

# Appendix I: Assumptions Summary





**Thanet District Council - Appendix I - Local Plan Viability Assessment - Residential Assumptions Overview Sheet - Site Typologies**

RESIDENTIAL					Percentage Affordable Housing & Tenure Mix	Percentage Affordable Housing & Tenure Mix		Percentage Affordable Housing & Tenure Mix		Percentage Affordable Housing & Tenure Mix		Build Period (Months)
Scenario Type Appraised	Site type	Land Area (ha)	Density (DPH)	Overall Dwelling Mix	0% Affordable Housing*	20% Affordable Housing*		25% Affordable Housing*		30% Affordable Housing*		
					Private Mix	Private Mix	Affordable Mix: Tenure Split 80% Rent; 20% Intermediate (shared ownership)	Private Mix	Affordable Mix: Tenure Split 80% Rent; 20% Intermediate (shared ownership)	Private Mix	Affordable Mix: Tenure Split 80% Rent; 20% Intermediate (shared ownership)	
1 House	PDL	0.03	30	1 x 4BH	1 x 4BH	n/a		n/a		n/a		6
5 Houses	PDL	0.17	30	2 x 2BH, 2 x 3BH, 1 x 4BH	2 x 2BH, 2 x 3BH, 1 x 4BH	1 x 2BH, 2 x 3BH, 1 x 4BH	1 x 2BH	Same as 20% AH due to numbers rounding		1 x 2BH, 1 x 3BH, 1 x 4BH	1 x 2BH, 1 x 3BH	6
5 Flats	PDL	0.07	75	2 x 1BF, 3 x 2BF	2 x 1BF, 3 x 2BF	1 x 1BF, 3 x 2BF	1 x 1BF	Same as 20% AH due to numbers rounding		1 x 1BF, 2 x 2BF	1 x 1BF, 1 x 2BF	6
10 Houses	PDL	0.33	30	5 x 2BH, 4 x 3BH, 1 x 4BH	5 x 2BH, 4 x 3BH, 1 x 4BH	4 x 2BH, 3 x 3BH, 1 x 4BH	1 x 2BH, 1 x 3BH	Same as 30% AH due to numbers rounding		3 x 2BH, 3 x 3BH, 1 x 4BH	2 x 2BH, 1 x 3BH	9
11 Houses	PDL	0.37	30	5 x 2BH, 4 x 3BH, 2 x 4BH	5 x 2BH, 4 x 3BH, 2 x 4BH	4 x 2BH, 3 x 3BH, 2 x 4BH	1 x 2BH, 1 x 3BH	Same as 30% AH due to numbers rounding		3 x 2BH, 3 x 3BH, 2 x 4BH	2 x 2BH, 1 x 3BH	9
15 Houses	Greenfield / PDL	0.50	30	7 x 2BH, 5 x 3BH, 3 x 4BH	7 x 2BH, 5 x 3BH, 3 x 4BH	5 x 2BH, 4 x 3BH, 3 x 4BH	2 x 2BH, 1 x 3BH	5 x 2BH, 3 x 3BH, 3 x 4BH	2 x 2BH, 2 x 3BH	4 x 2BH, 3 x 3BH, 3 x 4BH	3 x 2BH, 2 x 3BH	9
15 Flats	PDL	0.20	75	5 x 1BF, 10 x 2BF	5 x 1BF, 10 x 2BF	3 x 1BF, 9 x 2BF	2 x 1BF, 1 x 2BF	3 x 1BF, 8 x 2BF	2 x 1BF, 2 x 2BF	2 x 1BF, 8 x 2BF	3 x 1BF, 2 x 2BF	9
30 Flats (Sheltered)	PDL (Main Coastal Town)	0.24	125	22 x 1BF, 8 x 2BF	22 x 1BF, 8 x 2BF	19 x 1BF, 5 x 2BF	3 x 1BF, 3 x 2BF	18 x 1BF, 4 x 2BF	4 x 1BF, 4 x 2BF	17 x 1BF, 4 x 2BF	5 x 1BF, 4 x 2BF	18
30 Houses	Greenfield	0.86	35	14 x 2BH, 11 x 3BH, 5 x 4BH	14 x 2BH, 11 x 3BH, 5 x 4BH	11 x 2BH, 9 x 3BH, 4 x 4BH	3 x 2BH, 2 x 3BH, 1 x 4BH	10 x 2BH, 8 x 3BH, 4 x 4BH	4 x 2BH, 3 x 3BH, 1 x 4BH	9 x 2BH, 8 x 3BH, 4 x 4BH	5 x 2BH, 3 x 3BH, 1 x 4BH	18
50 Mixed**	Greenfield / PDL	1.00	50	8 x 1BF, 10 x 2BF, 10 x 2BH, 15 x 3BH, 7 x 4BH	8 x 1BF, 10 x 2BF, 10 x 2BH, 15 x 3BH, 7 x 4BH	4 x 1BF, 9 x 2BF, 8 x 2BH, 13 x 3BH, 6 x 4BH	4 x 1BF, 1 x 2BF, 2 x 2BH, 2 x 3BH, 1 x 4BH	3 x 1BF, 8 x 2BF, 8 x 2BH, 12 x 3BH, 6 x 4BH	5 x 1BF, 2 x 2BF, 2 x 2BH, 3 x 3BH, 1 x 4BH	2 x 1BF, 8 x 2BF, 8 x 2BH, 12 x 3BH, 5 x 4BH	6 x 1BF, 2 x 2BF, 2 x 2BH, 3 x 3BH, 2 x 4BH	18
85 Houses	Greenfield / PDL	2.43	35	38 x 2BH, 30 x 3BH, 17 x 4BH	38 x 2BH, 30 x 3BH, 17 x 4BH	29 x 2BH, 23 x 3BH, 16 x 4BH	9 x 2BH, 7 x 3BH, 1 x 4BH	27 x 2BH, 22 x 3BH, 15 x 4BH	11 x 2BH, 8 x 3BH, 2 x 4BH	25 x 2BH, 20 x 3BH, 14 x 4BH	13 x 2BH, 10 x 3BH, 3 x 4BH	18
100 Mixed	Greenfield	2.86	35	15 x 1BF, 20 x 2BF, 20 x 2BH, 30 x 3BH, 15 x 4BH	15 x 1BF, 20 x 2BF, 20 x 2BH, 30 x 3BH, 15 x 4BH	7 x 1BF, 17 x 2BF, 17 x 2BH, 26 x 3BH, 13 x 4BH	8 x 1BF, 3 x 2BF, 3 x 2BH, 4 x 3BH, 2 x 4BH	5 x 1BF, 16 x 2BF, 16 x 2BH, 25 x 3BH, 13 x 4BH	10 x 1BF, 4 x 2BF, 4 x 2BH, 5 x 3BH, 2 x 4BH	3 x 1BF, 16 x 2BF, 15 x 2BH, 24 x 3BH, 12 x 4BH	12 x 1BF, 4 x 2BF, 5 x 2BH, 6 x 3BH, 3 x 4BH	24
250 Mixed	Greenfield	7.14	35	38 x 1BF, 50 x 2BF, 50 x 2BH, 75 x 3BH, 37 x 4BH	38 x 1BF, 50 x 2BF, 50 x 2BH, 75 x 3BH, 37 x 4BH	18 x 1BF, 43 x 2BF, 42 x 2BH, 65 x 3BH, 32 x 4BH	20 x 1BF, 7 x 2BF, 8 x 2BH, 10 x 3BH, 5 x 4BH	13 x 1BF, 41 x 2BF, 40 x 2BH, 62 x 3BH, 31 x 4BH	25 x 1BF, 9 x 2BF, 10 x 2BH, 13 x 3BH, 6 x 4BH	8 x 1BF, 39 x 2BF, 39 x 2BH, 60 x 3BH, 29 x 4BH	30 x 1BF, 11 x 2BF, 11 x 2BH, 15 x 3BH, 8 x 4BH	48***

Strategic Sites												
700 Mixed (representative of Land at Manston Court SP13)	Greenfield	20.00	35	105 x 1BF, 140 x 2BF, 140 x 2BH, 210 x 3BH, 105 x 4BH	105 x 1BF, 140 x 2BF, 140 x 2BH, 210 x 3BH, 105 x 4BH	49 x 1BF, 119 x 2BF, 119 x 2BH, 182 x 3BH, 91 x 4BH	56 x 1BF, 21 x 2BF, 21 x 2BH, 28 x 3BH, 14 x 4BH	35 x 1BF, 114 x 2BF, 114 x 2BH, 175 x 3BH, 87 x 4BH	70 x 1BF, 26 x 2BF, 26 x 2BH, 35 x 3BH, 18 x 4BH	21 x 1BF, 109 x 2BF, 108 x 2BH, 168 x 3BH, 84 x 4BH	84 x 1BF, 31 x 2BF, 32 x 2BH, 42 x 3BH, 21 x 4BH	48***
1000 Mixed (representative of Birchington-on-sea and Westgate Sites SP14,15,17)	Greenfield	28.57	35	150 x 1BF, 200 x 2BF, 200 x 2BH, 300 x 3BH, 150 x 4BH	150 x 1BF, 200 x 2BF, 200 x 2BH, 300 x 3BH, 150 x 4BH	70 x 1BF, 170 x 2BF, 170 x 2BH, 260 x 3BH, 130 x 4BH	80 x 1BF, 30 x 2BF, 30 x 2BH, 40 x 3BH, 20 x 4BH	50 x 1BF, 163 x 2BF, 164 x 2BH, 250 x 3BH, 125 x 4BH	100 x 1BF, 37 x 2BF, 38 x 2BH, 50 x 3BH, 25 x 4BH	30 x 1BF, 155 x 2BF, 155 x 2BH, 240 x 3BH, 120 x 4BH	120 x 1BF, 45 x 2BF, 45 x 2BH, 60 x 3BH, 30 x 4BH	60***
1500 Mixed (representative of Westwood SP16)	Greenfield	42.86	35	225 x 1BF, 300 x 2BF, 300 x 2BH, 450 x 3BH, 225 x 4BH	225 x 1BF, 300 x 2BF, 300 x 2BH, 450 x 3BH, 225 x 4BH	105 x 1BF, 255 x 2BF, 255 x 2BH, 390 x 3BH, 195 x 4BH	120 x 1BF, 45 x 2BF, 45 x 2BH, 60 x 3BH, 30 x 4BH	75 x 1BF, 244 x 2BF, 244 x 2BH, 375 x 3BH, 187 x 4BH	150 x 1BF, 56 x 2BF, 56 x 2BH, 75 x 3BH, 38 x 4BH	45 x 1BF, 233 x 2BF, 232 x 2BH, 360 x 3BH, 180 x 4BH	180 x 1BF, 67 x 2BF, 68 x 2BH, 90 x 3BH, 45 x 4BH	84***
2500 Mixed (representative of Airport site SP05)	Greenfield	71.43	35	375 x 1BF, 500 x 2BF, 500 x 2BH, 750 x 3BH, 375 x 4BH	375 x 1BF, 500 x 2BF, 500 x 2BH, 750 x 3BH, 375 x 4BH	175 x 1BF, 425 x 2BF, 425 x 2BH, 650 x 3BH, 325 x 4BH	200 x 1BF, 75 x 2BF, 75 x 2BH, 100 x 3BH, 50 x 4BH	125 x 1BF, 408 x 2BF, 407 x 2BH, 625 x 3BH, 313 x 4BH	250 x 1BF, 92 x 2BF, 93 x 2BH, 125 x 3BH, 62 x 4BH	75 x 1BF, 388 x 2BF, 387 x 2BH, 600 x 3BH, 300 x 4BH	300 x 1BF, 112 x 2BF, 113 x 2BH, 150 x 3BH, 75 x 4BH	144***

Note: Land Area Adjustment (TBC) - 15% added to sites and 50% added to the strategic site

\*Fully applied policy position. Actual percentage will vary due to policy requirement.

\*\*Sensitivity tests carried out for M4(2) and M4(3) Access together with an additional sensitivity test for AH tenure at 70% AR and 30% SO

\*\*\* Assumes multiple developers

**Residential Scenario with Retail**

25 Flats GF Convenience Retail Undercroft parking	PDL (Town Centre)	0.25	100	9 x 1BF, 16 x 2BF	9 x 1BF, 16 x 2BF	6 x 1BF, 14 x 2BF	3 x 1BF, 2 x 2BF	6 x 1BF, 13 x 2BF	3 x 1BF, 3 x 2BF	5 x 1BF, 12 x 2BF	4 x 1BF, 4 x 2BF	12	
Commercial Element: GF Convenience Retail (310m <sup>2</sup> ) with Undercroft Parking		<b>Main Cost Assumptions</b>	<b>Notes</b>										
		Annual Rent of £200/m2	Based on data collected from CoStar										
		Build Cost - £1,469/m2 including 10% external work Yield @ 6% Undercroft car park cost £5,000 per space	BCIS Median Data rebased to Thanet Location Factor										

\*Fully applied policy position. Actual percentage will vary due to policy requirement.

\*\*\* Assumes multiple developers

**June 2017 Assumptions (Nationally Described Space Standards)**

Unit Sizes (sq. m)*	Affordable	Private (market)
1-bed flat	50	50
2-bed flat	70	70
2-bed house	79	79
3-bed house	93	100
4-bed house	112	130

150 (Large)

Dwelling mix principles (based on SHMA 2016 & 2017 Update)

**Overall Mix** 1-Beds 15%-20%, 2-Beds 40% 3-Beds 30%, 4-Beds 10%-15%  
**Market Housing** 1-Beds 10%-15%, 2-Beds 40%-45% 3-Beds 30%-35%, 4-Beds 10%-15%  
**Affordable Housing** 1-Beds 35%-40%, 2-Beds 30%-35% 3-Beds 20%-25%, 4-Beds 5%-10%

Note: All subject to 'best fit scenario' within assumed mix

**Residential Value Assumptions**

Assumed Market Value Level (VL) range & indicative match with localities	<<TDC lowest-end typical re-sale	TDC typical new-build values				TDC highest end new build / re-sale values>>	
	<VL1	VL2	VL3	VL4	VL5	VL6	VL7+>
Location (Range)	Ramsgate low-end		Ramsgate, Broadstairs			Ramsgate & Broadstairs high-end	Highest-end and above likely sea views
	Cliftonville	Margate, Sarre, Minster, Monkton, St Nicholas, Manston, Cliffsend		Westbrook			
	Westward Cross, Acol, Westgate-on-sea, St Peters, Birchington						
1 Bed Flat	£125,000	£140,000	£155,000	£170,000	£185,000	£200,000	£215,000
2 Bed Flat	£175,000	£196,000	£217,000	£238,000	£259,000	£280,000	£301,000
2 Bed House	£197,500	£221,200	£244,900	£268,600	£292,300	£316,000	£339,700
3 Bed House	£250,000	£280,000	£310,000	£340,000	£370,000	£400,000	£430,000
4 Bed House	£325,000	£364,000	£403,000	£442,000	£481,000	£520,000	£559,000
<b>Value House (£/m2)</b>	<b>£2,500</b>	<b>£2,800</b>	<b>£3,100</b>	<b>£3,400</b>	<b>£3,700</b>	<b>£4,000</b>	<b>£4,300</b>

Sheltered Housing Values tested at value of 3-bed house for each value level tested.

**May 2017 Affordable Housing Revenue Assumptions (Thanet LHA Rates)**

Unit	LHA (Average) Cap
1BF	£80.73
2BF	£116.52
2BH	£116.52
3BH	£144.36
4BH	£172.60

Unit	Market Size	Average AH Transfer Price (LHA Cap)	AH Transfer Price less 10%
1BF	50	£58,798	£53,453
2BF	70	£84,867	£77,152
2BH	79	£84,867	£77,152
3BH	100	£105,144	£95,585
4BH	130	£125,712	£114,284

Development / Policy Costs	TDC 2017	
<b>RESIDENTIAL BUILDING, MARKETING &amp; S106 COSTS</b>		
Build Costs Mixed Developments - generally (£/sq. m) <sup>1</sup>	£1,366	
Build Costs Estate Housing - generally (£/sq. m)	£1,520	Only applicable to scenarios <10 units. Increased by 14% from updated base figures - adjustment based on BCIS FSB report. <sup>2</sup> 11+ units
Build Costs Estate Housing - generally (£/sq. m)	£1,333	
Build Costs 'One-off' Housing Detached (3 units or less)	£2,222	
Build Costs Flats - generally (£/sq. m)	£1,553	
Build Costs Flats - generally (£/sq. m)	£1,479	Only applicable to scenarios <10 units. . Reduced by -5% from updated base figures - adjustment based on BCIS FSB report. <sup>2</sup> 25 Flats (Mixed Use Scenario)
Build Costs Flats - 3-5 Storey (£/sq. m)	£1,542	
Build Costs (Sheltered Housing - Generally) (£/sq.m) <sup>1</sup>	£1,663	
Site Prep & Survey Costs (£ / unit)	£4,500	Assumed at £17,000 - £23,000/dwelling equivalent - strategic scale development (500+ dwellings tests) where applicable
Contingencies (% of build cost)	5%	
Professional & Other Fees (% of build cost)	10.0%	
Building Regs Enhancement (Part L/M) (% of build cost) <sup>3</sup>	2.00%	Latest data suggests allowances in the range of 1% to 1.5% to meet building regulations for CfSH Level 4 equivalent. 2% to include allowance for PartM4(2) to 10% of dwellings base.
Residual s.106 /non-CIL costs (£ per unit) - non-strategic sites On strategic sites - carried out on surplus basis unless detailed infrastructure costs and timings known	£3,000	
TDC trial CIL rates (£/sq.m.)	£25/m <sup>2</sup> intervals	tested at a range of trial rates based on DSP experience from £0 to £200/m <sup>2</sup> .
Local Employment & Training contribution	1 and 2-beds £150/unit 3-beds £200/unit 4-beds £250/unit	Applied to both market and affordable housing of 10+ dwellings. Based on information supplied to DSP by TDC.
SAMM Contributions	1BF £201.96/unit 2-beds £319.77/unit 3-beds £424.11/unit 4-beds £530.14/unit	SAMM rates as confirmed by TDC
Electrical Vehicle Charging points (SE05)	£500/unit	as confirmed by TDC - on all sites where 10 or more car parking spaces are required.
Building Regs M4 (2) Compliance (10% of dwellings) <sup>4</sup>	£1,646 (Flats) £2,447 (Houses)	per unit (applicable units only) - base test at 10% (included above). Additional sensitivity test at 20% together with a combined M4(2) and M4(3) test.
Building Regs M4 (3) Compliance (tbc% of dwellings) <sup>4</sup>	£15,691 (Flats) £26,816 (Houses)	per unit (applicable units only). Sensitivity test at 5% and 10% together with a combination of M4(2) and M4(3) as above.
Technical Housing Standards - nationally described space standard		
Reduced Water useage (max.consumption)	110 litres per person per day	Based on the Housing/technical Standards Review - optional increased standard included within Building Reg.s
Marketing & Sales Costs (%of GDV)	3%	
Legal Fees on sale (£ per unit)	£750	
<b>DEVELOPER'S RETURN FOR RISK AND PROFIT</b>		
Open Market Housing Profit (% of GDV)	20.0%	
Affordable Housing Profit (% of GDV)	6.0%	
<b>FINANCE &amp; ACQUISITION COSTS</b>		
Agents Fees (% of site value)	1.50%	
Legal Fees (% of site value)	0.75%	
Stamp Duty Land Tax (% of site value)	0% to 5%	HMRC scale
Finance Rate including Arrangement Fees - Build (%)	6.0%	
Finance Rate - Land (%)	6.0%	

Notes:

<sup>1</sup> Build cost taken as "Median" figure from BCIS for that build type - e.g. flats ; houses storey heights etc. and then rounded. Median figure gives a better figure than the Mean as it is not so influenced by rogue figures that can distort the mean on small sample sizes. The BCIS figure for Thanet has been used. Includes allowance for uplift to build costs based on BCIS / FSB research for sites of 10 or fewer dwellings. External works added separately - 10% of base build costs.

<sup>2</sup> BCIS report for the Federation of Small Businesses - Housing development: the economics of small sites - the effect of project size on the cost of housing construction (August 2015)

<sup>3</sup> The above costs are based on the DCLG Housing Standards Review Impact Assessment costings assuming equivalent CfSH L4 energy costs only base. Appraisals assume cost uplift in line with figures above assuming average cost uplift from each unit type (£1,932 per unit average, equating to the 2% assumed above).

<sup>4</sup> Sensitivity tested allowance to meet Building Regs M4 Category 2 and Category 3 (adaptable) acknowledged within report as potential variable cost issue (depending on design etc.). EC Harris DCLG Housing Standards Review Cost Impact indicate average extra over cost to be £1,646 (Cat.2) and £15,691 (additional space cost (Cat. 3)) for flats and £2,447 (Cat.2) and £26,816 (additional space cost (Cat.3 adaptable)) for houses.

Thanet District Council - Appendix I - Viability Assessment - Commercial Assumptions Overview Sheet

Development Use Type / Use Class indication	Example Scheme Type	GIA (sq. m)	Site Coverage	Site Size (Ha)	Build Period (Months)**	Values Range - Annual Rents £/sq. m (unless stated otherwise)			Build Cost (£/sq. m)*	External works cost addition (%)	Total Build Cost (£/sq. m excl fees etc.)	Notes:
						Low	Mid	High				
Large Retail	Retail warehouse / Foodstore	1250	40%	0.31	12	200	250	300	£802	15%	£922	BCIS - Retail Warehousing - up to 1000 sq. m
Small Retail (Town Centre)	Comparison shops (general/non-shopping centre)	300	70%	0.04	6	170	200	230	£1,104	50%	£1,656	BCIS - Shops - Generally
Small Retail	Local convenience stores and local shops	300	50%	0.06	6	100	125	150	£1,104	15%	£1,270	BCIS - Shops - Generally
Business - Offices - Town Centre	Office Building	500	60%	0.08	6	150	190	230	£1,857	15%	£2,136	BCIS - Offices - 3-5 stories; air-conditioned
Business - Offices - Outside Town Centre	Office Building	1000	40%	0.25	12	150	190	230	£1,754	15%	£2,017	BCIS - Offices generally
Business - Industrial / Warehousing	Smaller / Move-on type industrial unit including offices - industrial estate	500	40%	0.13	6	70	85	100	£1,368	15%	£1,573	BCIS - Advance factories / offices - mixed facilities (B1) 500 - 2,000 sq. m
Business - Industrial / Warehousing	Larger industrial / warehousing unit including offices - industrial estate	2000	40%	0.50	12	50	60	70	£1,021	15%	£1,174	BCIS - Advance factories / offices - mixed facilities (B1) > 2,000 sq. m
Hotel (budget)	Hotel - town centre / edge of town (60 Beds)	2100	50%	0.42	18	2000	2500	3000	£2,042	15%	£2,348	BCIS data - hotels (median average figure shown - range applied)
C2 - Residential Institution	40-bed Nursing home / care home	1900	60%	0.32	16	200	250	300	£1,685	15%	£1,938	BCIS - Care homes for the elderly
Other / Sui Generis	Variable - considered on strength of values / costs relationship basis for a range of other development uses including community / clinics / fitness / leisure / nurseries etc.	Value / costs relationship strength considered in report										

\* Convenience stores with sales area of less than 3,000 sq ft (280 sq m), assuming longer opening hours.

Development Costs	
BREAAM / other enhancements addition contingency (% of cost) <sup>1</sup>	5%
Professional Fees (% of cost)	10%
Contingencies (% of cost)	5%
Planning / Building Regs etc. / insurances (% of cost)	2.0%
Site survey / preparation costs / S106	Variable
<b>Finance Costs</b>	
Finance rate p.a. (including over lead-in and letting / sales period)	6.5%
Arrangement / other fees (% of cost)	0.0% included within higher overall finance rate
<b>Marketing Costs</b>	
Advertising Fees (% of annual income)	1%
Letting Fees (% of annual income)	10%
Purchaser's costs	5.75%
<b>Developer Profit (% of GDV)</b>	20%
<b>Yields</b>	Variable applicability - tested across range at 5% to 8%
<b>Site Acquisition Costs</b>	
Agents Fees (% of site value)	1.50%
Legal Fees (% of site value)	0.75%
Stamp Duty (% of value - HMRC scale)	0 to 5%

\*BCIS Median - Location Factor for Thanet

<sup>1</sup> For non-residential developments - include a contingency equivalent to requirement for BREEAM. Cost addition estimate only

TDC - Draft Local Plan Preferred Options January 2015 with proposed revisions January 2017 - Policy Analysis		
Policy No. / Name	Addressed where applicable through specific study approach / assumptions - Y/N - and associated commentary	Cost / specific allowance?
SP01 - Presumption in favour of sustainable development	Y - but in respect of the general nature and quality of development expected to come forward and be supportable through the usual planning application and development management process. Therefore reflected in the nature of the build and related costs assumptions used for all appraisals.	Reflected in build costs assumptions and location of development scenarios
Strategic Policy 1	Y - A variety of residential and commercial scenarios have been modelled, also covering a range of values levels overall representing the variety relevant in different areas of the District. (See Appendix I - Development Assumptions and main report text).	Reflected in selection of scheme scenarios, assumptions and interpretation of appraisal results - influence on recommendations.
Strategic Policy 2	Y - A variety of residential and commercial (non-residential) scenarios have been modelled, also covering a range of values levels overall representing the variety relevant in different areas of the District, all in accordance with the emerging Plan. Affordable housing has been tested at alternative trial levels as part of informing the Plan development. (See Appendix I - Development Assumptions).	Reflected in selection of scheme scenarios, assumptions and interpretation of appraisal results - influence on recommendations. Range of specific allowances made for affordable housing.
Strategic Policy 3	Y - A variety of residential scenarios have been modelled, also covering a range of values levels and accommodation types, overall representing the variety relevant in different areas and types of development in the District. Affordable housing has been tested at alternative trial levels as part of informing the Plan development. (See Appendix I - Development Assumptions).	Reflected in selection of scheme scenarios, assumptions and interpretation of appraisal results - influence on recommendations. Range of specific allowances made for affordable housing.
Strategic Policy 4	Y - to the extent that the assessment assumptions consider regular design and layout characteristics. Scope of achievable planning obligations packages may be relevant to particular proposals - especially for larger/strategic scale developments where the surplus available to support a planning obligations package is likely to be considered. Although likely to be mainly covered by the general development management process, some additional cost assumptions may apply.	No particular additional assumptions that apply across the standard range of scheme types. Some sensitivity testing has been carried out where necessary.
Strategic Policy 5	Y - considered through range of s.106/other costs sensitivity testing. In practice a range of sites will trigger mitigation requirements (localised works or contributions) but those will vary sites will vary with the site-specific details.	DSP's view and experience is that say £3,000/dwelling forms an appropriate sum, effectively as a contingency, for such measures. It follows that for all tests at £3,000 per dwelling, the immediate/essential highways mitigation/s.278 works are assumed to be specifically allowed for.
*NEW POLICY* - Strategic Routes	Y - considered through range of s.106/other costs sensitivity testing. In practice a range of sites will trigger mitigation requirements (localised works or contributions) but those will vary sites will vary with the site-specific details.	DSP's view and experience is that say £3,000/dwelling forms an appropriate sum, effectively as a contingency, for such measures. It follows that for all tests at £3,000 per dwelling, the immediate/essential highways mitigation/s.278 works are assumed to be specifically allowed for.
*NEW POLICY* - Implementation	Y - considered through range of s.106/other costs sensitivity testing. In practice a range of sites will trigger mitigation requirements (localised works or contributions) but those will vary sites will vary with the site-specific details.	DSP's view and experience is that say £3,000/dwelling forms an appropriate sum, effectively as a contingency, for such measures. It follows that for all tests at £3,000 per dwelling, the immediate/essential highways mitigation/s.278 works are assumed to be specifically allowed for.
SP02 - Economic Growth	Y - A variety of commercial development scenarios of various types have been considered at an appropriate high level for the study purpose, covering a range of values representing the variety relevant in different areas and across different scheme/site types. (See main report text)	Reflected in values and costs assumptions used within high level commercial scenarios as considered within the report text.
SP023 - Land Allocated for Economic Development	Y - see SP02	
SP04 - Manston Business Park	Y - see SP02	
SP05 - Manston Airport	Y - A variety strategic site scenarios have been modelled, also covering a range of values levels overall representing those sites identified within the emerging Plan. Affordable housing has been tested at alternative trial levels as part of informing the Plan development. (See Appendix I - Development Assumptions).	Reflected in selection of scheme scenarios (strategic sites), assumptions and interpretation of appraisal results - influence on recommendations. Range of specific allowances made for affordable housing.
*NEW POLICY* - Land at Manston Court Road/Haine Road	Y - see SP05	
SP06 - Thanet's Town Centres	Y - A variety of residential and commercial scenarios have been modelled, also covering a range of values levels overall representing the variety relevant in different areas of the District. (See Appendix I - Development Assumptions and main report text).	Reflected in selection of scheme scenarios, assumptions and interpretation of appraisal results - influence on recommendations.
SP07 - Westwood	Y - see SP06	
SP08 - Margate	Y - see SP06	
SP09 - Ramsgate	Y - see SP06	
SP10 - Broadstairs	Y - see SP06	
SP11 - Housing Provision	Y - A variety of residential scenarios have been modelled, also covering a range of values levels overall representing the variety relevant in different areas of the District. Affordable housing has been tested at alternative trial levels as part of informing the Plan development. (See Appendix I - Development Assumptions).	Reflected in selection of scheme scenarios, assumptions and interpretation of appraisal results - influence on recommendations. Range of specific allowances made for affordable housing.
SP12 - Strategic Housing Site Allocations	Y - A variety strategic site scenarios have been modelled, also covering a range of values levels overall representing those sites identified within the emerging Plan. Affordable housing has been tested at alternative trial levels as part of informing the Plan development. (See Appendix I - Development Assumptions).	Reflected in selection of scheme scenarios (strategic sites), assumptions and interpretation of appraisal results - influence on recommendations. Range of specific allowances made for affordable housing.
SP13 Strategic Housing Sites - Manston Green	Y - see SP12	
SP14 Strategic Housing Sites - Birchington	Y - see SP12	

SP15 Strategic Housing Site - Westgate-on-Sea	Y - see SP12	
SP16 Strategic Housing Site - Westwood	Y - see SP12	
SP17 - Land fronting Nash and Haine Road	Y - see SP12	
SP18 - Type and Size of Dwellings	Y - A variety of residential scenarios have been modelled, also covering a range of values levels and accommodation types, overall representing the variety relevant in different areas of the District. Affordable housing has been tested at alternative trial levels as part of informing the Plan development. (See Appendix I - Development Assumptions).	Reflected in selection of scheme scenarios, assumptions and interpretation of appraisal results - influence on recommendations. Range of specific allowances made for affordable housing.
SP19 - Affordable Housing	Y - Affordable housing has been tested at a range of levels from 0% - 30%. Study investigates through matrix of testing against both previously recommended CIL level and other policies level of AH potentially viable (i.e. tests range of proportions / thresholds of affordable housing. (See Appendix I - Residential Development Assumptions).	No further assumptions - regular application of affordable housing and other policies assumed.
SP20 - Development in the Countryside	Y - A variety of residential scenarios have been modelled, also covering a range of values levels overall representing the variety relevant in different areas of the District. Affordable housing has been tested at alternative trial levels as part of informing the Plan development. (See Appendix I - Development Assumptions).	Reflected in selection of scheme scenarios, assumptions and interpretation of appraisal results - influence on recommendations. Range of specific allowances made for affordable housing.
SP21 - Safeguarding the Identity of Thanet's Settlements	Y - see SP20 above	
SP22 - Protection and Enhancement of Thanet's Historic Landscapes	Y - Generally more of a planning/design related issue but any cost allowance covered by standard build costs and fees so far as normal works extent is concerned. However could have very site specific impacts / mitigation requirements, and as such would need to be treated as abnormal costs in weighing-up the overall viability position on a particular site.	No particular additional assumptions that apply across the range of scheme types.
SP23 - Green Infrastructure	Y - considered through range of s.106/other costs sensitivity testing. In practice a range of sites will trigger mitigation requirements (localised works or contributions) but those will vary sites will vary with the site-specific details.	DSP's view and experience is that say £3,000/dwelling forms an appropriate sum, effectively as a contingency, for such measures. It follows that for all tests at £3,000 per dwelling, the immediate/essential highways mitigation/s.278 works are assumed to be specifically allowed for.
SP24 - Biodiversity Enhancements	Y - to the extent that the assessment assumptions consider regular design and layout characteristics. Scope of achievable planning obligations packages may be relevant to particular proposals - especially for larger/strategic scale developments where the surplus available to support a planning obligations package is likely to be considered. More of general development management matter and does not inform particular viability assessment assumptions.	No particular additional assumptions that apply across the range of scheme types.
SP25 - Protection of the European Sites, Sites of Special Scientific Interest and National Nature Reserve	Y - considered through range of costs assumptions. All scenarios to be modelled will trigger mitigation requirements (localised works or contributions) but those will vary with the site-specific details.	DSP included specific SAMM Mitigation Costs as provided by TDC as part of scenario testing - see Appendix I Residential Assumptions
SP26 - Protection of Open Space	Y - generally within build costs and externals / Planning obligations cost assumptions.	Reflected in the scenario assumptions in terms of the applied land take requirements and build costs including additions for external and other works.
SP27 - Provision of Accessible Natural and Semi Natural Green Space, Parks, Gardens and Recreation Grounds	Y - considered through range of costs assumptions. All scenarios to be modelled will trigger mitigation requirements (localised works or contributions) but those will vary with the site-specific details.	Generally forms part of CIL. Also considered within build costs/externals / Planning obligation cost assumptions as provided by TDC - see Appendix I Residential Assumptions
SP28 - Quality Development	Y - Firstly in respect of the general nature and quality of development expected to come forward and be supportable through the usual planning application and development management process. Therefore reflected in the nature of the build and related costs assumptions used for all appraisals. Secondly, additional cost allowances have been made in relation to sustainability to meet Part L of the Building Regulations, Lifetime Homes (now under Part M) - see Appendix I Residential Assumptions	Reflected in assumptions - assumed development appropriate as would be permitted under the range of development management criteria. Additional sustainability requirements included as part of build cost assumptions
SP29 - Conservation and Enhancement of Thanet's Historic Environment	Y - Planning / design issue rather than direct cost impact except in exceptional circumstances. Any costs included within fees assumptions.	No particular additional assumptions that apply across the range of scheme types.
SP30 - Climate Change	Y - but in respect of the general nature and quality of development expected to come forward and be supportable through the usual planning application and development management process. Therefore reflected in the nature of the build and related costs assumptions used for all appraisals.	Reflected in build costs assumptions and location of development scenarios
SP31 - Healthy and Inclusive Communities	N/A - more of a planning and land use implication than for viability consideration.	N/A
SP32 - Community Infrastructure	Y - considered through range of s.106/other costs sensitivity testing. In practice a range of sites will trigger mitigation requirements (localised works or contributions) but those will vary sites will vary with the site-specific details.	DSP's view and experience is that say £3,000/dwelling forms an appropriate sum, effectively as a contingency, for such measures. It follows that for all tests at £3,000 per dwelling, the immediate/essential highways mitigation/s.278 works are assumed to be specifically allowed for.
SP33 - Expansion of Primary and Secondary Schools	Y - see SP32	
SP34 - Safe and Sustainable Travel	N/A - more of a planning and land use implication than for viability consideration relevant to this assessment.	N/A
SP35 - Accessible Location	N/A - more of a planning and land use implication than for viability consideration relevant to this assessment.	N/A



<b>SP36 - Transport Infrastructure</b>	Y - considered through range of s.106/other costs sensitivity testing. In practice a range of sites will trigger mitigation requirements (localised works or contributions) but those will vary sites will vary with the site-specific details.	DSP's view and experience is that say £3,000/dwelling forms an appropriate sum, effectively as a contingency, for such measures. It follows that for all tests at £3,000 per dwelling, the immediate/essential highways mitigation/s.278 works are assumed to be specifically allowed for.
<b>SP37 - Connectivity</b>	N/A - more of a planning and land use implication than for viability consideration relevant to this assessment.	N/A
<b>SP38 - Strategic Road Network</b>	N/A - more of a planning and land use implication than for viability consideration relevant to this assessment.	N/A
<b>SP39 - New Rail Station</b>	N/A - more of a planning and land use implication than for viability consideration relevant to this assessment.	N/A
<b>E01 - Retention of existing employment sites</b>	Y - A variety of commercial development scenarios of various types have been considered at an appropriate high level for the study purpose, covering a range of values representing the variety relevant in different areas and across different scheme/site types. (See main report text)	Reflected in values and costs assumptions used within high level commercial scenarios as considered within the report text.
<b>E02 - Home Working</b>	N/A - not relevant for viability consideration for the study purpose.	N/A
<b>E03 - Digital Infrastructure</b>	Y - Generally more of a planning/design related issue but any cost allowance covered by standard build costs and fees so far as normal works extent is concerned. However could have very site specific impacts / mitigation requirements, and as such would need to be treated as abnormal costs in weighing-up the overall viability position on a particular site.	No particular additional assumptions that apply across the range of scheme types.
<b>E04 - Primary and Secondary Frontages</b>	N/A - more of a planning and land use implication than for viability consideration relevant to this assessment.	N/A
<b>E05 - Sequential and Impact Test</b>	Y - Generally more of a planning/design related issue but any cost allowance covered by standard build costs and fees so far as normal works extent is concerned. However could have very site specific impacts / mitigation requirements, and as such would need to be treated as abnormal costs in weighing-up the overall viability position on a particular site.	No particular additional assumptions that apply across the range of scheme types.
<b>E06 - District and Local Centre</b>	Y - A variety of residential and commercial scenarios have been modelled, also covering a range of values levels overall representing the variety relevant in different areas of the District. (See Appendix I - Development Assumptions and main report text).	Reflected in selection of scheme scenarios, assumptions and interpretation of appraisal results - influence on recommendations.
<b>E07 - Serviced Tourist Accommodation</b>	Y - Non-residential scenarios of various types have been considered at an appropriate high level for the study purpose (See report text for detail)	Reflected in values and costs assumptions used within relevant high level appraisal scenarios. See report text for detail.
<b>E08 - Self Catering Tourist Accommodation</b>	N/A - more of a planning and land use implication than for viability consideration relevant to this assessment.	N/A
<b>E09 - Protection of Existing Tourist Accommodation</b>	N/A - more of a planning and land use implication than for viability consideration relevant to this assessment.	N/A
<b>E10 - Major Holiday Beaches</b>	N/A - more of a planning and land use implication than for viability consideration relevant to this assessment.	N/A
<b>E11 - Intermediate Beaches</b>	N/A - more of a planning and land use implication than for viability consideration relevant to this assessment.	N/A
<b>E12 - Undeveloped Beaches</b>	N/A - more of a planning and land use implication than for viability consideration relevant to this assessment.	N/A
<b>E13 - Language Schools</b>	N/A - more of a planning and land use implication than for viability consideration relevant to this assessment.	N/A
<b>E14 - Quex Park</b>	N/A - more of a planning and land use implication than for viability consideration relevant to this assessment.	N/A
<b>E15 - New build development for economic development in the rural area</b>	Y - A variety of residential and commercial scenarios have been modelled, also covering a range of values levels overall representing the variety relevant in different areas of the District. (See Appendix I - Development Assumptions and main report text).	Reflected in selection of scheme scenarios, assumptions and interpretation of appraisal results - influence on recommendations.
<b>E16 - Conversion of rural buildings for economic development purposes</b>	N/A - more of a planning and land use implication than for viability consideration relevant to this assessment.	N/A
<b>E17 - Farm Diversification</b>	Y - A variety of residential and commercial scenarios have been modelled, also covering a range of values levels overall representing the variety relevant in different areas of the District. (See Appendix I - Development Assumptions and main report text).	Reflected in selection of scheme scenarios, assumptions and interpretation of appraisal results - influence on recommendations.
<b>E18 - Best and Most Versatile Agricultural Land</b>	N/A - more of a planning and land use implication than for viability consideration relevant to this assessment.	N/A
<b>E19 - Agricultural Related Development</b>	Y - A variety of commercial scenarios have been modelled, also covering a range of values levels overall representing the variety relevant in different areas of the District. (See Appendix I - Development Assumptions and main report text).	Reflected in selection of scheme scenarios, assumptions and interpretation of appraisal results - influence on recommendations.
<b>H01 - Housing Development</b>	Y - A variety of residential scenarios have been modelled, also covering a range of values levels and accommodation types, overall representing the variety relevant in different areas and types of development in the District. Affordable housing has been tested at alternative trial levels as part of informing the Plan development. (See Appendix I - Development Assumptions).	Reflected in selection of scheme scenarios, assumptions and interpretation of appraisal results - influence on recommendations. Range of specific allowances made for affordable housing.
<b>*NEW POLICY* - General Housing Policy</b>	Y - A variety of residential and commercial (non-residential) scenarios have been modelled, also covering a range of values levels and cost assumptions overall representing the variety relevant in different areas of the District, all in accordance with the emerging Plan. Affordable housing has been tested at alternative trial levels as part of informing the Plan development. (See Appendix I - Development Assumptions).	Reflected in selection of scheme scenarios, assumptions and interpretation of appraisal results - influence on recommendations. Range of specific allowances made for affordable housing.
<b>H02A - H02G</b>	Y - See H01	
<b>H03 - Cliftonville West and Margate Central</b>	Y - See H01	
<b>H04 - Housing at Rural Settlements</b>	Y - See H01	
<b>H04A - H04G</b>	Y - See H01	
<b>H05 - Rural Housing Need</b>	Y - See H01	
<b>H06 - New Agricultural dwellings</b>	N/A - more of a planning and land use implication than for viability consideration relevant to this assessment.	N/A



<b>H07 - Care and Supported Housing</b>	Y - A variety of residential scenarios have been modelled including specialist elderly accommodation, covering a range of values levels overall representing the variety relevant in different areas of the District. Affordable housing has been tested at alternative trial levels as part of informing the Plan development. (See Appendix I - Development Assumptions).	Reflected in selection of scheme scenarios, assumptions and interpretation of appraisal results - influence on recommendations. Range of specific allowances made for affordable housing.
<b>H08 - Accessible Homes</b>	Y - Firstly in respect of the general nature and quality of development expected to come forward and be supportable through the usual planning application and development management process. Therefore reflected in the nature of the build and related costs assumptions used for all appraisals. Secondly, additional cost allowances have been made in relation to sustainability to meet Part L of the Building Regulations, Lifetime Homes (now under Part M) - see Appendix I Residential Assumptions	Reflected in assumptions - assumed development appropriate as would be permitted under the range of development management criteria. Additional sustainability requirements included as part of build cost assumptions
<b>H09 - Non self-contained residential accommodation</b>	N/A - more of a planning and land use implication than for viability consideration relevant to this assessment.	N/A
<b>H10 - Accommodation for Gypsy and Travelling Communities</b>	This policy has not been specifically addressed, being outside the scope of those that directly impact development costs in a way that specifically influences the assessment process and assumptions	None specific
<b>H11 - Residential use of empty property</b>	N/A - more of a planning and land use implication than for viability consideration relevant to this assessment.	N/A
<b>H12 - Retention of existing housing stock</b>	N/A - more of a planning and land use implication than for viability consideration relevant to this assessment.	N/A
<b>GI01 - Locally Designated Wildlife Sites</b>	Y - to the extent that the assessment assumptions consider regular design and layout characteristics. Scope of achievable planning obligations packages may be relevant to particular proposals - especially for larger/strategic scale developments where the surplus available to support a planning obligations package is likely to be considered. More of general development management matter and does not inform particular viability assessment assumptions.	No particular additional assumptions that apply across the range of scheme types.
<b>GI02 - Regionally Important Geological Sites</b>	Y - See GI01	
<b>GI03 - Protected Species and other significant species</b>	Y - See GI01	
<b>GI04 - Amenity Green Space and Equipped Play Areas</b>	Y - generally within build costs and externals / Planning obligations cost assumptions.	Reflected in the scenario assumptions in terms of the applied land take requirements and build costs including additions for external and other works.
<b>GI05 - Protection of Playing Fields and Outdoor Sports Facilities</b>	N/A - more of a planning and land use implication than for viability consideration relevant to this assessment.	N/A
<b>GI06 - Landscaping and Green Infrastructure</b>	Y - considered through range of s.106/other costs sensitivity testing. In practice a range of sites will trigger mitigation requirements (localised works or contributions) but those will vary sites will vary with the site-specific details.	DSP's view and experience is that say £3,000/dwelling forms an appropriate sum, effectively as a contingency, for such measures. It follows that for all tests at £3,000 per dwelling, the immediate/essential highways mitigation/s.278 works are assumed to be specifically allowed for.
<b>GI07 - Jackey Bakers</b>	N/A - more of a planning and land use implication than for viability consideration relevant to this assessment.	N/A
<b>QD01 - General Design Principles</b>	Y - Firstly in respect of the general nature and quality of development expected to come forward and be supportable through the usual planning application and development management process. Therefore reflected in the nature of the build and related costs assumptions used for all appraisals. Secondly, additional cost allowances have been made in relation to sustainability to meet Part L of the Building Regulations, Lifetime Homes (now under Part M) - see Appendix I Residential Assumptions	Reflected in assumptions - assumed development appropriate as would be permitted under the range of development management criteria. Additional sustainability requirements included as part of build cost assumptions
<b>QD02 - Living Conditions</b>	Y - see QD01	
<b>QD03 - Advertisements</b>	N/A - more of a planning and land use implication than for viability consideration relevant to this assessment.	N/A
<b>QD04 - Telecommunications</b>	Y - Planning / design issue rather than direct cost impact except in exceptional circumstances. Any costs included within fees assumptions.	In the absence if particular or general off-setting requirements / contributions no particular additional assumptions that apply across the range of scheme types.
<b>HE01 - Archaeology</b>	N/A - more of a planning and land use implication than for viability consideration.	N/A
<b>HE02 - Development in Conservation Areas</b>	Y - Planning / design issue rather than direct cost impact except in exceptional circumstances. Any costs included within fees assumptions.	In the absence if particular or general off-setting requirements / contributions no particular additional assumptions that apply across the range of scheme types.
<b>HE03 - Local Heritage Assets</b>	N/A - more of a planning and land use implication than for viability consideration relevant to this assessment.	N/A
<b>HE04 - Historic Parks and Gardens</b>	Y - Planning / design issue rather than direct cost impact except in exceptional circumstances. Any costs included within fees assumptions.	In the absence if particular or general off-setting requirements / contributions no particular additional assumptions that apply across the range of scheme types.
<b>HE5 - Works to a heritage asset to address climate change</b>	N/A not relevant for the study purpose	
<b>CC01 - Fluvial and Tidal Flooding</b>	Y - Allowed for within build costs and fees so far as normal works extent is concerned. However could have very site specific impacts and as such would need to be treated as abnormal costs in weighing-up the overall viability position on a particular site. However basic SUDS requirements - assumed within build costs; standard FRA within fees. The assumptions also include contingencies.	No particular additional assumptions that apply across the range of scheme types.
<b>CC02 - Surface Water Management</b>	Y - See CC01	

<b>CC03 - Coastal Development</b>	N/A - more of a planning and land use implication than for viability consideration relevant to this assessment.	N/A
<b>CC04 - Sustainable Design</b>	Y - but in respect of the general nature and quality of development expected to come forward and be supportable through the usual planning application and development management process. Therefore reflected in the nature of the build and related costs assumptions used for all appraisals.	Reflected in build costs assumptions and location of development scenarios
<b>CC05 - Renewable energy installations</b>	Y - see CC04	
<b>CC06 - District Heating</b>	Y - see CC04	
<b>CC07 - Solar Parks</b>	N/A - more of a planning and land use implication than for viability consideration relevant to this assessment.	N/A
<b>CC08 - Richborough</b>	N/A - more of a planning and land use implication than for viability consideration relevant to this assessment.	N/A
<b>SE01 - Potentially Polluting Development</b>	N/A - more of a planning and land use implication than for viability consideration relevant to this assessment.	N/A
<b>SE02 - Landfill Sites and Unstable Land</b>	N/A - more of a planning and land use implication than for viability consideration relevant to this assessment.	N/A
<b>SE03 - Contaminated Land</b>	Y - Generally more of a planning/design related issue but any cost allowance covered by standard build costs and fees so far as normal works extent is concerned. However could have very site specific impacts / mitigation requirements, and as such would need to be treated as abnormal costs in weighing-up the overall viability position on a particular site.	No particular additional assumptions that apply across the range of scheme types.
<b>SE04 - Groundwater Protection</b>	N/A - more of a planning and land use implication than for viability consideration relevant to this assessment.	N/A
<b>SE05 - Air Quality</b>	Y - Generally more of a planning/design related issue but any cost allowance covered by standard build costs and fees so far as normal works extent is concerned. However could have very site specific impacts / mitigation requirements, and as such would need to be treated as abnormal costs in weighing-up the overall viability position on a particular site.	No particular additional assumptions that apply across the range of scheme types.
<b>SE06 - Noise Pollution</b>	Y - See SE05	
<b>SE07 - Noise Action Plan Important Areas</b>	Y - See SE05	
<b>SE08 - Aircraft Noise</b>	N/A - more of a planning and land use implication than for viability consideration relevant to this assessment.	N/A
<b>SE09 - Aircraft Noise and Residential Development</b>	Y - Generally more of a planning/design related issue but any cost allowance covered by standard build costs and fees so far as normal works extent is concerned. However could have very site specific impacts / mitigation requirements, and as such would need to be treated as abnormal costs in weighing-up the overall viability position on a particular site.	No particular additional assumptions that apply across the range of scheme types.
<b>SE10 - Light Pollution</b>	Y - see SE09	
<b>CM01 - Provision of New Community Facilities</b>	Y - A variety of commercial development scenarios of various types have been considered at an appropriate high level for the study purpose, covering a range of values representing the variety relevant in different areas and across different scheme/site types. (See main report text)	Reflected in values and costs assumptions used within high level commercial appraisal scenarios.
<b>CM02 - Protection of Existing Community Facilities</b>	N/A - more of a planning and land use implication than for viability consideration relevant to this assessment.	N/A
<b>CM03 - Expansion of Margate Cemetery</b>	N/A not relevant for the study purpose	
<b>CM04 - Expansion of Minster Cemetery</b>	N/A not relevant for the study purpose	
<b>TP01 - Transport assessments and Travel Plans</b>	Y - to the extent that the study allows for appropriate development densities, design, build costs and external works costs and S106 cost assumptions within the development scenarios modelled.	Reflected in the scenarios assumptions on a range of inputs; most directly relevant the build costs assumptions including by means of additions for external and other works - see Appendix I
<b>TP02 - Walking</b>	N/A - more of a planning and land use implication than for viability consideration relevant to this assessment.	N/A
<b>TP03 - Cycling</b>	Y - Generally more of a planning/design related issue but any cost allowance covered by standard build costs and fees so far as normal works extent is concerned. However could have very site specific impacts / mitigation requirements, and as such would need to be treated as abnormal costs in weighing-up the overall viability position on a particular site.	No particular additional assumptions that apply across the range of scheme types.
<b>TP04 - Public Transport</b>	N/A not relevant for the study purpose	
<b>TP05 - Coach Parking</b>	N/A - more of a planning and land use implication than for viability consideration relevant to this assessment.	N/A
<b>TP06 - Car Parking</b>	Y - Generally more of a planning/design related issue but any cost allowance covered by standard build costs and fees so far as normal works extent is concerned. However could have very site specific impacts / mitigation requirements, and as such would need to be treated as abnormal costs in weighing-up the overall viability position on a particular site.	No particular additional assumptions that apply across the range of scheme types.
<b>TP07 - Town Centre Public Car Parks</b>	N/A - more of a planning and land use implication than for viability consideration relevant to this assessment.	N/A
<b>TP08 - Freight and service delivery</b>	N/A - more of a planning and land use implication than for viability consideration relevant to this assessment.	
<b>TP09 - Car parking provision at Westwood</b>	Y - Generally more of a planning/design related issue but any cost allowance covered by standard build costs and fees so far as normal works extent is concerned. However could have very site specific impacts / mitigation requirements, and as such would need to be treated as abnormal costs in weighing-up the overall viability position on a particular site.	No particular additional assumptions that apply across the range of scheme types.
<b>TP10 - Traffic Management</b>	Y - see TP09	