

Local Plan and Affordable Housing Viability Assessment

Prepared for
South Downs National Park Authority

August 2017

Table 5.1.1: Characteristics of development typologies

Typology No.	No of units	Location	Housing type	1B %	2B%	3B%	4B%	Site area (gross ha)	Development density units per gross ha
1	2	Greenfield edge of settlement	Houses	0%	0%	100%	0%	0.10	20.00
2	3	Town based in-fill	Houses	0%	33%	67%	0%	0.10	30.00
3	3	Greenfield edge of settlement	Houses	0%	0%	67%	33%	0.15	20.00
4	4	Greenfield edge of settlement	Houses	0%	25%	50%	25%	0.20	20.00
5	5	Greenfield edge of settlement	Houses	0%	40%	40%	20%	0.25	20.00
6	6	Greenfield edge of settlement	Houses	14%	29%	43%	14%	0.30	20.00
7	6	Town based in-fill	Flats and Houses	20%	40%	40%	0%	0.12	50.00
8	7	Greenfield edge of settlement	Houses	0%	43%	43%	14%	0.35	20.00
9	8	Greenfield edge of settlement	Houses	0%	38%	50%	13%	0.40	20.00
10	8	Town based in-fill	Flats	25%	50%	25%	0%	0.10	80.00
11	9	Greenfield edge of settlement	Houses	0%	44%	44%	11%	0.45	20.00
12	10	Greenfield edge of settlement	Flats and Houses	20%	20%	50%	10%	0.50	30.00
13	25	Town based in-fill	Houses	23%	31%	38%	8%	0.83	30.00
14	30	Greenfield edge of settlement	Houses	0%	40%	40%	20%	1.50	20.00
15	80	Scrubland, edge of settlement	Flats and Houses	15%	45%	35%	5%	1.20	70.00
16	80	Greenfield, edge of settlement	Flats and Houses	19%	38%	38%	6%	3.00	40.00
17	200	Agricultural, edge of town	Houses	10%	35%	45%	10%	12.00	25.00

Residential sales values

- 5.7 Residential values in the Park reflect national trends in recent years but do of course vary between different sub-markets, as noted in the previous section. We have considered comparable evidence of transacted properties in the area recorded by the Land Registry to establish appropriate values for each scheme for testing purposes. We have drawn upon Land Registry sales data for the year to May 2017, which covers 1,156 transacted properties (see Appendix 2). The data is broken down by settlement, but in some cases there are limited numbers of sales and in some cases no transactions of particular property types (these are indicated in the table). This exercise indicates that the developments in the Park will attract average sales values ranging from circa £3,200 per square metre (£297 per square foot) to £5,800 per square metre (£539 per square foot).
- 5.8 For ease of reference later in the report, we have grouped the settlements by value, as follows:
- Group 1 settlements: £5,000+ per square metre;
 - Group 2 settlements: £4,500 - £4,999 per square metre;
 - Group 3 settlements: £4,000 - £4,499 per square metre;
 - Group 4 settlements: £3,500 - £3,999 per square metre
 - Group 5 settlements: £3,499 or less per square metre.

Table 5.7.1: Land Registry sales data (per sqm)

Settlement	Detached house	Semi-detached house	Terraced house	Flat
CATEGORY 1				
Poynings	No transactions	£5,469	£6,059	£3,560
Rogate	£5,841	No transactions	£4,912	No transactions
Pyecombe	£5,737	£5,100	No transactions	No transactions
Hawkley	£5,393	No transactions	£4,535	No transactions
Graffham	£5,059	£5,221	No transactions	£3,015
Meonstoke	£5,031	£3,834	No transactions	No transactions
CATEGORY 2				
Twyford	£4,992	£3,966	£4,439	£3,413
Amberley	£4,905	£3,838	No transactions	No transactions
Lewes	£4,895	£4,064	£4,388	£4,141
Buriton	£4,858	£3,487	£4,286	No transactions
Stedham	£4,848	£2,108	£4,512	No transactions
Fernhurst	£4,761	£4,591	£4,168	£3,507
Ditchling	£4,690	£3,933	£4,715	£3,623
Lodsworth	£4,611	No transactions	No transactions	No transactions
Fittleworth	£4,560	£3,686	No transactions	No transactions
Itchen Abbas	£4,543	£4,395	No transactions	No transactions
CATEGORY 3				
Bury	£4,402	No transactions	No transactions	No transactions

Settlement	Detached house	Semi-detached house	Terraced house	Flat
West Ahsling	£4,347	No transactions	£3,185	No transactions
Lower Farringdon	£4,344	No transactions	No transactions	No transactions
Alfriston	£4,342	£7,212	£4,722	No transactions
Friston	£4,327	£4,189	No transactions	No transactions
Milland	£4,304	No transactions	No transactions	No transactions
Stroud	£4,280	No transactions	No transactions	No transactions
Petersfield	£4,276	£3,917	£4,071	£3,746
East Meon	£4,274	£3,936	£5,273	No transactions
Greatham	£4,262	£3,901	£3,626	£2,344
Funtington	£4,225	£4,647	No transactions	No transactions
Petworth	£4,188	£3,845	£3,605	£2,838
Easebourne	£4,172	£4,182	£3,587	No transactions
East Dean	£4,170	£5,905	No transactions	£3,219
Compton	£4,145	£3,333	£3,825	£3,291
Singleton	£4,124	No transactions	No transactions	No transactions
Liss	£4,122	£3,720	£3,795	£3,552
Binstead	£4,080	£3,671	£3,691	No transactions
West Meon	£4,047	£4,978	£4,261	No transactions
Midhurst	£4,042	£3,652	£3,709	£4,137
Kingston	£4,032	£3,633	£5,000	No transactions
CATEGORY 4				
Sheet	£3,922	No transactions	£5,900	No transactions
Hambledon	£3,914	£3,815	£3,781	No transactions
Northchapel	£3,869	No transactions	£2,739	No transactions
Steep	£3,775	No transactions	No transactions	No transactions
Lavant	£3,729	£3,934	£2,930	£3,000
Watersfield	£3,695	No transactions	£3,696	No transactions
South Harting	£3,681	£3,125	£3,966	£2,689
Findon	£3,665	£3,596	£3,063	£3,624
Corhampton	£3,636	No transactions	No transactions	No transactions
Cocking	£3,630	£4,412	No transactions	No transactions
Selborne	£3,543	£3,539	No transactions	£3,988
Droxford	£3,537	£3,750	£3,867	£3,071
Cheriton	£3,524	£3,271	£3,676	No transactions
Chawton	£3,510	No transactions	£4,142	No transactions
CATEGORY 5				
Washington	£3,414	£3,634	£5,463	No transactions
Coldwatham	£3,348	£3,422	No transactions	No transactions
Clapham	£3,160	£2,607	No transactions	No transactions

Figure 7.10.1: 50% affordable housing (75% rented / 25% intermediate)

		Residual values per gross hectare									
		Per ha: £300,000									
		Greenfield sites									
		Group 5	Group 4	Group 3 settlements			Group 2 settlements			Group 1 settlements	
		Residential Value Band (per sqm)									
Typology No	Units	£3,500	£3,900	£4,000	£4,200	£4,500	£4,900	£5,000	£5,200	£5,500	
1	2	953,537	596,141	553,463	374,765	106,708	247,185	335,296	511,498	775,812	
3	3	1,001,597	613,831	567,533	373,650	82,826	300,687	396,277	587,457	874,221	
4	4	144,537	499,542	541,928	719,430	985,685	1,340,685	1,429,437	1,606,939	1,873,193	
5	5	120,174	458,767	499,197	668,489	922,434	1,261,026	1,345,675	1,514,971	1,768,916	
6	6	85,981	401,541	439,218	596,999	833,666	1,149,225	1,228,114	1,385,896	1,622,566	
8	7	109,184	440,371	479,918	645,511	893,903	1,225,090	1,307,889	1,473,482	1,721,874	
9	8	113,123	446,965	486,824	653,746	904,126	1,237,968	1,321,430	1,488,350	1,738,732	
11	9	103,078	430,154	469,207	632,744	878,051	1,205,128	1,286,896	1,450,433	1,695,740	
12	10	200,994	266,168	320,416	552,595	900,862	1,365,216	1,481,306	1,713,482	2,061,749	
14	30	81,135	230,772	264,356	419,743	652,825	963,600	1,041,293	1,195,121	1,425,824	
15	80	4,075,830	3,202,904	3,126,470	2,690,006	2,035,312	1,162,385	944,153	507,691	144,953	
16	80	855,902	334,651	283,469	22,843	362,960	872,218	999,073	1,251,254	1,627,429	
17	200	148,798	197,043	231,486	401,220	654,002	987,605	1,070,492	1,236,246	1,482,305	

		Residual values per gross hectare									
		Per ha: £850,000									
		Previously developed sites									
		Group 5	Group 4	Group 3 settlements			Group 2 settlements			Group 1 settlements	
		Residential Value Band (per sqm)									
Typology No	Units	£3,500	£3,900	£4,000	£4,200	£4,500	£4,900	£5,000	£5,200	£5,500	
2	3	894,144	398,345	339,146	91,237	276,696	765,582	887,801	1,132,249	1,498,917	
7	6	832,138	141,573	65,512	275,865	786,555	1,467,490	1,637,717	1,978,180	2,488,879	
10	8	4,831,711	3,833,094	3,736,872	3,237,564	2,488,607	1,489,990	1,240,330	741,022	7,827	
13	25	284,279	694,122	738,412	943,333	1,250,540	1,656,199	1,757,614	1,960,444	2,264,688	

Figure 7.10.2: 50% affordable housing (50% rented / 50% intermediate)

		Residual values per gross hectare									
		Per ha: £300,000									
		Greenfield sites									
		Group 5	Group 4	Group 3 settlements			Group 2 settlements			Group 1 settlements	
		Residential Value Band (per sqm)									
Typology No	Units	£3,500	£3,900	£4,000	£4,200	£4,500	£4,900	£5,000	£5,200	£5,500	
1	2	741,131	322,725	264,805	55,602	254,586	667,148	770,294	976,574	1,285,991	
3	3	771,140	317,196	254,346	27,371	308,717	756,338	868,239	1,092,043	1,427,755	
4	4	355,520	771,116	828,650	1,036,448	1,348,145	1,763,737	1,867,636	2,075,435	2,387,127	
5	5	321,403	717,785	772,661	970,852	1,268,141	1,664,523	1,763,617	1,961,808	2,259,093	
6	6	273,523	642,940	694,084	878,792	1,155,853	1,525,270	1,617,626	1,802,335	2,079,396	
8	7	306,013	693,730	747,405	941,260	1,232,048	1,619,763	1,716,692	1,910,548	2,201,335	
9	8	311,529	702,349	756,455	951,865	1,244,981	1,635,801	1,733,505	1,928,915	2,222,032	
11	9	297,463	680,364	733,371	924,823	1,211,997	1,594,896	1,690,620	1,882,072	2,169,246	
12	10	77,784	621,393	695,457	967,263	1,374,969	1,918,578	2,054,481	2,326,287	2,733,993	
14	30	117,922	485,537	533,332	717,139	992,098	1,355,747	1,446,660	1,628,485	1,901,222	
15	80	3,519,233	2,486,463	2,370,068	1,853,683	1,079,105	46,335	208,901	718,080	1,475,334	
16	80	520,155	96,156	170,393	474,734	925,610	1,520,507	1,668,728	1,962,508	2,403,176	
17	200	73,464	476,795	525,901	724,255	1,018,714	1,406,256	1,502,357	1,693,304	1,978,695	

		Residual values per gross hectare									
		Per ha: £850,000									
		Previously developed sites									
		Group 5	Group 4	Group 3 settlements			Group 2 settlements			Group 1 settlements	
		Residential Value Band (per sqm)									
Typology No	Units	£3,500	£3,900	£4,000	£4,200	£4,500	£4,900	£5,000	£5,200	£5,500	
2	3	599,481	19,056	60,444	346,606	775,850	1,348,175	1,491,266	1,777,428	2,206,672	
7	6	421,731	381,306	485,360	883,930	1,481,785	2,278,933	2,478,218	2,876,796	3,474,651	
10	8	4,238,216	3,069,164	2,930,335	2,345,809	1,469,015	299,953	7,695	568,784	1,433,341	
13	25	545,298	1,030,100	1,093,129	1,333,021	1,692,701	2,172,273	2,292,167	2,531,952	2,891,632	

7.11 As indicated in Figure 7.10.1, the viability of some schemes on the basis of emerging Policy SD28 is challenging in the lower value settlement categories, although the outcome is highly dependent on the form of housing development. For example, typology 15 (which includes a high proportion of flats) is unviable until the very highest sale value is achieved. This is due to the higher cost of construction and the need to provide amenity areas which results in less efficient gross to net ratios. In contrast, typology 13 (comprising houses only) is viable from almost the lowest value in the range tested.

7.12 These results strongly suggest that the Authority could adopt a target of 50% affordable housing. Providing it is applied on a 'subject-to-viability' basis (which the emerging Local Plan confirms to be the