that were accepted by the Lender in "settled form" (or any other form which was not fully signed, dated and effective) for the purposes of Parts 1-2 above, must be delivered in fully signed, dated and effective form within a reasonable period of time for such document (and must be in the form approved by the Lender before such document was signed).
- 1.9. Conditions Subsequent 1.9 - 1.11 of the GFA are satisfied by their respective deadlines.
- 1.10. No later than 31.3.2022, evidence (to the satisfaction of the Lender) that the Loan has been spent.



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SCHEDULE 3**Utilisation Request**

[NOTE: BORROWER TO PULL OUT AND POPULATE THIS TEMPLATE.]

From: [Borrower]

To: Triple Point Investment Management LLP (as Agent)

Dated:

Dear Sirs

[Borrower] – [] Facility Agreement

dated [] (the **Agreement**)

- 1 We refer to the Agreement. This is a Utilisation Request. Terms defined in the Agreement have the same meaning in this Utilisation Request unless given a different meaning in this Utilisation Request.
- 2 We wish to borrow the Loan on the following terms:

Proposed Utilisation Date:	[] (or, if that is not a Business Day, the next Business Day)
Amount:	[] or, if less, the Available Facility
Interest Period:	[]
- 3 We confirm that:
 - 3.1 the Loan requested will be used only for an Approved Purpose;
 - 3.2 to the best of our knowledge and belief:
 - (a) each condition specified in Clause 4.1 (*Initial conditions precedent*) and Clause 4.2 (*Further conditions precedent*) is satisfied on the date of this Utilisation Request and the Agent has received all of the documents and evidence listed in Schedule 2 (*Conditions Precedent*) that are applicable to this Utilisation Request;
 - (b) the representations given in Clause 15 of the Agreement are true and correct in all respects;
 - (c) no Default is continuing or would result from the proposed Loan;
 - (d) all undertakings set out in this Agreement have been complied with as at the date hereof;
 - (e) no Material Adverse Change has occurred;
 - (f) all Construction Costs detailed in this Utilisation Request are either Relevant Eligible Costs or Future Eligible Costs (each as defined in clause 5.2.2 of the Agreement);



- (g) there is no default or accelerated repayment event (howsoever defined) outstanding under any 2020 Funding Agreement;
 - (h) the Project complies with Subsidy Control Law;
 - (i) the Completion Date is reasonably likely to occur before the Longstop Date, as confirmed by the certificate appended at Annex 1;
- 3.3 [the following milestone has been reached: [INSERT DETAILS AS APPLICABLE / IF ANY], as confirmed by the evidence set out in Annex 2;]
- 3.4 [the Construction Costs detailed in this Utilisation Request:
- (a) have become due and payable[, as evidenced by the invoices appended at Annex 2];
 - (b) are in accordance with the Construction Budget;
 - (c) need to be paid in order for the Project to proceed and cannot be (and will not be) funded or reimbursed from other sources (including any other facility agreement or memorandum of understanding relating to the Heat Networks Investment Project)]
- 3.5 [the amount of this Utilisation Request and all previous Utilisation Requests are set out accurately in the utilisation spreadsheet set out in Annex 3.]
- 1 The proceeds of the Loan should be credited to the bank account as set out in Schedule 1 of the Agreement[, or such other bank account as noted here and agreed to by the Agent in advance [*insert bank account details if required*]].
- 2 Further to clause 5.2.1 of the Agreement:
- 2.1 the purpose of the proposed Loan is to [insert details / attach evidence if needed];
- 2.2 the total anticipated Eligible Costs of the Project as at today's date are: [insert details / attach evidence if needed.]
- 3 **[delete if n/a]** Further to clause 5.2.2(a) of the Agreement:
- 3.1 we note that this Utilisation Request relates to Relevant Eligible Costs;
- 3.2 the details of such Relevant Eligible Costs are as evidenced by the documentation appended at Annex 2 (append invoices or other evidence of the total costs and expenses of the Project, including a breakdown of which costs and expenses constitute Eligible Costs and specifying details of the Relevant Eligible Costs to be funded using the Loan);
- 4 **[delete if n/a]** Further to clause 5.2.2(b) of the Agreement:
- 4.1 we note that this Utilisation Request relates to Future Eligible Costs;
- 4.2 the details of such Future Eligible Costs are as evidenced by the documentation appended at Annex 2 (append invoices or other evidence of the total costs and expenses of the Project, including a breakdown of which costs and expenses constitute Eligible Costs and specifying details of the Future Eligible Costs to be funded using the Loan); and
- 4.3 the Borrower will comply with the provisions of clause 5.2.3 of the Agreement, in relation to such Future Eligible Costs.



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- 5 **[delete if n/a]** Further to clause 5.2.4 of the Agreement:
 - 5.1 we note that this Utilisation Request relates to Future Eligible Costs;
 - 5.2 the details of such Future Eligible Costs are as evidenced by the documentation appended at Annex 2 (append invoices or other evidence of the total costs and expenses of the Project, including a breakdown of which costs and expenses constitute Eligible Costs and specifying details of the Future Eligible Costs to be funded using the Loan); and
- 4 the Borrower will comply with the provisions of clause 5.2.4 of the Agreement, in relation to such Future Eligible Costs.
- 5 This Utilisation Request is irrevocable.

Yours faithfully

.....

authorised signatory for

[name of relevant Borrower]



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Annex 1 – Engineers confirmation on progress towards Completion Date

[COMPLETION DATE CERTIFICATE]

From: [Borrower's engineer/technical advisor]

To: [Agent]

Dated:

Dear Sirs

[Borrower] – [] Facility Agreement

dated [] (the **Agreement**)

- 1 We refer to the Agreement. Terms defined in the Agreement have the same meaning in this certificate unless given a different meaning in this certificate.
- 2 We confirm that:
 - (a) milestone [INSERT AS APPLICABLE / IF ANY] has been reached;
 - (b) to the best of our knowledge and belief, based on progress to date, the Completion Date is reasonably likely to occur before the Longstop Date.

Yours faithfully

.....

authorised signatory for

[name of relevant engineer/technical advisor]

Annex 2 – Invoices or other evidence supporting milestone

Annex 3 – Utilisation spreadsheet

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The Borrower must report in accordance with the HNIP Monitoring & Reporting Guidance, as published from time to time on the Department for Business, Energy and Industrial Strategy website:

<https://www.gov.uk/government/publications/hnip-monitoring-and-reporting-guidance-and-templates>

This includes:

1 CONSTRUCTION**MONTHLY REPORT (CONSTRUCTION)**

<https://www.gov.uk/government/publications/hnip-monitoring-and-reporting-guidance-and-templates> to be submitted to the Agent on the 5th Business Day of each calendar month, and sent to: reporting@tp-heatnetworks.org or such other address as indicated by the Agent and to include invoices or other evidence of the total costs and expenses of the Project incurred by the Borrower prior to the date of delivery of such invoices or other evidence, including a breakdown of which costs and expenses constitute Eligible Costs and specifying which Future Eligible Costs were funded using the Loan (noting the terms of Clause 5.2).

2 OPERATIONS**"MONTHLY / QUARTERLY REPORT (OPERATIONS)"**

<https://www.gov.uk/government/publications/hnip-monitoring-and-reporting-guidance-and-templates> to be submitted to the Agent monthly in the agreed short form, and quarterly in the agreed long form, and sent to: reporting@tp-heatnetworks.org or such other address as indicated by the Agent.

In each case, the Agent may, in its discretion, require such additional information to be reported on as it considers appropriate for the purpose of proper management of this Agreement or of the Heat Networks Investment Programme or as required by the Department of Business, Energy and Industrial Strategy.



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SCHEDULE 5

Subsidy Control

The Borrower shall comply with all relevant Subsidy Control Law.

The Parties agree to update this Schedule 5 when reasonably requested by the Lender, to reflect the requirements of all relevant Subsidy Control Law.

Such update shall set out a level of detail commensurate with the granularity set out in schedule 5 of the 2020 Loan Agreement.



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SCHEDULE 6

Continuing Obligations

DEED OF AGREEMENT

between

SECRETARY OF STATE FOR BUSINESS ENERGY AND INDUSTRIAL STRATEGY

and

THE MAYOR AND BURGESSES OF THE LONDON BOROUGH OF ENFIELD

**relating to a Facility Agreement
(Enfield District Heating Networks Project
(North and West Extensions))**



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THIS DEED OF AGREEMENT ("Deed") is dated _____ and made between:

- (1) **SECRETARY OF STATE FOR BUSINESS ENERGY AND INDUSTRIAL STRATEGY ("Original Lender");** and
- (2) **THE MAYOR AND BURGESSES OF THE LONDON BOROUGH OF ENFIELD**, a local authority having its registered address at Civic Centre, Silver Street, London, United Kingdom, EN1 3XD (the "**Borrower**").

Background:

- (A) The parties entered into a facility agreement dated on or about the date hereof, pursuant to which the Original Lender made available a loan facility to the Borrower (the "**Facility Agreement**").
- (B) As a condition of the Original Lender agreeing to make certain loans available to the Borrower pursuant to the Facility agreement the Borrower agreed to enter into this Deed so that certain obligations on the Borrower under the Facility Agreement expressed to survive termination would continue to be performed by the Borrower notwithstanding that all loans and amounts outstanding under the Facility Agreement have been fully repaid and the Borrower is fully released from all its covenants, liabilities and obligations under the Facility Agreement.

IT IS HEREBY AGREED as follows:

1 INTERPRETATION

In this Deed words and expressions defined in and rules of interpretation set out in the Facility Agreement shall have the same meaning and effect when used in this Deed except where the context requires otherwise.

2 EFFECTIVE DATE AND TERM

This Deed shall have effect from the date hereof and shall remain in effect until the later of (i) the Final Maturity Date and (ii) 23:59 hours on 30 April 2033 ("**Expiry Date**").

3 ONGOING OBLIGATIONS

In accordance with the terms of this Deed, the following clauses of the Facility Agreement shall survive termination of the Facility Agreement until the Expiry Date:

- (a) Clause 16.4 (Monitoring reports);
- (b) Clause 16.7 (Information: additional);
- (c) Clause 16.8 (Notification of default);
- (d) Clause 16.9 (Record keeping);
- (e) Clause 16.10 (Access);
- (f) Clause 17.2 (Compliance with laws);
- (g) Clause 17.4 (Use of Loan Proceeds); and



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- (h) Clause 17.7 (Mandatory Requirements).
- (i) Clause 17.9 (Conditions Subsequent) and the related Part 3 of Schedule 2.

4 **EFFECT OF THIS DEED ON THE FACILITY AGREEMENT**

The parties agree that the clauses in the Facility Agreement expressed as surviving termination shall remain in full force and effect in accordance with the terms of the Facility Agreement, and with effect from and including the date hereof until the Expiry Date, all references in the Facility Agreement to the "Agreement", "herein", "hereof", "hereunder" and other similar expressions shall, unless the context requires otherwise, be read and construed as a reference to the Facility Agreement as supplemented by this Deed.

5 **RIGHTS OF THE ORIGINAL LENDER**

Without prejudice to:

- (a) any other express right of the Original Lender pursuant to the Facility Agreement;
- (b) any remedy that the Original Lender may have at law, in equity or in statute including the right to seek injunctive relief or a decree of specific performance or other discretionary remedies of the court,
- (c) in respect of any breach by the Borrower of this Deed, the Original Lender shall have the right to instruct a third party to carry out any rectification of such failure and to seek reimbursement from the Borrower as a debt due immediately upon demand for such costs incurred in doing so.

6 **GOVERNING LAW AND JURISDICTION**

- 6.1 This Deed and any dispute or claim (including non-contractual disputes or claims) arising out of or in connection with it or its subject matter or formation shall be governed by and construed in accordance with the law of England and Wales.
- 6.2 Each party irrevocably agrees that, subject as provided below, the courts of England and Wales shall have exclusive jurisdiction over any dispute or claim (including non-contractual disputes or claims) arising out of or in connection with this deed or its subject matter or formation. Nothing in this clause shall limit the right of the Lender to take proceedings against the Company in any other court of competent jurisdiction, nor shall the taking of proceedings in any one or more jurisdictions preclude the taking of proceedings in any other jurisdictions, whether concurrently or not, to the extent permitted by the law of such other jurisdiction.

7 **THIRD PARTY RIGHTS**

No person who is not a party to this Deed shall have any right under the Contracts (Rights of Third Parties) Act 1999 to enforce any term of this Deed.

8 **COSTS**

Each party shall bear their own costs in connection with the execution of this Deed.



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9 **FURTHER ASSURANCE**

The Borrower shall, at its own cost, at the request of the Original Lender, promptly execute and deliver such documents and perform all such acts as may be reasonably required to give full effect to the terms of this Deed.

10 **COUNTERPARTS**

This Deed may be executed in any number of counterparts, each of which when executed and delivered shall constitute an original, but all the counterparts shall together constitute one and the same instrument.

This document has been executed as a deed and is delivered and takes effect on the date stated at the beginning of it.

Executed as a deed by **SECRETARY OF STATE FOR BUSINESS ENERGY AND INDUSTRIAL STRATEGY** acting by

in the presence of:

.....

David Capper, Authorised signatory

Name of Witness: Penny Pereira

Signature of Witness:

Address of Witness:

Occupation of Witness:

The Common Seal of The Mayor and Burgesses of the London Borough of Enfield was hereunto affixed in the presence of:-

.....

Authorised signatory



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SCHEDULE 7

Initial Repayment Schedule

From the Utilisation Date until the First Repayment Date, Interest Payments are to be made semi-annually on 30 June and 31 December.

From the First Repayment Date until the Final Maturity Date both Interest and Principal payments are to be paid.

The Principal amounts and corresponding payment dates are outlined in the schedule below.

Drawdown date assumed as 31/03/2021 (Final date able to drawdown this year, to be adjusted for actual drawdown date, therefore interest if before this date will increase slightly).

First repayment date assumed as 30/06/2024 as first date post current heat on date per application of 31/03/2024 and as per first repayment in financial model. To be updated should Borrower specify otherwise.

Repayment Date	Repayment Date Adjusted for business days	Principal Repayment	Interest repayment
30-Jun-21	30-Jun-21	£0.00	£298.91
31-Dec-21	31-Dec-21	£0.00	£597.82
30-Jun-22	30-Jun-22	£0.00	£588.08
31-Dec-22	30-Dec-22	£0.00	£594.57
30-Jun-23	30-Jun-23	£0.00	£591.33
31-Dec-23	29-Dec-23	£0.00	£591.33
30-Jun-24	28-Jun-24	£232,239.67	£591.33
31-Dec-24	31-Dec-24	£232,245.01	£592.49
30-Jun-25	30-Jun-25	£232,264.49	£565.04
31-Dec-25	31-Dec-25	£232,271.52	£562.70
30-Jun-26	30-Jun-26	£232,287.62	£542.01
31-Dec-26	31-Dec-26	£232,294.84	£539.28
30-Jun-27	30-Jun-27	£232,310.75	£518.97
31-Dec-27	31-Dec-27	£232,318.17	£515.86
30-Jun-28	30-Jun-28	£232,332.55	£498.67
31-Dec-28	29-Dec-28	£232,344.14	£487.08
30-Jun-29	29-Jun-29	£232,355.72	£475.50
31-Dec-29	31-Dec-29	£232,363.58	£471.56
30-Jun-30	28-Jun-30	£232,382.62	£444.87
31-Dec-30	31-Dec-30	£232,385.77	£450.43
30-Jun-31	30-Jun-31	£232,403.34	£426.79
31-Dec-31	31-Dec-31	£232,411.52	£422.15



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30-Jun-32	30-Jun-32	£232,425.41	£405.97
31-Dec-32	31-Dec-32	£232,434.89	£398.72
30-Jun-33	30-Jun-33	£232,449.67	£380.69
31-Dec-33	30-Dec-33	£232,459.22	£373.24
30-Jun-34	30-Jun-34	£232,471.83	£359.61
31-Dec-34	29-Dec-34	£232,483.42	£348.02
30-Jun-35	29-Jun-35	£232,495.01	£336.43
31-Dec-35	31-Dec-35	£232,504.03	£330.19
30-Jun-36	30-Jun-36	£232,518.30	£313.24
31-Dec-36	31-Dec-36	£232,528.30	£304.96
30-Jun-37	30-Jun-37	£232,542.31	£288.46
31-Dec-37	31-Dec-37	£232,551.65	£281.52
30-Jun-38	30-Jun-38	£232,565.47	£265.40
31-Dec-38	31-Dec-38	£232,575.00	£258.07
30-Jun-39	30-Jun-39	£232,588.63	£242.33
31-Dec-39	30-Dec-39	£232,598.96	£233.35
30-Jun-40	29-Jun-40	£232,611.19	£220.47
31-Dec-40	31-Dec-40	£232,621.17	£212.32
30-Jun-41	28-Jun-41	£232,636.02	£194.02
31-Dec-41	31-Dec-41	£232,644.08	£189.76
30-Jun-42	30-Jun-42	£232,658.16	£173.12
31-Dec-42	31-Dec-42	£232,668.46	£164.26
30-Jun-43	30-Jun-43	£232,681.33	£150.04
31-Dec-43	31-Dec-43	£232,691.82	£140.80
30-Jun-44	30-Jun-44	£232,704.19	£127.67
31-Dec-44	30-Dec-44	£232,715.51	£116.70
30-Jun-45	30-Jun-45	£232,727.43	£104.46
31-Dec-45	29-Dec-45	£232,739.03	£92.86
30-Jun-46	29-Jun-46	£232,750.64	£81.25
31-Dec-46	31-Dec-46	£232,761.77	£70.79
30-Jun-47	28-Jun-47	£232,774.33	£57.08
31-Dec-47	31-Dec-47	£232,785.07	£47.45
30-Jun-48	30-Jun-48	£232,797.19	£34.83
31-Dec-48	31-Dec-48	£232,808.74	£23.47
30-Jun-49	30-Jun-49	£232,820.47	£11.55

Energetik Strategic Review

London Borough of Enfield

22nd April 2021



Reliance Restricted

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London
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Fay Hammond
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22nd April 2021

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Dear Fay

In accordance with the terms of the engagement letter dated 5th March, we have prepared this review to aid London Borough of Enfield Council ("LBE") in its understanding of the proposed additional investment into the Lee Valley Heat Network ("the Project").

Purpose of our report and restrictions on its use

This report was prepared on your instructions solely to assist in considering the UK subsidy control implications of the Project and should not be relied upon for any other purpose. Because others may seek to use it for different purposes, this review should not be quoted, referred to or shown to any other parties unless so required by court order or a regulatory authority, without our prior consent in writing. In carrying out our work and preparing our report, we have worked solely on the instructions of LBE.

Our report may not have considered issues relevant to any third parties. Any use such third parties may choose to make of our report is entirely at their own risk and we shall have no responsibility whatsoever in relation to any such use. This report should not be provided to any third parties without our prior approval and without them recognising in writing that we assume no responsibility or liability whatsoever to them in respect of the contents of our deliverables.

We only accept responsibility or liability to our client in respect of this report on the basis set out in the engagement agreement. We accept no responsibility or liability to any other person in respect of this report, and accordingly if such other persons choose to rely upon any of its contents they do so at their own risk.

Scope of our work

Our work in connection with this assignment is of a different nature to that of an audit. Our report to you is based on information provided as at 31 March 2021. We have not sought to verify the accuracy of the data or the information and explanations provided. The review provides a high level view as to the potential implications of the proposed investment, as such it does not constitute legal advice. Our work has been limited in scope and time and highlights that further work will be required to conclude on a number of points raised within this report. If you would like to clarify any aspect of this review or discuss other related matters then please do not hesitate to me.

Yours sincerely

Philip Milne
Partner

Energetik Strategic Review

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Energetik Strategic Review

Executive Summary



Overview

LBE is currently considering an additional investment into Energetik (a wholly owned subsidiary) to expand an existing heat network north and west of the energy centre at Meridian Water. EY has been commissioned by LBE to perform analysis on the proposed investment.

In doing so we have considered the following:

- ▶ The financial feasibility of the proposed extension to the heat network, considering the strategic and financial risks associated with the proposals and the impact that the investment would have on Energetik. This includes:
 - ▶ Analysis of the base position and proposed extension
 - ▶ Analysis of the incremental impact that the investment will have on the company
 - ▶ Sensitivity analysis detailing the impact of key variables on the financial viability of the project.
- ▶ A viability and affordability assessment of the proposal from the Council's perspective, through the application of the Development and Investment Financial Framework and associated redeveloped Capital Appraisal Template
 - ▶ Analysis over the proposed sources and uses of funding to allow for appraisal of the cash flows directly applicable to the Council.
 - ▶ Application of the DIFF framework to appraise investment from LBE perspective.
 - ▶ Assessment of the impact of the investment on the overall debt profile of LBE over time.
- ▶ A strategic assessment of the impact of the proposals on the financial resilience and sustainability of the company, with consideration towards how the proposal may be considered in line with the Council's longer-term strategic plans
 - ▶ Illustration of the potential future options for Energetik with analysis as to how these could impact the resilience of company and LBE

We have provided a summary of our key conclusions overleaf

Energetik Strategic Review

Executive Summary



Key conclusions

Feasibility Assessment

- ▶ We have isolated the investment and operational cashflows arising from the Green and Yellow lines and calculated total capital investment of **£53.2m** (in real terms) between 2021 and 2026, that will be supported by a **£12m grant** from HNIP. This generates estimated free cash flow over the period of **£29.5m** after deducting capex and adding grant funding.
- ▶ Investment in the Green and Yellow lines will result in a decrease in overall value (£1.1m) for Energetik based on the current baseline assumptions (4,750 additional connections). The project IRR for the base case is forecast at **13.99%** post £5m grant funding. This reduces to **10.03%** when considering the entire investment (inclusive of tranches 1, 2 and 3, and £17m in grant). This further reduces to 5.05% when appraising the Green and Yellow line investment on a standalone basis.
- ▶ The reduction in value comes as a result of the heavy capital expenditure required to build pipelines relative to the number of connections that it will add. The excess capital required is large in comparison to the new revenue from new connections forecast in the model.
- ▶ However, it is important to note that investment into the Green and Yellow lines should be viewed as one that may derive future benefit as more developments are progressed through planning and can be connected. Should some of the capacity that the proposed extensions creates be met with further connections, it would positively impact the viability of the extension. There is significant upside associated with securing additional connections.
- ▶ Investment in the Green line only reduces the Council's immediate borrowing requirement by £12m – however doing this forgoes the opportunity for an additional 13,000 connections. We have analysed “council borrowing per potential unit of capacity” for both scenarios and note that this metric is reduced when investing in the full Green and Yellow line extension.
- ▶ The investment would create the potential for significant upside should further connections be secured. Increasing the capacity potential of the Green and Yellow lines from the current 18% to 31% (representing an additional 3,500 connections) increases NPV by £14.4m.

Affordability Assessment

- ▶ The investment under current assumptions when aligned to the DIFF, presents a reasonable RoI, but underperforms on measures of IRR and NPV. However, it should again be noted that this is based on current assumptions which have been modelled conservatively.
- ▶ Although the Council are required to borrow an additional £22m from PWLB – they are also guarantors of third party funding from LEEF, HNIP, and EIB and investing in the Green and Yellow lines increases overall debt exposure from £45m to £79m (in nominal terms), a risk which the Council should be aware of and mitigating accordingly.
- ▶ The proposed funding required for the extension doesn't breach the Council's current debt threshold. However, it still represents a material proportion of funding that the Council is looking to embark upon, equivalent to c. 7% and 9% of the Council's borrowing in 22/23 and 22/23 respectively.
- ▶ We have several concerns over the complexity of the corporate infrastructure which underpins the detailed modelling. Energetik has developed numerous financial models to support the business and investment opportunities and it would appear that these have evolved organically over time. Whilst they may be fit for purpose and relatively well understood by Energetik the modelling logic is difficult to follow and doesn't currently represent modelling best practice.

Strategic Options

- ▶ We have recognised that there are several options available to LBE with regard to the future of Energetik. These options exist on a spectrum with varying degrees of continued involvement / control from LBE. We have presented these options and outlined the alignment with Council's economic, strategic, and financial objectives.

Section 1

Overview

Energetik Strategic Review

Introduction and Overview



Introduction

We have been engaged by London Borough of Enfield Council (LBE) to perform a strategic review of the activities of a wholly-owned subsidiary (Energetik) in relation to proposed expansion of a district heat network.

Our report comprises the following key considerations:

- ▶ The financial viability of the proposed extension to the heat network, considering the strategic and financial risks associated with the proposals
- ▶ A viability and affordability assessment of the proposal from the Council's perspective, through the application of the Development and Investment Financial Framework and associated redeveloped Capital Appraisal Template
- ▶ A strategic assessment of the impact of the proposals on the financial resilience and sustainability of the company, with consideration towards how the proposal may be considered in line with the Council's longer-term strategic plans

Energetik Strategic Review

Introduction and Overview

Background

Lee Valley Heat Network Operating Company Ltd, trading as Energetik, was incorporated in 2017 and operates as a wholly owned subsidiary of LBE. At present, Energetik owns and operates 4 separate and distinct heat networks: Meridian water, Oakwood, Arnos Grove, and Ponders End. We have provided a summary of each of the distinct energy networks below:

Meridian Water: An energy centre has been constructed at Meridian Water to serve residents of the new development which is expected to connect to 10,000 new homes before 2038. The energy centre is currently powered by a gas-fired Combined Heat and Power facility (CHP) with central shared gas boilers for back up.

The main energy source (CHP facility) is intended to be replaced by the Energy Recovery Facility (ERF) at Edmonton EcoPark which uses non-hazardous post-recycling waste as a low carbon fuel source. Under current proposals, heat from the ERF will be available from 2026. Heat Supply Agreements were signed with North London Waste Authority in November 2020.

Arnos Grove: Arnos Grove (or Ladderswood) operates as the first of Energetik’s three Satellite Scheme Networks (SSNs) – which are smaller self-contained heat networks designed to serve the local community. As with Meridian Water this is powered by a CHP.

Oakwood: Oakwood (or New Avenue) is another of Energetik’s SSNs – operation commenced in 2020. Again, this is a self-contained network supplied by a CHP facility.

Ponders End: Ponders end currently consists of two energy centres, with the main energy centre being Alma road and a smaller energy network at Electric Quarter. These are both powered by CHPs and first customers were connected in 2019.

We have included the number of properties connected at each heat network in the adjacent table. Although large numbers of properties are now connected to each energy centre, not all energy centres are yet operation, as Covid-19 has caused delays to the construction timeline.

Key milestones have been summarised below:

- ▶ **Arnos Grove** is fully operational
- ▶ **Oakwood** Heat Network became operational in September 2020
- ▶ **Ponders end’s** Alma network due to become operational in February 2021 with connection to Electric Quarter due in April 2021
- ▶ The **Meridian Water** energy centre build will commence in February 2021

We have summarised the potential opportunities for extension overleaf.

Figure 1: Energetik’s existing energy centres

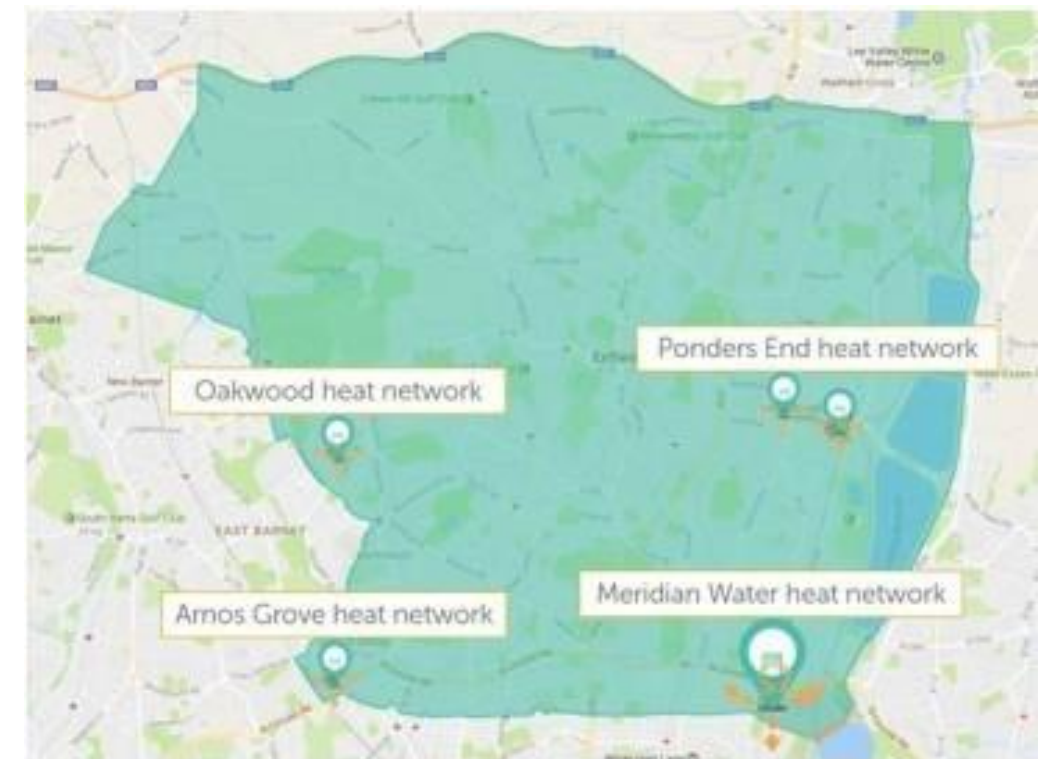


Figure 2: Connections as at December 2020

Heat Network	Forecast	Actual	Var
Arnos Grove	175	175	-
Oakwood	107	112	5
Ponders End	395	328	(67)
Total	677	615	(62)

Energetik Strategic Review

Introduction and Overview

Proposed Expansion

Energetik has the opportunity to utilise the heat load supplied by the ERF to expand the Meridian Water Heat Network as shown in Figure 3 – the proposed expansion comprises two key routes; the green line and the yellow line.

In November 2020, Energetik signed a long-term heat supply agreement with NLWA – guaranteeing the supply of heat generated by the ERF facility at Edmonton EcoPark which is estimated to be complete in 2026. Energetik has secured the use 60MW of heat to be supplied to 10,000 homes connected to the Meridian Water heat network, however the network has the capacity to serve approximately 30,000 homes. The **blue** lines in figure 3 represent elements of the network already planned – i.e. the connection from the energy centre to Meridian Water and Snells & Joyce. The Meridian Water heat network will continue to supply heat via CHPs until the ERF facility is operational.

The **green** line is proposed to run North from the energy centre and to connect to the Ponders End SSN discussed in the previous slide. There are opportunities to connect to large developments (Edmonton Green, Southbury) along the way, and the opportunity to connect to Enfield Town Centre (including the Civic centre).

The **yellow** line is proposed to runs West of the ERF and connect to the Oakwood and Arnos Grove SSNs – as with the green line, there are opportunities to connect to other developments (Southgate village, Arnos Grove tube station, Cockfosters TFL) along the way. The **red** line represents the connection of the Ponders End Heat Networks (Electric Quarter and Alma Road) that is already under construction.

As a wholly-owned subsidiary of LBE, Energetik relies on the Council to provide funding to support its on-going operations; the proposed expansions of the would require significant capital investment from LBE. In the following sections of the report we aim to assess the feasibility of these expansion plans, both individually and on aggregate. We will then assess the impact on the wider finances of the Council of the proposed investment, and finally we will assess the alignment of the proposals to the Council's longer term strategic plans and provide an overview of the options available to the Council in respect of its ownership of the network going forward.

Figure 3: Energetik expansion proposals



Section 2

Feasibility Assessment

Energetik Strategic Review

Feasibility Assessment



Overview

In this section we have considered the following:

- ▶ The financial feasibility of the proposed extension to the heat network, considering the strategic and financial risks associated with the proposals and the impact that the investment would have on Energetik. This includes:
 - ▶ Analysis of the base position and proposed extension
 - ▶ Analysis of the incremental impact that the investment will have on Energetik
 - ▶ Sensitivity analysis detailing the impact of key variables on the financial viability of the project.

The following observations have been made:

- ▶ We have isolated the investment and operational cashflows arising from the Green and Yellow lines and calculated total capital investment of **£53.2m** (in real terms) between 2021 and 2026, that will be supported by a **£12m grant** from HNIP. This generates estimated free cash flow over the period of **£29.5m** after deducting capex and adding grant funding.
- ▶ Investment in the Green and Yellow lines will result in a decrease in overall value (£1.1m) for Energetik based on the current baseline assumptions (4,750 additional connections). The project IRR for the base case is forecast at **13.99%** post £5m grant funding. This reduces to **10.03%** when considering the entire investment (inclusive of tranches 1, 2 and 3, and £17m in grant). This further reduces to 5.05% when appraising the Green and Yellow line investment on a standalone basis.
- ▶ The reduction in value comes as a result of the heavy capital expenditure required to build pipelines relative to the number of connections that it will add. The excess capital required is large in comparison to the new revenue from new connections forecast in the model.
- ▶ However, it is important to note that investment into the Green and Yellow lines should be viewed as one that may derive future benefit as more developments are progressed through planning and can be connected. Should some of the capacity that the proposed extensions creates be met with further connections, it would positively impact the viability of the extension. There is significant upside associated with securing additional connections.
- ▶ Investment in the Green line only reduces the Council's immediate borrowing requirement by £12m – however doing this forgoes the opportunity for an additional 13,000 connections. We have analysed “council borrowing per potential unit of capacity” for both scenarios and note that this metric is reduced when investing in the full Green and Yellow line extension.
- ▶ The investment would create the potential for significant upside should further connections be secured. Increasing the capacity potential of the Green and Yellow lines from the current 18% to 31% (representing an additional 3,500 connections) increases NPV by £14.4m.

Energetik Strategic Review

Feasibility Assessment



Energetik: Business Overview

Before analysing the proposed expansion opportunities we have presented a high level overview of Energetik’s current financial position – note that the most recently filed financial statements are for the year to 31 March 2020. We note the following as key observations from our analysis:

Profit & Loss: Energetik’s small companies exemption means that no profit and loss account is required to be presented, however, we can derive from the movement in retained earnings that the company made a loss of £570k in the year to March 2020 (predicated on the assumption that no other equity events – i.e. dividend or share transactions – took place). Financial losses can be expected for SPVs in the construction phase of the asset lifecycle.

Net current liabilities: The company has net current liabilities – i.e. the liabilities due in the coming year outweigh the combination of cash at bank and cash to be paid from customers. The company therefore may require an injection of capital or an increase in sales if it is to satisfy its immediate obligations.

Negative retained earnings: The company had negative shareholders equity of £2.264m as at 31 March 2020. This means that the company has total liabilities greater than its total assets. The key driver behind this position is an £11.32m liability owed to LBE – presumably in the form of debt repayment obligations. As this is the case, the debt is unlikely to be required to be repaid until the company begins the operational phase of the project and begins to generate significant income from heat sales. Therefore this is somewhat misleading as LBE have the flexibility to allow the company to trade its way out of this position over the lifetime of the project.

Figure 4: Energetik Financial summary as at 31 March 2020

(£'000)	2020	2019	Var
Fixed assets	9,328	7,245	2,083
Current assets	1,079	1,287	(208)
Current liabilities	(1,227)	(1,415)	188
Net current liabilities	(149)	(128)	(20)
Long term liabilities	(11,443)	(8,802)	(2,641)
Net liabilities	(2,264)	(1,694)	(570)
Shareholders Equity	(2,264)	(1,694)	(570)

Options outline

In terms of the proposals put forward by Energetik – we will analyse two distinct options and the impact that proceeding with each option would have on the overall feasibility of the company. Options are outlined as follows:

- ▶ **Option 1:** Base case – under this option we assume that Energetik will continue build out the Meridian Water Heat Network (SHN) and the individual SSNs, maintaining them as separate heat networks.
- ▶ **Option 2:** Extend Green and Yellow lines – under this option we assume that Energetik will receive the funds required to build out the Green line extension (North) and the Yellow line extension (West), connecting the SSNs to the SHN and powering the network via heat supplied from the ERF at Edmonton EcoPark.

We have analysed each option in greater depth in the following slides.

Energetik Strategic Review

Feasibility Assessment



Our Approach

Approach:

Energetik providing seven financial models as follows:

1. “Energetik Consol KPMG Base Model 240420 External” - Consol model (base Tranche 2 model)
2. “Energetik Consol KPMG Forecast Model 240420 v2d 191220 Green & Yellow Line v3 190221” - Consol model (with green/yellow line extensions Tranche 3 model)
3. “SHN KPMG Forecast Model 240420 v2d 191220 amended properties v2 221220” - SHN model (Meridian Water Heat Network) – including green/yellow line extensions. We’ll refer to this as the ‘**forecast model**’.
4. “SHN KPMG Base Model 240420” - SHN model without Green and Yellow line extension. We’ll refer to this as the ‘**base model**’.
5. Ladderswood model (Arnos Grove Heat Network) – including amendments applicable to the green/yellow line extensions
6. Alma model (Ponders End Heat Network) – including amendments applicable to the green/yellow line extensions
7. New Avenue model (Oakwood Heat Network) – including amendments applicable to the green/yellow line extensions

It should be noted that there is no single financial model that captures the source and uses of funds during the investment period or the expected revenues and costs generated over the life of the project.

The approach adopted by Energetik was to include the additional elements in relation to the Green and Yellow lines within the forecast model.

We obtained a copy of the base model for comparison, however we observed that a number of key assumptions updated in the forecast model hadn’t been updated in the base model.

We will briefly outline the steps taken to gain comfort over the position:

Figure 5: Heat Network by energy requirement

Heat Network	Properties	Energy Requirement	%
Meridian Water	10,007	34,023,800	57%
Snells Park	2,850	9,690,000	16%
Yellow/Green line	4,750	16,150,000	27%
Total	17,607	59,863,800	100%

- ▶ Step 1 – Manually update inputs and assumptions in the base model to reflect the latest assumptions included within the forecast model so that a like for like comparison is enabled.
- ▶ Step 2 – Establish overall Strategic Heat Network financial cashflows inclusive of the additionality provided by the Green/Yellow lines as set out in the forecast model.
- ▶ Step 3 – Manually remove all inputs and assumptions in the forecast model relating to the green and yellow line to establish a base position.
- ▶ Step 4 – Reconcile this manually derived base position to the cash flows in the base model. This gives us assurance that we are able to correctly isolate the incremental cash flows associated with the extension.
- ▶ Step 5 – calculate the incremental cash flows attributable to the green and yellow line extension by taking the base case cash model from the forecast model cash flows.

We have presented a summary of key results overleaf.

Energetik Strategic Review

Feasibility Assessment

Summary Investment Appraisal

Before analysing the individual options available to LBE – we have first set out the results of our investment appraisal on the Green and Yellow line extension on a standalone basis.

- ▶ The addition of the Green and Yellow line increases the connections modelled by 4,750. However, the network has the potential for approximately 26,000 connections – giving an approximate utilisation of 18.26% under current assumptions.
- ▶ We have modelled the pre-tax net cash flows attributable to the investment in the Green and Yellow line and derive a total of £29.45m over the life of the project.
- ▶ The project cash flows give us a modified IRR of 3.25% when assuming a financing rate of 5% and a reinvestment rate of 2%.
- ▶ When using the conventional method for calculating IRR over project cash flows we get 5.05%.
- ▶ We have calculated a negative NPV of £1.08m for the project when using a discount rate of 5.57% - this is in line with HM Treasury Green Book rate of 3.5% adjusted for 2% inflation.
- ▶ Under current assumptions the investment has a negative impact on company value when looking solely at the present value of expected future cashflows. However, this does not take into account the less tangible increase in value that unlocking significant additional network capacity may yield from the perspective of a potential external party.
- ▶ We have shown the cumulative net cash flows expected over the life of the project in chart 1 and note that after heavy investment in the opening years the project is forecast to generate positive cumulative cashflow in 2039 and an overall positive cash flow of £29.45m prior to any discounting.

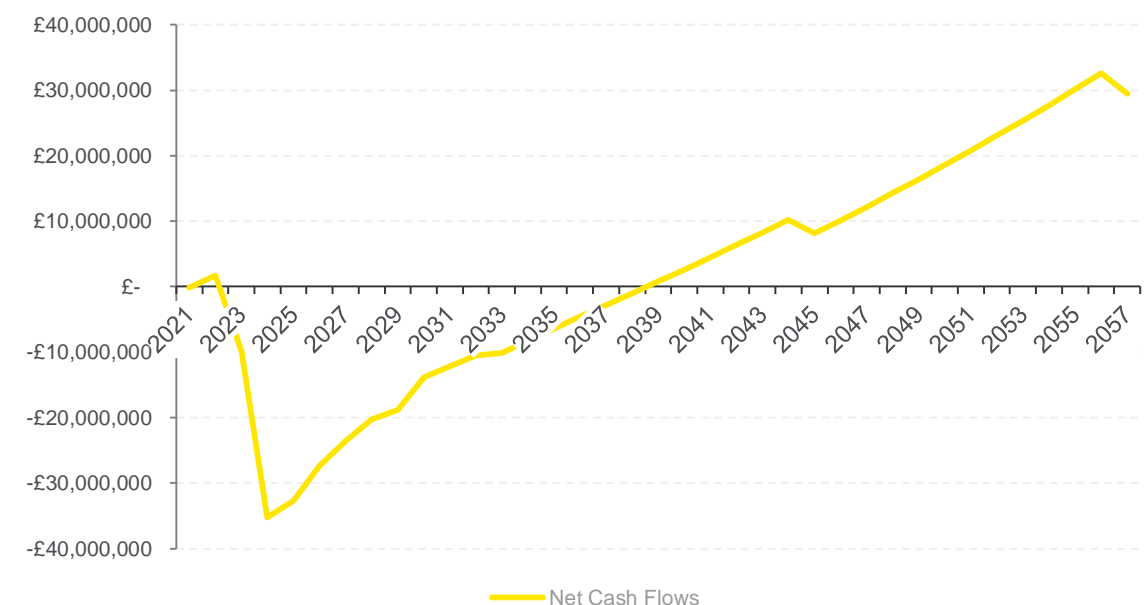
Overall the project is forecast to generate net cashflow (pre-tax) of £29.45m over its lifetime (to 2057). This gives an IRR of 5.05% and a negative NPV of £1.08m when discounted at 5.57%.

We have provided analysis of what this means for Energetik overleaf.

Figure 6 – Key project metrics

Project metrics	Units	
Modelled connections	#	4,750
Network capacity	#	26,000
Utilisation	%	18.26
Pre-tax project cash flows	(£'000)	29,450
Pre-tax project IRR (Conventional)	%	5.05
NPV @ 5.57%	(£'000)	(1,079)

Chart 1 – Project cumulative net cash flows



Energetik Strategic Review

Feasibility Assessment



Options Summary

We have provided more detailed analysis on the base case, the investment in the green and yellow line, and the delta between the two.

- ▶ We have reviewed the model and isolated financials relating specifically to the Green and Yellow lines expansion to allow us to appraise the incremental impact of the proposed investment.
- ▶ When separated out, the construction of the green and yellow lines contributes £169.3m in overall revenues and £81.8m in EBITDA
- ▶ We have calculated the expected free cash flow post grant (pre-tax) attributable to the extension as £29.4m over the life of the project.
- ▶ We have calculated the IRR of the extension based on the isolated cash flows on slide 15.
- ▶ Capex. per max connections has been calculated on the assumption of a maximum of 15,000 properties for the SHN and 41,000 for the SHN with green and yellow line extension (an additional 26,000).

Overall, it can be said that whilst the extension increases overall revenues, completing the extension under current assumed connections is forecast to decrease company value by £9.0m when compared to continuing with the base case.

It should be noted that the overall combined project (base SHN plus green and yellow extension) yields a positive NPV, however it is a reduced NPV when compared to the base case alone.

We have analysed the base case and extension in more detail overleaf.

Figure 7: Options summary

	Units	Current Heat Network	G&Y Extension	Variance
Dwellings	#	12,857	17,607	4,750
P&L				
Revenues	(£'000)	344,844	514,125	169,281
Costs	(£'000)	(184,677)	(272,074)	(87,396)
EBITDA	(£'000)	160,167	242,051	81,884
Depreciation	(£'000)	(25,613)	(55,571)	(29,958)
EBIT	(£'000)	134,554	186,480	51,926
Interest	(£'000)	(11,027)	(27,799)	(16,772)
PBT	(£'000)	123,527	158,681	35,153
Cash flow				
EBITDA	(£'000)	160,167	242,051	81,884
Capex.	(£'000)	(63,150)	(127,585)	(64,435)
Grant	(£'000)	5,000	17,000	12,000
Cash Flow	(£'000)	102,017	131,467	29,450
Investment Appraisal				
NPV @ 5.57%	(£'000)	29,913	20,907	(9,006)
NPV/Dwelling	(£'000)	1.7	1.2	(0.5)
IRR (pre-tax post grant)	%	13.99	10.03	(3.96)
Capex. per modelled connections	(£'000)	4.9	7.2	2.3
Capex. per max connections	(£'000)	4.2	3.1	(1.1)
NPV/Dwelling	(£'000)	1.7	1.2	(0.5)

Energetik Strategic Review

Feasibility Assessment

Option 1: Base case

Option 1 proposes that no additional investment is made into the SHN and the 4 heat networks (SHN and three satellite networks) continue to operate inter-dependently.

Key benefits

- ✓ No additional debt required to finance extension
- ✓ Overall NPV of £29.9m associated with base case – c. £9.0m greater than overall NPV of base case plus extension.
- ✓ No exposure to inherent risk associated with a complex. pipeline expansion.

Key drawbacks:

- ✗ No access to £12m HNIP grant and £12m 0% interest loan to finance expansion.
- ✗ By continuing to operate self-contained heat networks, Energetik loses the opportunity to connect the heat network to proposed new developments. Company revenues inherently limited to existing developments on network.
- ✗ Satellite networks lose access to lower-cost heat supply from NLWA once site becomes operational in 2026.
- ✗ LBE miss out on opportunity to reduce Borough’s carbon footprint through connection to the NLWA ERF facility.
- ✗ Additional exposure to climate change levy’s and risk of exposure to further climate change regulations as the UK moves towards a decarbonised economy.

Overall, the base case forecast a strong NPV (£29.9m) and healthy IRR (13.9%) which will increase the overall value of Energetik. However it will also inherently limit the potential for Energetik to benefit from the economies of scale of a combined network sourcing low carbon heat from the NLWA ERF facility with capacity for additional connections as more developments are built.

Figure 8: Option 1 – Key Metrics

	Units	SHN
Dwellings	#	12,857
P&L		
Revenues	(£'000)	344,844
Costs	(£'000)	(184,677)
EBITDA	(£'000)	160,167
Depreciation	(£'000)	(25,613)
EBIT	(£'000)	134,554
Interest	(£'000)	(11,027)
PBT	(£'000)	123,527
Cash flow		
EBITDA	(£'000)	160,167
Capex.	(£'000)	(63,150)
Grant	(£'000)	5,000
Cash Flow	(£'000)	102,017
Investment Appraisal		
NPV @ 5.5%	(£'000)	29,913
IRR (pre-tax post grant)	%	13.99
NPV/Dwelling	(£'000)	1.7

Energetik Strategic Review

Feasibility Assessment

Option 2: Green and Yellow line extension

Option 2 proposes that the Council build out two extensions from the existing SHN – the green pipeline which extends North to Ponders End heat network, and the yellow line which extends west to Arnos Grove and Oakwood.

Key benefits

- ✓ Energetik have secured a £12m grant from HNIP as well as a £12m 0% loan on the condition that both the green and yellow line are constructed.
- ✓ The connection of inter-dependent satellite networks to the SHN allows for the provision of low carbon heat from the NLWA across the borough.
- ✓ The network has significant additional capacity which will allow Energetik to connect up to 26,000 properties as more developments are built – generating additional revenues from connection fees and heat costs.
- ✓ There is significant upside associated with additional connections as the capital expenditure for the infrastructure is already incurred.
- ✓ Low carbon heat networks represent a significant contribution toward lower the carbon footprint for the Borough.

Key drawbacks:

- ✗ Under current assumptions there is an overall reduction in NPV (£9.0m) when compared with the base case.
- ✗ The additional capex./debt required, and associated depreciation and interest payments are significant in comparison to the additional forecast revenue. This is the key driver behind the reduction in NPV.
- ✗ Exposure to additional inherent risk associated with capital intensive pipeline extension.
- ✗ Increase in debt exposure for the Council - £22m PWLB and £12m HNIP.

Figure 9: Option 2 – Key Metrics

	Units	G&Y Extension
Dwellings	#	17,607
P&L		
Revenues	(£'000)	514,125
Costs	(£'000)	(272,074)
EBITDA	(£'000)	242,051
Depreciation	(£'000)	(55,571)
EBIT	(£'000)	186,480
Interest	(£'000)	(27,799)
PBT	(£'000)	158,681
Cash flow		
EBITDA	(£'000)	242,051
Capex.	(£'000)	(127,585)
Grant	(£'000)	17,000
Cash Flow	(£'000)	131,467
Investment Appraisal		
NPV @ 5.5%	(£'000)	20,907
IRR (pre-tax post grant)	%	10.03
NPV/Dwelling	(£'000)	1.2

Energetik Strategic Review

Feasibility Assessment



Key Assumptions – Green and Yellow Line expansion

The Green and Yellow line extension models for an additional 4,750 residential units phased in between 2024 and 2033.

- ▶ The construction of the Green and Yellow lines unlock potential to connect heat network to an additional 26,000

Residential

- ▶ At present the construction of the Green and Yellow line has been modelled to unlock 4,750 actual additional residential connections split as follows:
 - ▶ Southbury, Edmonton Green and Enfield Town – 4,500 (Green line).
 - ▶ North Middlesex hospital – 250 (Yellow line)

Commercial

- ▶ 37,000 KW in additional commercial heat load for Enfield Civic centre (Green line)
- ▶ 3,000 KW in additional commercial heat load for Enfield Shopping centre (Green line)
- ▶ 2,000 KW in additional commercial heat load for North Middlesex Hospital (Yellow line)

Key Income Assumptions - residential

- ▶ £3,896 initial connection charge on each new property
- ▶ Fixed charge of £332.88 p.a. on each unit
- ▶ Variable charge of 4.06p/kWh

Key Income Assumptions - residential

- ▶ £16/KW connection charge
- ▶ Fixed charge of £25/KW p.a.
- ▶ Variable charge of 4.50p/kWh

Other

- ▶ Connection fee income of £20.075m

Chart 2 – Annual residential unit phasing

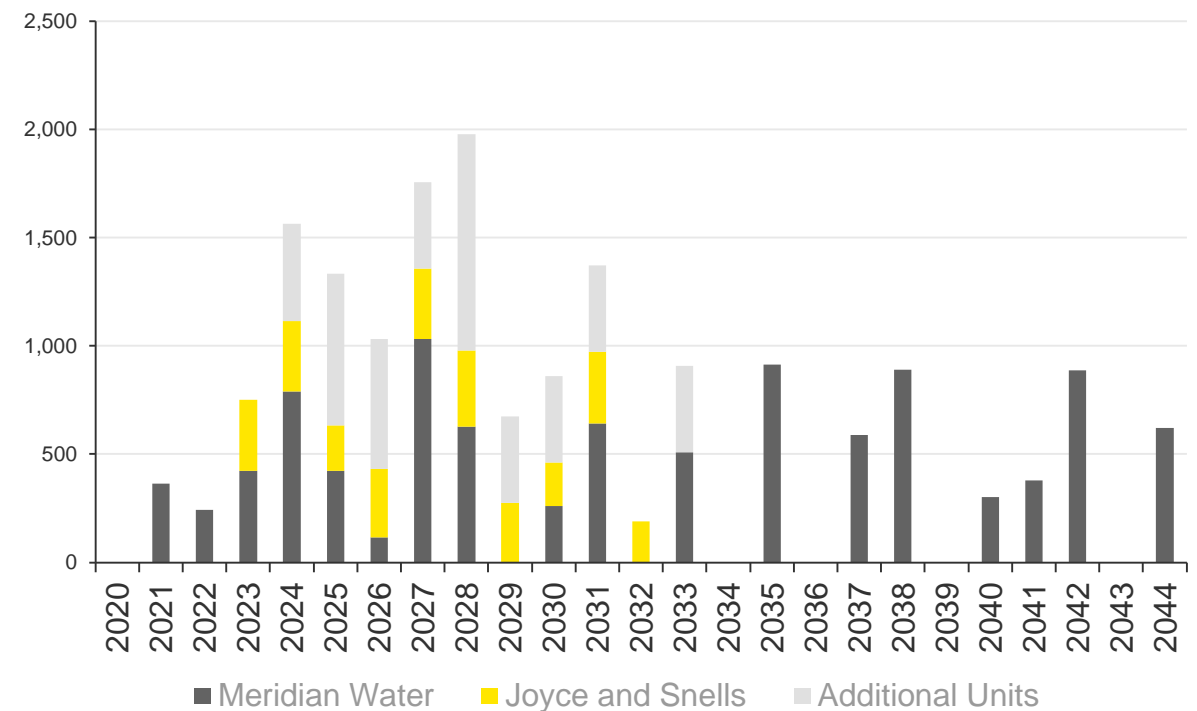
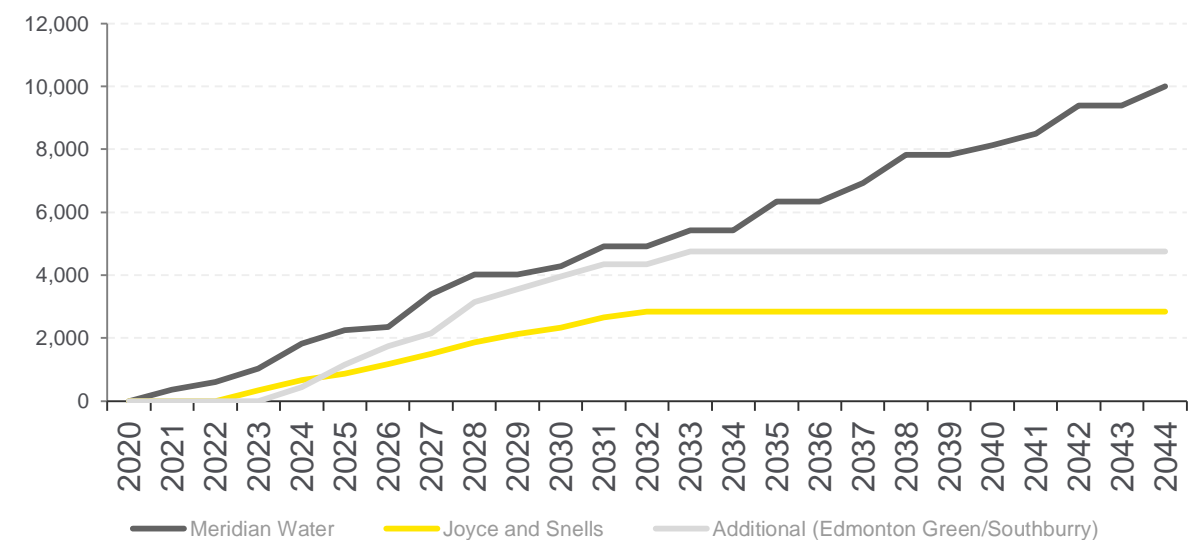


Chart 3 – Cumulative residential units



Energetik Strategic Review

Feasibility Assessment

Sensitivity analysis

We have modelled the impact on project metrics when sensitivity analysis is applied to the number of dwellings that connect to the extension to understand the potential down and upside associated.

As specified earlier in the report, the current extension is modelled on the assumption that 4,750 additional properties will be connected as a result of investment into the green and yellow extension.

We have performed sensitivity analysis in the adjacent table showing the project investment appraisal with the following scenarios:

- ▶ **G&Y Extension:** Investment is forecast under current assumptions of 4,750 additional connections.
- ▶ **Scenario 1:** Investment is forecast with a **reduction** of connections to 2,375.
- ▶ **Scenario 2:** Investment is forecast with an **increase** in connections to 8,250
- ▶ **Scenario 3:** Investment is forecast with an **increase** in connections to 9,775

Figure 10: Investment appraisal with differing no. of units connected

	Units	G&Y Extension	Scenario 1	Scenario 2	Scenario 3
Dwellings	#	4,750	2,375	8,250	9,775
Utilisation	%	18.27	9.13	31.73	37.59
Cashflow					
EBITDA	(£'000)	81,884	48,055	130,480	152,125
Capex.	(£'000)	(64,434)	(58,810)	(72,376)	(75,924)
Grant	(£'000)	12,000	12,000	12,000	12,000
Free cash flow pre-tax pre financing	(£'000)	29,450	1,244	70,103	76,201
Investment Appraisal					
NPV @ 5.57%	(£'000)	(1,079)	(11,234)	13,276	19,717
IRR (pre-financing)	%	5.05	0.22	12.66	16.92
NPV/Dwelling	(£'000)	(0.2)	(4,730)	1,609	2,017

From our analysis we have derived the following conclusions:

- ▶ The capex. required to finance the extension is largely fixed, therefore any increase in connections has a high positive impact on EBITDA with a less significant increase in capex – this positively impacts cash flow and associated investment appraisal metrics.
- ▶ Similarly, where the number of connections decreases EBITDA drops but capex remains high, which has a significantly negative impact on cash flow and investment appraisal metrics.
- ▶ Under the base assumptions, the NPV is negative £1.07m, however it would only take a small number of additional properties for the investment to yield a positive NPV.
- ▶ Any large increases in excess of the base assumptions yield a significantly positive return as a result of increase in revenues (largely connection fees) without additional requirement for capital investment.

We have outlined potential future connection opportunities overleaf.

Energetik Strategic Review

Feasibility Assessment

Sensitivity analysis (Cont'd)

We have used the data presented in the previous slide to illustrate the impact of additional connected properties on project free cash flow and NPV per unit.

In chart 4 we have shown the overall increase in free cash flow (EBITDA less capex.) for the corresponding increase in properties on the network.

Our analysis shows that, at scenario 1 (2,750 properties) the total incremental increase in free cash flow is low (£1.24m) considering an project lifespan of c. 50 years. However, we can see that it increases at a steady rate as more connections are added. These cashflows are undiscounted – we have performed analysis on the discounted cashflows below.

We can see from chart 5 that the project yields a negative NPV per additional unit until approximately 5,000 properties are connected. Therefore, only a slight increase is required on the current projected number of connections (4,750) which, as has been discussed, has been modelled conservatively.

From there any additional connections stand to increase the overall NPV and the NPV per unit. The adjacent chart differs to the chart above in that the curve flattens as more properties are added. This is as a result of both the effect of discounting future cash flows and dividing these discounted cash flows by an increasing number of connections.

Overall we can see that the potential upside in both free cash flow and NPV per connected property where more properties are added to the network.

Chart 4 – Incremental free cash flow

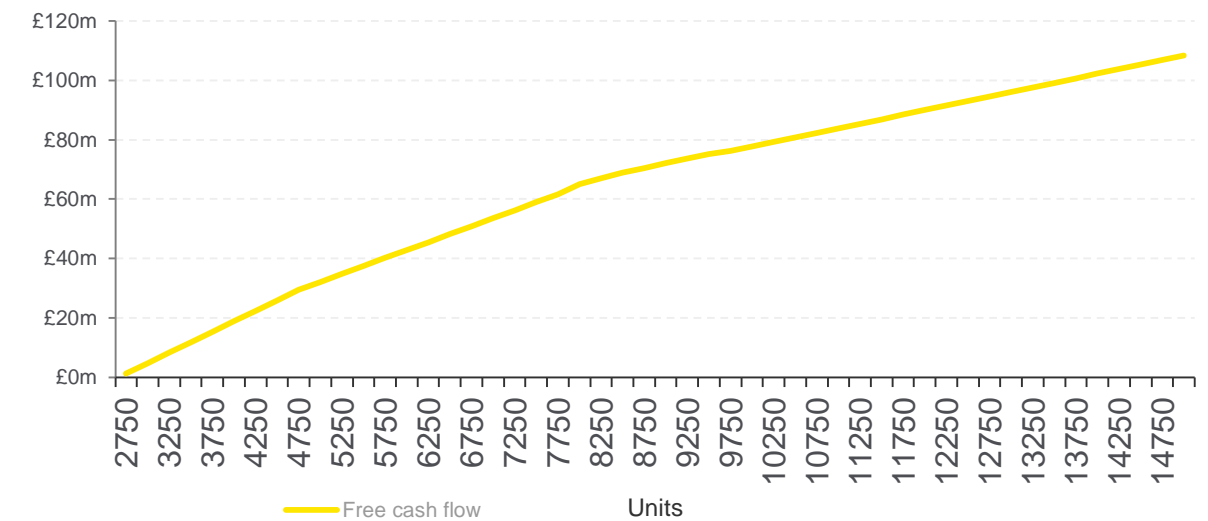
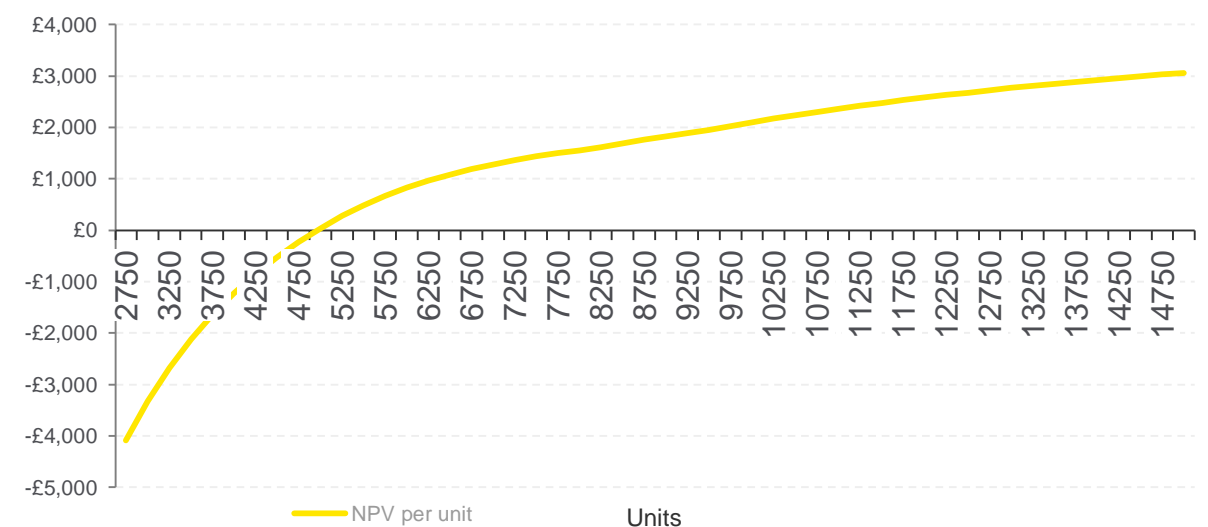


Chart 5 – NPV per unit



Energetik Strategic Review

Feasibility Assessment

Future Connection Opportunities

Green and Yellow Lines as a lever for future developments:

- ▶ The Green and Yellow Line extension assumes that an additional 4,750 residential units will be connected between 2024 and 2033.
- ▶ Investment in the Green and Yellow Lines will also act as a long term strategic lever, allowing for smaller and shorter branches to be installed when a new development arises for potential connection, thereby adding to the lines' future revenues.
- ▶ 4,500 additional properties currently modelled on Green line (Edmonton, Southbury, Enfield Town).
- ▶ 250 Additional properties currently modelled on Yellow line (North Middlesex Hospital).
- ▶ The table to the right displays planned connections we are aware of that have not been included in the financial model.

SHLAA:

The Strategic Housing Land Availability Assessment (SHLAA) undertaken by Enfield Council as required by the NPPF suggests that 4,915 new dwellings are deliverable in Enfield over the next 5 years. Another 9,350 dwellings have been classified as developable over the next 15 years and an additional 24,180 are potentially developable over the same period.

Additional Revenue

We have considered the additional connection fees that may accrue to Energetik as a result of potential additional developments in the adjacent table – we have considered the connection fee revenue at varying levels of uptake (i.e. 20% means 20% of additional developments connect to the network). We have modelled connection fees at £4,300 per property.

This is high-level analysis and these revenues have not been discounted to reflect the present value. However the intention is to illustrate that potential increase in revenues that the green and yellow line could generate as a result of additional developments over the next 20 years.

Figure 11: Proposed new developments not modelled

Extension	First connection	Connection fee	Planning status
50 – 56 Fore Street (Yellow line)	(112) - 2025	£0.48m	Detailed planning permission submitted. Energy Statement commits to connecting.
Gas holder site Station Road	(181) - 2025	£0.78m	Detailed planning permission submitted. Energy Statement commits to connecting.

Figure 12: Proposed new developments by Planning Status

Type	Pre-application	Statement to Commit	Submitted	N/A	Total
Modelled	1450	800	1,300	1,250	4,800
Not Modelled but Likely to Proceed	0	981	293	0	1,274
Developable	0	0	0	9,350	9,350
Total	1,450	1,781	1,593	10,600	15,424

Figure 13: Potential future SHLAA site capacity

Type	0-5 years	6-10 years	11-15 years	15+ years	Total
Developable	-	5,751	3,147	631	9,350
Potentially Developable	-	6,969	9,935	7,276	24,180
Total	-	12,720	13,082	7,907	33,530

Figure 14: Connection fees at differing levels of uptake

Type	20%	40%	60%	80%	100%
Developable	£8.04m	£16.08m	£24.12m	£32.16m	£40.21m
Potentially Developable	£20.79m	£41.59m	£62.38m	£83.18m	£103.97m
Total	£28.84m	£57.67m	£86.51m	£115.34m	£144.18m

Energetik Strategic Review

Feasibility Assessment

Incremental Difference – Green Line Only

We have performed high level analysis on the impact of investing only in the Green line as oppose to investing in both the green and yellow lines.

- ▶ The capital required to invest solely in the green line compared to investing in both green and yellow lines decreases by £24m
- ▶ Council borrowing however, decreases by only £12m – as £12m grant from HNIP is lost.
- ▶ Under current modelling assumptions, the connected properties would decrease by 250 as a result of only investing in the green line.
- ▶ Under current assumptions this would give a borrowing per unit connected of £5,555 – a £2,234 decrease compared to investing in the green and yellow line.
- ▶ However, investing in the green and yellow line effectively doubles potential line capacity from 13,000 to 26,000 whilst only requiring half of the additional investment (£12m).
- ▶ If we assume the lines are connected to the maximum amount of properties (26,000) we would have a borrowing per unit of £1,923 for the green line only and £1,423 for both the green and yellow lines.
- ▶ Therefore at maximum capacity less borrowing is required (per unit) to invest in both the green and yellow lines.

Figure 15: Proposed new developments not modelled

Extension	Green and yellow	Green	Diff
Funding required	£49m	£25m	(£24m)
Council borrowing required	£37m	£25m	(£12m)
Current connections	4,750	4,500	(250)
Borrowing per unit (actual)	£7,789	£5,555	(£2,234)
Max capacity (units)	26,000	13,000	(13,000)
Borrowing per unit (max capacity)	£1,423	£1,923	£500

Section 3

Affordability Assessment

Energetik Strategic Review

Affordability Assessment



Overview

In this section we have set out to the following;

- ▶ A viability and affordability assessment of the proposal from the Council's perspective, through the application of the Development and Investment Financial Framework (DIFF) and associated redeveloped Capital Appraisal Template, including:
 - ▶ Analysis over the proposed sources and uses of funding to allow for appraisal of the cash flows directly applicable to the Council.
 - ▶ Application of the DIFF framework to appraise investment from LBE perspective.
 - ▶ Assessment of the impact of the investment on the overall debt profile of LBE over time.

The following observations have been made:

- ▶ The investment under current assumptions when aligned to the DIFF, presents a reasonable RoI, but underperforms on measures of IRR and NPV. However, it should again be noted that this is based on current assumptions which have been modelled conservatively.
- ▶ Although the Council are required to borrow an additional £22m from PWLB – they are guarantors of third party funding from LEEF, HNIP, and EIB and investing in the green and yellow lines increases overall debt exposure from £45m to £79m (in nominal terms), a risk which the Council should be aware of and mitigating accordingly.
- ▶ The proposed funding required for the extension doesn't breach the Council's current debt threshold. However, it still represents a material proportion of funding that the Council is looking to embark upon, equivalent to c. 7% and 9% of the Council's borrowing in 22/23 and 22/23 respectively.
- ▶ We have several concerns over the complexity of the corporate infrastructure which underpins the detailed modelling. Energetik has developed numerous financial models to support the business and investment opportunities and it would appear that these have evolved organically over time. Whilst they may be fit for purpose and relatively well understood by Energetik the modelling logic is difficult to follow and doesn't currently represent modelling best practice.

Energetik Strategic Review

Affordability Assessment

Sources and Uses of Funds

We have reviewed the model and analysed cash flows to derive the sources and uses of funds – this is the first step in allowing us to appraise the investment from the perspective of LBE.

Overall, an additional £46m is required to finance the extension of the green and yellow line. This can be broken down as follows:

- ▶ £12m equity grant from HNIP
- ▶ £12m 0% loan financing from HNIP
- ▶ £22m in additional borrowing from PWLB

The total borrowing profile for the additional investment is £34m – as £12m is grant funding from HNIP.

For reference, tranches 1 and 2 relate to funding required to construct the main network (base case). Tranche 3 relates exclusively to funding required to build out the green and yellow extension.

It is worth noting that the figures in this table are presented in nominal terms (without accounting for inflation) for illustrative purposes. We have analysed the investment requirements in our analysis in real terms using the inflation adjusted data in the financial models.

Figure 16: Sources and Uses of Funds

Sources and Uses of Funds		Tranche 1 & 2	Tranche 3	Total
HNIP				
HNIP Tranche 1 (Grant)	(£'000)	5,000		5,000
HNIP Tranche 2 (Grant)	(£'000)		12,000	12,000
Total	(£'000)	5,000	12,000	17,000
LBE Funding requirement				
PWLB	(£'000)	23,000	22,000	45,000
LEEF	(£'000)	6,000		6,000
EIB	(£'000)	6,000		6,000
HNIP Tranche 1	(£'000)	9,761		9,761
HNIP Tranche 2	(£'000)		12,000	12,000
LBE Funding requirement	(£'000)	44,761	34,000	78,761
Total sources of Funds	(£'000)	49,761	46,000	95,761
Uses of Funds				
Tranche 1 & 2	(£'000)	49,761		49,761
Tranche 3(G & Y Extension)	(£'000)		46,000	46,000
Total	(£'000)	49,761	46,000	95,761

Energetik Strategic Review

Affordability Assessment

LBE Cash Flows

In addition to performing analysis from the perspective of Energetik, we have analysed the proposed investment from the perspective of LBE – focussing on the investment required, the forecast return, and the impact of the additional debt required on LBE’s aggregate debt profile. This has utilised the Council’s agreed investment appraisal approach, the Development and Investment Financial Framework (DIFF).

We have isolated the additional lending requirement from the perspective of LBE as a result of the green and yellow line investment. This can be summarised as:

- ▶ Additional capital investment (2021 – 2026) - **£53.2m**
- ▶ Less: Additional grant funding - **£12m**

This gives total additional LBE funding of **£41.2m**.

Returns to LBE come in the form of interest payments on funds lent to Energetik, and net distributions to LBE as the parent entity. For the purposes of this exercise we have assumed that surplus funds available for distribution are paid to LBE as and when they become available – in practise LBE can exert control over how and when profits are extracted.

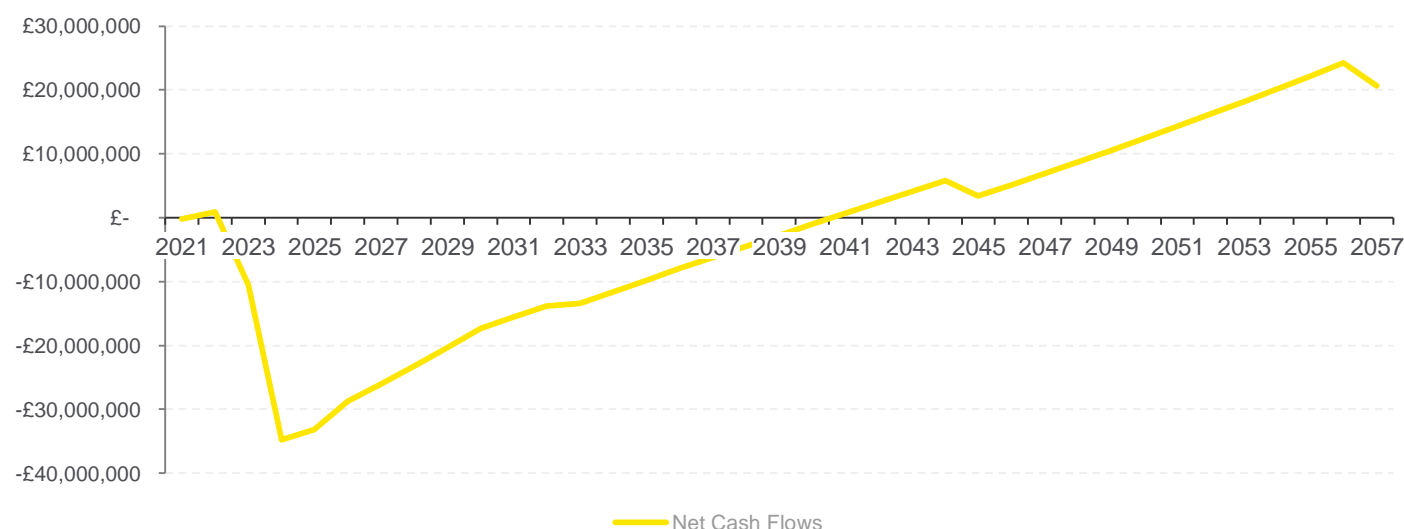
We have profiled the net returns to LBE in the adjacent chart which shows that cumulative cash flow hits its lowest point in 2024 (-£34.8m) and breaks even in 2041 before closing at £20.7m in 2057.

We have applied the DIFF metrics to the investment from the perspective of the council overleaf.

Figure 17: LBE Cash Flows

	Units	SHN	G&Y Extension	Diff
Funding required				
Capex	(£'000)	(63,150)	(127,585)	(64,434)
Capex (2021-2026)	(£'000)	(32,078)	(85,265)	(53,187)
Grant Funding	(£'000)	5,000	17,000	12,000
Net LBE Funding required	(£'000)	(27,078)	(68,265)	(41,186)
Debt repayment				
Council Lending	(£'000)	(27,078)	(68,265)	(41,186)
Principal Repayments	(£'000)	27,078	68,265	41,186
Interest	(£'000)	11,027	27,799	16,772
Net distributions	(£'000)	60,108	63,998	3,890
LBE Net cashflow	(£'000)	71,134	91,976	20,662

Chart 6 – LBE cumulative net cash flows



Energetik Strategic Review

Affordability Assessment

DIFF Assessment

We have isolated the additional project cashflows from the perspective of LBE and performed an assessment using the Development and Investment Financial Framework (DIFF) to analyse key metrics and understand where they lie in comparison to LBE’s hurdle rates

IRR – Our analysis of the financial model gives us a forecast IRR of 3.71%. This is significantly less than LBE’s required hurdle rate (8%) for commercial projects.

ROI – From the perspective of LBE the project has an estimated ROI of 50.17% based on additional invested capital of £41.2m and a net increase in pre tax cash flows of £20.7m. This is comfortably above LBE’s required hurdle rate for ROI. There is a clear differential in how the project has performed against hurdle rates for IRR and ROI. This differential is driven by the timing of cash flows. As project cash flows have been modelled over a period of 37 years, earnings arising in the latter phases of the project will be significantly discounted and therefore have a lesser impact on the IRR. ROI is a more simplistic investment appraisal metric which doesn’t factor in the timing of cash flows. For projects with a longer time horizon, IRR is a more appropriate approach to understanding returns.

NPV – We have calculated the NPV from the perspective of LBE as negative £3.9m based using a discount rate of 5.57%. This falls significantly short of the target NPV of Nil for General Fund projects.

Payback – We have calculated payback as occurring when the project cumulative net returns equal to zero – this occurs in year 41, or between 20 and 21 years from project inception. This is in line with LBE’s hurdle rates.

At present, this investment underperforms from the perspective IRR, and NPV. The overall ROI significantly outperforms the hurdle rate and the payback is in line with expectations.

Figure 18: DIFF Assessment

	Units	Actual	Target	Variance
DIFF				
IRR	%	3.71	8.00	(4.29)
ROI	%	50.17	3.50	46.67
NPV	(£'000)	(3,943)	0	(3,943)
Payback	years	21	20	(1)

Energetik Strategic Review

Affordability Assessment

Debt Profile

We have modelled the impact of the proposed investment on LBE’s wider debt profile and note that even with the additional investment Enfield retains headroom from its debt threshold of £2bn, albeit it comes close to breaching the threshold in 2028

The Council’s existing debt profile accounts for a £32m investment in Energetik over the course of two years (2022/23 – 2023/24). Although the impact of the transaction the cumulative overall position is negligible – we can see in the chart below that the investments make up 7 and 9% of the annual totals, respectively, therefore not insignificant.

For the purposes of debt modelling we have assumed all new debt taken in the 15 year forecast is repayable in equal instalments over a 30 year period beginning in year one of each drawdown.

Chart 7 – LBE Cumulative debt profile – inclusive of additional Energetik funding

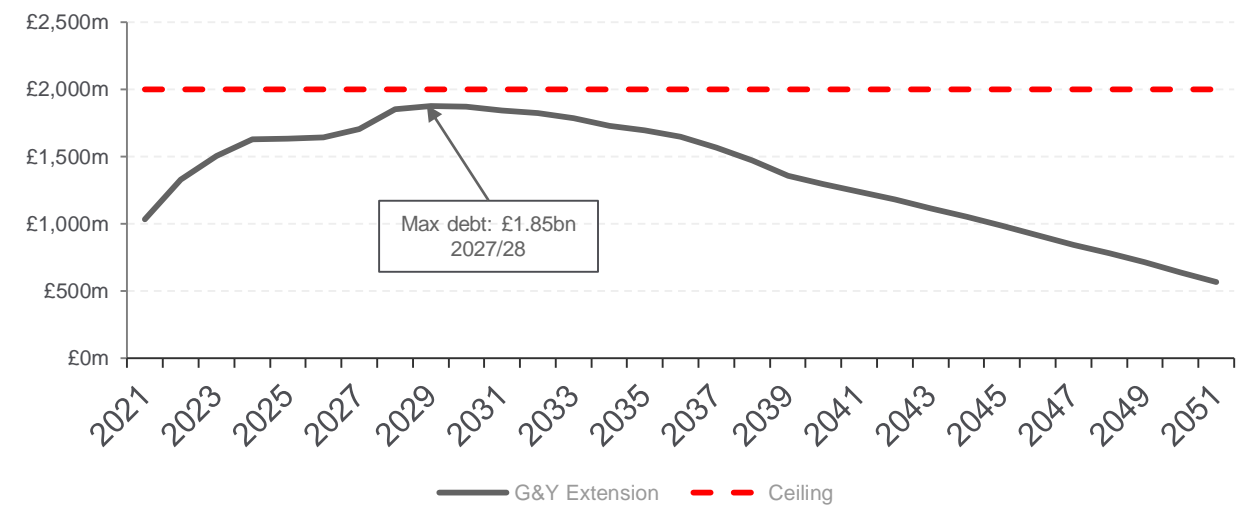
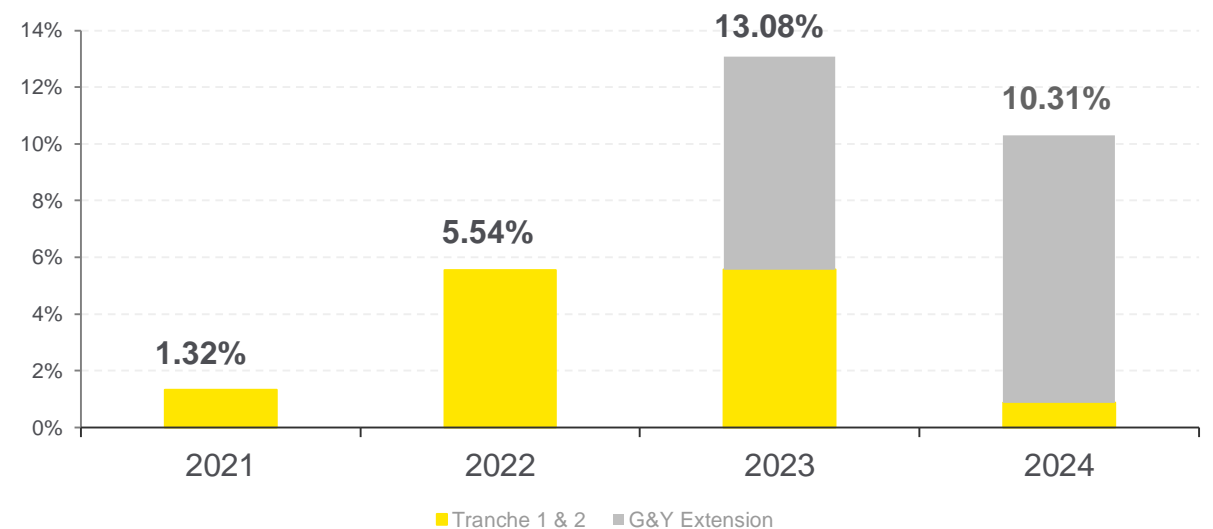


Chart 8 – Assessment of funding as a proportion of total debt



Annual debt impact

Although compared to total projected debts, the investment in Energetik may seem insignificant, when analysed as a proportion of the Council’s total borrowing, we can from the adjacent chart that it makes up between 1.32% and 13.08% of LBE’s annual borrowing between 2021 and 2024.

Section 4

Options Overview







Energetik Strategic Review

Strategic Assessment

Key Implications

The table below describes the details of each of the proposed strategic options along with their key implications.

Figure 19: Strategic options

Strategic option	Details	Advantages	Disadvantages	Level of investment	Level of Council control
Option 1 Status quo	The LBE continues to provide Energetik with financial resources in order to maintain control over the Heat Network. The current arrangements remain consistent.	<ul style="list-style-type: none"> + By maintaining the status quo, LBE will retain full control of the company and can ensure that the public benefits that the network provides continues to be produced. 	<ul style="list-style-type: none"> - The status quo limit's Energetik's strategic ambitions and reduces future growth. - Energetik may not have the corporate capability in order to maintain and grow the network in the future. - The status quo limits opportunities for change and to resolve any suboptimal business practices. 		
Option 2 Collaboration/ expansion with other LAs	The LBE collaborates with other Heat Networks and Local Authorities through a strategic alliance in order to experience economies of scale in the operation of its network. The delivery of the services and future financial and commercial arrangements will be negotiated between the parties.	<ul style="list-style-type: none"> + Partnering with another Local Authority or commercial entity will allow Energetik to operate at economies of scale and will ensure that it has the corporate capability to continue to grow. + Depending on the agreed commercial arrangements, LBE will still have significant level of strategic control and accountability. 	<ul style="list-style-type: none"> - There is a risk that the LBE's strategic alignment does match that of the new partners. - The level of interest from suitable partners is unknown. A comprehensive engagement and negotiation process will be required before any collaboration can take place. - This option may result in limited financial investment that will hinder strategic growth. 		
Option 3 Transform existing relationship	The LBE explores opportunities for enhancing the existing relationship with Energetic, through the enhanced business practices and operational improvements.	<ul style="list-style-type: none"> + Transforming the existing relationship will allow LBE to retain full control of the company and ensures continued public benefit, while also enhancing any suboptimal aspects of the arrangement. + It will also allow the LBE to explore the effectiveness of the existing relationship and seek to implement improvements. 	<ul style="list-style-type: none"> - The option may not resolve Energetik's ambition for strategic growth and may not unlock the financial investment needed to grow the network. - The option may involve reviewing the governance and managerial oversight of the business. 		

Energetik Strategic Review

Strategic Assessment

Key Implications

The table below describes the details of each of the proposed strategic options along with their key implications.

Figure 20: Strategic options (cont'd)

Strategic option	Details	Advantages	Disadvantages	Level of investment	Level of Council control
Option 4 Refinance/ restructure existing debt	The LBE assists Energetik in refinancing or restructuring its existing debt in order to obtain more attractive commercial rates given its increased asset base and consumer book.	<ul style="list-style-type: none"> + Refinancing the debt that LBE originally put into Energetik at more favourable rates may allow Energetik to reduce its interest payments. + This may improve the free cash flow available to support investment decisions. 	<ul style="list-style-type: none"> - A restructure may reduce the profitability of the partnership from LBE's perspective as they are no longer earning an interest rate premium. - Detailed market soundings is required to understand the potential market interest in any debt restructure. 		
Option 5 Partial sale/ JV	The LBE sells part of Energetik to another energy provider or commercial entity in order to recoup part of its initial investment in exchange for reduced control over its strategic outlook.	<ul style="list-style-type: none"> + The sale of partial ownership to another entity may improve the Council's overall financial position as it realises its investment. + The partial sale will ensure the LBE still retains an element of strategic control. + Partnership provides a significant opportunity to bring in a partner who can provide both capital and expertise to maximise the potential of Energetik. 	<ul style="list-style-type: none"> - It will likely reduce the control that the Council has over the Heat Network and the public benefits that are associated with it. - Further analysis would need to be undertaken to understand the remaining operating finances, including the level of fixed overheads remaining in the business. 		
Option 6 Full sale/ disposal	The LBE sells Energetik in its entirety to another energy provider or commercial entity. The sale of the business could take different forms, but this assumes the sale of the full business.	<ul style="list-style-type: none"> + When considering whether to sell off Energetik in its entirety, it is important for the LBE to weigh up the initial financial benefit realised from the sale of the Network against the longer term financial benefits that it provides as well as the strategic aspect of the scheme. 	<ul style="list-style-type: none"> - Timing will be key to ensure that the Council can maximise value, which may not be achievable in the short term. - There is a risk that the new commercial owner may be solely profit-oriented, thereby increasing the LBE residents' exposure to future price increases. - May cause reputational issues for LBE if perceived as going against its intentions to provide low cost energy - Detailed market sounding exercises will be required to understand the market interest. - Interest may be depressed because of current COVID-19 issues and broader uncertainty over the economic outlook. 		

Energetik Strategic Review

Strategic Assessment

Options Appraisal – Proposed Focus

Options appraisal process

Following the identification of the short list of strategic option, a detailed options appraisal should be undertaken to select a preferred options. This process could involve the following activities:

1. **Reflect on the Council’s views and aspirations.**
2. **Identify key evaluation criteria that link back to the Council’s aims and objectives for Energetic.**
3. **Identify the long list of available options, ensuring there is a common understanding of the proposals.**
4. **Evaluate and assess each option.**
5. **Develop a short list of options.**
6. **Consider timing implications.**
7. **Identify the keys risks and issues with each.**

Potential optional appraisal criteria:

- ▶ **Strategic alignment:** does it align with the Council’s overall medium and long term strategic plan?
- ▶ **Economic outlook:** does it correctly take into account the future economic outlook of LBE and its affect on the Council’s ability to support Energetic?
- ▶ **Financial considerations:** is the investment/divestment financially viable over the medium and long term and how does it affect LBE’s debt profile?
- ▶ **Control:** does the immediate financial benefit outweigh the Council’s loss of control over the heat network and the associated public benefits that it provides?
- ▶ **Value enhancement:** to what degree does an option depend on value enhancement prior to implementing.
- ▶ **Corporate capacity/capability:** does it provide Energetic with the corporate capacity and capability to ensure future operations and growth?
- ▶ **Risk:** does it bring unnecessarily high levels of risk and are there appropriate procedures in place to help mitigate against these?

Market engagement

A key next step in exploring the viability of the short listed options is to undertake a market sounding exercise. This will help to explore the validity of the options and provide clarity on the likely commercial terms. The exercise is also critical for stimulating market interest and presenting an attractive investment proposal, as well as determining the Council’s potential exit readiness strategy. The exercise should consider the following:

1. Crafting a proposition that meets the LBE’s objectives and attracts interest. This should reflect the strengths of the existing business model and clearly articulate the challenges needed by the business and the need for capital investment.
2. Stimulating interest in an wide range of market participants. Due to the undefined nature of the options, a range of participants should be consulted. This should range from other local authority providers, private sector participants and debt and equity providers.
3. Explore a wide range of potential funding partners to help shape the investment proposition. These discussions are critical to understand what investors “red lines” are and clarify what investment appetite looks like.

Potential questions to put to the market

- What level of control that will be attractive to the market?
- What type of investment (debt/equity) is most attractive to the market?
- What potential shareholding levels and voting rights are attractive?

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APPENDIX E – FUNDING DETAILS & HISTORY

History of funding approvals (all in £m)	Cabinet 18 Jan 2017 (KD4266/4035)				Cabinet 11 Sep 2019 (KD4642)			This report				EY review			
	Tr1	Tr2	BEF	Total	Tr1	Tr2A	APPROVED	Tr1	Tr2A	APPROVED	Expansion (G+Y)	PROPOSED	Tr1+2A	Expansion (G+Y)	PROPOSED
PWLB	3.0	35.8	4.0	42.8	3.0		3.0	3.0	0.2	3.2	25.1	28.4	23.0	22.0	45.0
European Inv Bank	6.0			6.0	6.0		6.0	6.0		6.0		6.0	6.0		6.0
LEEF	6.0			6.0	6.0		6.0	6.0		6.0		6.0	6.0		6.0
GLA Hsg Zone	0.0	3.7		3.7	0.0		0.0	0.0		0.0		0.0	0.0		0.0
MEEF	0.0			0.0	0.0	15.0	15.0	0.0	15.0	15.0		15.0	0.0		0.0
HNIP	0.0			0.0	0.0	10.0	10.0	0.0	9.8	9.8	11.9	21.6	9.8	12.0	21.8
BORROWING	15.0	39.5	4.0	58.5	15.0	25.0	40.0	15.0	25.0	40.0	37.0	77.0	44.8	34.0	78.8
GRANT (HNIP)	0.0	0.0		0.0		5.0	5.0		5.0	5.0	12.0	17.0	5.0	12.0	17.0
COUNCIL FUNDING TOTAL	15.0	39.5	4.0	58.5	15.0	30.0	45.0	15.0	30.0	45.0	49.0	94.0	49.8	46.0	95.8

[Note 1]

[Note 2]

Capital programme

Approved 2022/23 £16m
& 2023/24 £16m

Request increase - funded from borrowing

Request increase - funded from grant already received

Revised

32.0

5.0

12.0

49.0

[Note 3]

Notes & abbreviations

MEEF = Mayor's Energy Efficiency Fund (1.09% 20 yrs)

LEEF = London Energy Efficiency Fund

EIB = European Investment Bank

HNIP = Heat Network Investment Programme (0.25% 25 yrs)

BEF = Business Expansion Fund

Tr = Tranche

Expansion (G+Y) = Green & Yellow line expansion requested in report

[Note 1] Additional request £7.25m made, funded from borrowing, generating total £52.3m, not approved

[Note 2] Differences between Council approvals & proposals and EY review due to the way in which EY carried out the review which required the amalgamation of several financial models and revision of assumptions to eliminate inconsistencies.

[Note 3] HNIP grant received financial year 2020/21, repayable 31st July 2021 if extension proposal not approved

Table below shows metrics from reports submitted by Energetik. Main reason for changes between versions is due to timing and estimates of costs and inflation. Inconsistencies against EY metrics are due primarily to a EY having to dismantle then reconstitute seven separate models supplied by Energetik using consistent assumptions and in line with best practice. Reliance has been placed on the reconstituted models and results supplied by EY which although not a Due Diligence exercise does reflect best practice and is a requirement of the Directors of Energetik moving forward.

Tranches 1 & 2 metrics (source : Energetik)	18 Jan 2017 (KD4266/4035)	11 Sep 2019 (KD4642) <i>2017 as restated</i>	11 Sep 2019 (KD4642)	Appx B Business Plan	CFB appraisal template 14 th April 2021
NPV post tax	£8.6m	£10.495m	£8m	£11.7m	£11.7m
IRR	6.74%	7.02%	5.32%	5.32%	5.32%
Net interest income to Council	£5.985m	£11m	£12.2	£12.2m	£12.2m
Profit before tax over 40 yrs	£57.6m	£62.7m	£57.3m	£45m	£45m
LBE full loan repayment	2046	2046	2055	2055	2055

Confidential Appendix F - Energetik Connection Pipeline

Context

In countries without a history of district energy networks, or a regulatory framework to mandate connection of existing homes/businesses to networks, the primary way that district energy networks grow is by connection of new developments or new businesses to the district energy network.

In the UK, connection of new buildings is encouraged by policy where heat networks either exist and can be extended or can be created through the London Plan and local planning policy.

The most recent government Energy White Paper, published in December 2020, also promises to support connection of existing buildings through “new heat network zones” no later than 2025. This implies a local authority would identify areas which can be readily connected to a low-carbon heat network and mandating connection unless it is not cost-effective to do so.

In London, the planning framework has been the primary lever for government to strongly encourage connection of new buildings to existing or emerging new district energy networks.

Enfield Connections

For new developments in Enfield, connection is strongly encouraged (unless unfeasible/unviable) to existing district energy networks through the local planning authority. For the London Plan, Policy SI 3 Energy infrastructure is explicit that developments should connect to heat networks wherever feasible. For Enfield’s existing planning policies, DMD52 and DMD54 states an energy hierarchy requiring connection to a heat network to be considered before other solutions.

Enfield is currently preparing a new Local Plan, and is at the stage of an “issues and options” regulation 18 document. One version has been consulted on by the council but a further version will need to be consulted on and then be sent to a planning inspector for review. The draft versions carry some weight.

As part of the local plan process, the council published in December 2020 a list of possible development sites to 2039 (the [SHLAA](#)) which includes an assessment of their suitability for housing, employment, or a mixture of uses. The council assesses sites as follows:

- To be considered deliverable, sites for housing should be available now (as of 1 April 2020), offer a suitable location for development now, and be achievable with a realistic prospect that housing will be delivered on the site within five years.
- To be considered developable, sites should be in a suitable location for housing development with a reasonable prospect that they will be available in the next 15 years and could be viably developed at the point envisaged. (This means the site is consistent with our current planning policies.)
- Potentially developable: sites which are not consistent for housing in our current planning policies but could become consistent in a new Local Plan. Whether the site becomes developable will depend on further assessment through the plan making process, e.g. whether circumstances support the amendment or removal of existing designations, and further investigations into its availability.
- Not developable within the local plan period: Those sites assessed as having significant policy and/or environmental constraints that means that the site is unlikely to be become suitable in the next 15 years. Those sites assessed as being unlikely to become available in the next 15 years. Those sites assessed as having no reasonable prospect of becoming achievable in the next 15 years

It is also relevant that Enfield is far behind delivery of new homes as set by the government (this is all housing not just council housing), the 'Housing Delivery Test'. Together with the emerging local plan it means that new development proposals for housing not in the greenbelt have some likelihood of gaining planning permission, which rises to a strong likelihood if they are designed to meet council policies.

This assessment has informed the analysis of Energetik's connection pipeline in the table below.

Borough Wide Housing

Putting aside the site-specific pipeline, it is also helpful to assess broader pipeline of new homes, in case individual sites do not come forward.

Enfield is in the later stages of developing a regulation 18 Local Plan with a preferred option of delivering 25,000 homes in the next 15 years. The minimum number of homes we must absolutely plan for is 17,000.

Of these, already 4915 "deliverable" homes which are under construction or have committed to connect (e.g. Meridian Water). This is Energetik's existing adopted business plan.

That leaves 12,000 – 19,000 homes over 15 years which the Council is planning for which are not included within the adopted Energetik business plan.

The proposed pipelines align with growth areas which have been known for some time, since the last regulation 18 version. Not all housing will be close to the proposed pipelines. Taking two scenarios:

- 20% of homes are within 1 km of pipe network 3,600 – 5,700 homes will connect to the green and yellow network
- 50% of homes are within 1 km of pipe network: 10,750 -14,750 homes will connect possible for the green and yellow network.

This indicates that the upside scenarios in the EY analysis (8,000 and 9,000 homes) are possibly and also likely within the next 15 years.

Presently the retrofitting and connection of existing LA owned and privately-owned properties is excluded from the options appraisal. However, the opportunity to connect along the expanding pipe route is currently being discussed with officers and the GLA, and is likely to offer additional upside to Energetik as well as a potential saving per property for the LBE For example, there are ca. 6000 existing council owned homes within 1km of the green and/or yellow line extension routes.

Table 1 – Pipeline of developments on Green and Yellow lines

Line	Energetik Extension opportunity	Phase	Ward	Year of 1 st connection	Expected connects.	Connection fee (based on Energetik numbers and 2021 conn. charges)	Planning Status	Planning Assessment	Summary	Comment on planning detail	Current Status
Green	Colosseum Retail Park	phase 1	Southbury Ward	2024	450	£ 1,972,526	Detailed planning permission for 450 units;	Deliverable	First phase is highly likely to be delivered;	Energy Statement and S016 commit to connecting	Heat agreements issued, not yet agreed or signed, forecast October 2021
Green	Colosseum Retail Park	phase 2a	Southbury Ward	2027	400	£ 1,753,356	Outline planning permission for a further 1150 units	Deliverable	later phases more uncertain on timing but good likelihood of happening	Energy Statement and S016 commit to connecting	Connection agreed in principle, forecast heat agreement signing in October 2025
Green	Colosseum Retail Park	phase 2b	Southbury Ward	2029	400	£ 1,753,356	Outline permission	Deliverable	later phases more uncertain on timing but good likelihood of happening	Energy Statement and S016 commit to connecting	Connection agreed in principle, forecast heat agreement signing in October 2027

Green	Colosseum Retail Park	phase 3	Southbury Ward	2033	400	£ 1,753,356	Outline permission	Deliverable	later phases more uncertain on timing but good likelihood of happening	Energy Statement and S016 commit to connecting	Connection agreed in principle, forecast heat agreement signing in October 2031
Green	Edmonton Green Shopping Centre	phase 1	Edmonton Green	2025	450	£ 1,972,526	Submitted for planning permission	Developable	Highly Likely to get approved and to start on site - but could be delayed in later phases	Energy Statement commits to connecting	Heat agreements issued, not yet agreed or signed, forecast December 2021
Green	Edmonton Green Shopping Centre	phase 2	Edmonton Green	2028	400	£ 1,753,356	Submitted for planning permission	Developable	Highly Likely to get approved and to start on site - but could be delayed in later phases	Energy Statement commits to connecting	Connection agreed in principle, forecast heat agreement signing in October 2025
Green	Edmonton Green Shopping Centre	phase 3	Edmonton Green	2030	400	£ 1,753,356	Submitted for planning permission	Developable	Highly Likely to get approved and to start on site -	Energy Statement commits to connecting	Connection agreed in principle, forecast heat agreement

									but could be delayed in later phases		signing in October 2027
Green	Edmonton Green Shopping Centre	phase 4	Edmonton Green	2031	450	£ 1,972,526	Submitted for planning permission	Developable	Highly Likely to get approved and to start on site - but could be delayed in later phases	Energy Statement commits to connecting	Connection agreed in principle, forecast heat agreement signing in October 2031
Green	Palace Gardens - phase 1	phase 1	Grange	2026	600	£ 2,630,034	in active pre-application; submission 2021	Potentially developable	Development likely to come forward but without housing in 1st phase	stated intention to connect	Heat agreements issued, not yet agreed or signed, forecast June 2022
Green	Palace Gardens - phase 2	phase 2	Grange	2028	600	£ 2,630,034	in active pre-application; submission 2021	Potentially developable	Development likely to come forward and good possibility of approval but housing numbers may not be 1200 as suggested by developer -	Stated intention to connect	Connection agreed in principle, forecast heat agreement signing in October 2025

									more like 600		
Yellow	GLA homes (North Middlesex Hospital)		Upper Edmonton	2025	250	£ 1,095,848	in active pre-application; submission 2021;	not included (unsure why not)	Highly likely to get approval and to start	stated intention to connect; unclear why not in SLHAA	Connection agreed in principle, heat agreements issued for development tender by GLA
TOTAL MODELLED			4,750			£21,040,276					
Yellow	50 – 56 Fore Street		Upper Edmonton	2025	112	£ 490,940	Submitted for planning permission	Developable	Likely to get approval; pre-app has been strong, and meeting polices	Energy Statement commits to connecting	Heat agreements issued, not yet agreed or signed, forecast December 2021
Yellow	Gas holder site Station Road		Southgate Green	2025	181	£ 793,394	Submitted for planning permission	Developable	Likely to get approval, maybe on appeal. Unclear on likelihood of proceeding but good	Energy Statement commits to connecting	Heat agreements issued, not yet agreed or signed, forecast December 2021

									reason to		
Yellow	Selby Centre		n/a	2025	200	£ 876,678	To be Submitted for planning permission to Haringey	N/A	No comment		Emails agreeing benefits exchanged, heat agreements yet to be issued
Yellow	TFL Cockfosters		Cockfosters	2025	350	£ 1,534,187	To be submitted to planning in June 2021	Developable	Likely to get approval, maybe on appeal. Strong likelihood of proceeding if granted.	Energy Statement commits to connecting	Heat agreements issued, not yet agreed or signed, forecast February 2022
Yellow	High Road West, Haringey		n/a	2025	981	£ 7,995,305	To be Submitted for planning permission to Haringey	N/A	No comment		Emails agreeing benefits exchanged, heat agreements yet to be issued
TOTAL NOT MODELLED BUT LIKELY TO PROCEED				1,824		£11,690,503					

Green	Tesco + car Park - Southbury Road		Southbury Ward	2025	500	£ 2,191,695	Initial pre-application discussion	not on the public SHLAA List (submitted Jan2021)	Likely to submit for planning in 2022; in Tesco corporate pipeline	Will be in 2021 SHLAA - 500-700 homes	No engagement to date
Yellow	Station Road, New Southgate (currently Homebase)		Southgate Green Ward		200	£ 876,678	Pre-application discussions	Potentially Developable	Good chance but not confirmed		No engagement to date
Green	Main Avenue Site		Southbury Ward		82	£ 359,438		Developable	Difficult site		No engagement to date
Green	Sainsburys Crown Road		Southbury Ward		1000	£ 4,383,391	Call for sites	Developable	Not yet in pre-app	Case study: Ryle Yard. Height assumption: 10 storeys	No engagement to date
Green	Morrisons, Southbury Road		Southbury Ward		900	£ 3,945,052	Call for sites	Developable	Not yet in pre-app	Case study: Ryle Yard. Height assumption: 10 storeys	No engagement to date
Yellow	188-200 Bowes Road, London		Bowes		86	£ 376,972	Planning granted	Developable	To review		No engagement to date

Yellow	Highview Gardens (amenity space/car parking)		Southgate Green		15	£ 65,751		Developable	Not yet in pre-app	Case study: Perry Mead. Close proximity to Energetik network at AG - would look to retrofit connection to whole estate if possible.	No engagement to date
Yellow	Tottenham Rd		Bowes		200	£ 876,678		Developable	Not yet in pre-app	Case study: South Chase Lot 3. Height assumption is 3 storeys.	No engagement to date
Yellow	Upton Road And Raynham Road		Upper Edmonton		150	£ 657,509	Pre-application discussions	Developable	In HRA programme to start 2022; pre-app started		Connection agreed, heat agreements issued, not yet agreed or signed, forecast February 2022

Green	Chiswick Road Estate (Osward and Newdales)		Lower Edmonton		153	£ 670,659	Pre-application discussions	Developable	In HRA programme to start 22/23		No engagement to date
Green	St Anne's Catholic High School for Girls, Enfield - playing fields		Grange Ward		230	£ 1,008,180	Pre-application discussions	Potentially Developable	Long discussed; requires church approval		No engagement to date
Green	100 Church Street		Grange Ward		91	£ 398,889	Submitted	Developable	Good chance with design changes. Likely to be delivered.		No engagement to date
Potential Developable Homes 2026 – 2041			9,350			£40,984,704					

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