

Development Viability

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Content

- Brief
- Methodology / Approach
- Outputs from research

Brief

- Assess the implications of Part L proposals on typical development scenarios.
- Up to 4 different land values
- Using up to date Planning requirements, including 'actual' negotiated terms.
- Establishing viability and what 'has to give'.

Methodology

- **Land values across Wales:**
 - Cardiff , Rhondda Cynon Taff, Pembrokeshire, Flintshire.
- **3 Part L options based on PPW, 25% and 40% improvements on 2010 Part L.**
- **Scheme size: 5 dwellings, 50 dwellings, 100 dwellings**
- **Development mix:**
 - Detached 30%, End Terrace 38.5%, Mid Terrace 10.5%, Apartments 21%.

Methodology (continued)

- **Capital Cost information:**
 - on-gas; apartments 100% 4 storey; with and without sprinklers.
- **Wider development costs:**
 - affordable housing; planning contributions; developer's return/sales.
- **Does not consider:**
 - site specific abnormalities; additional public funding; commercial revenue.

Outputs

- Generic financial model to enable 'what if' scenarios for each land value.
- A number of development appraisals (for each land value and development size) illustrating the key impacts by location.
- Establishing the difference between policy and what is eventually negotiated in terms of Planning