Tendring District Council

Local Plan Viability Assessment

August 2026 Update Note

August 2026

HDH Planning & Development

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1. Introduction

1.1 HDH Planning & Development Ltd (HDH) produced the *Tendring District Council Local Plan Viability Assessment* (HDH, January 2026). The 2026 LPVA built on (and replaced) the Council's existing viability work. The primary purpose of this August 2026 Update Note is to update the modelling of the Strategic Sites and to test them against the anticipated strategic infrastructure and mitigation costs. This August 2026 Update Note has been produced, prior to the submission of the Local Plan and also considers changes in national policy, changes in the policies in the emerging Local Plan, changes in the main inputs to the viability assessment (house prices and build costs), and the Regulation 18 responses that related to the 2026 LPVA.

1.2 This 2026 Update Note should be read as an annex to *Tendring District Council Local Plan Viability Assessment* (HDH, January 2026). Firstly, changes to national policy are considered, then changes in house prices and build costs are investigated, before the emerging Local Plan is reviewed.

1.3 As set out towards the end of this note, a further set of appraisals has been run that reflect the various updates and changes made.

2. Changes in National Policy

2.1 As the 2026 LPVA was being finalised, in December 2025, the Government published a draft NPPF[1] for consultation. The new NPPF is yet to be published, however, if it follows the draft document, it will be a fundamental re-write of the national planning policy, making a number of significant changes to the planning system. The draft sets out national decision-making policies. It is proposed that these national decision-making policies are *'read alongside the policies in the development plan*' and are a material consideration when determining planning applications.

2.2 In terms of national policy, the main change is that the Government announced in March 2026 that it will be implementing the Future Homes Standard and Future Building Standard through Building Regulations in March 2027[2].

2.3 The impact of various steps towards Zero Carbon development were tested in the 2026 LPVA. The Local Plan policy is based on Net Zero Carbon development – being a standard that is greater than the Future Homes Standard, so the 2026 LPVA is consistent in this regard.

National Planning Policy Framework

2.4 The extant NPPF was published in December 2024 (and was further updated in February 2025[3]). This NPPF made some significant changes to the planning system, particularly to the way the overall requirement for housing is assessed (the Standard Method), however, it did not change the place of viability testing in the plan-making process, and the detail beyond that is largely unchanged.

2.5 The 2026 LPVA is fully consistent with the extant NPPF, and consistent with the draft NPPF.

Planning Practice Guidance

2.6 The December 2025 consultation on the draft NPPF asks a number of questions in relation to viability, including views on changes in relation to growth testing, developer's returns and benchmark land values. It does not propose new wording. It will be necessary to keep these under review.

2.7 Several updates have been made to the PPG. These provide clarity rather than introducing new requirements that were not covered in the 2026 LPVA.

2.8 The overall requirement for viability testing was updated in December 2025:

[1] National Planning Policy Framework: proposed reforms and other changes to the planning system - GOV.UK

[2] FHBS_Circular.pdf

[3] The December 2024 version of the National Planning Policy Framework was amended in February 2025 to correct cross-references from footnotes 7 and 8, and amend to the end of the first sentence of paragraph 155 to make its intent clear.

> *<u>How should plan makers set policy requirements for contributions from development?</u>*
>
> *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). This should include the minimum proportion of Social Rent homes required.*
>
> *These policy requirements should be informed by evidence of infrastructure and affordable housing need, including the need for those who require Social Rent, 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. Policy requirements should be clear so that they can be accurately accounted for in the price paid for land. To provide this certainty, Social Rent and other types of affordable housing requirements should be expressed as a single figure rather than a range. Different requirements may be set for different types or location of site or types of development.*
>
> *PPG 10-001-20251216*

2.9 The 2026 LPVA took a proportionate approach, building on the Council's existing evidence, and considers all the local and national policies that will apply to new development. This is now updated as appropriate.

Wider Changes Impacting on Viability

2.10 There have been several changes at a national level over the last few years that are timely to mention.

Environmental Standards

2.11 The Government announced in March 2026 that it will be implementing the Future Homes Standard and Future Building Standard through Building Regulations in March 2027[4].

2.12 As mentioned above, the impact of various steps towards Zero Carbon development was tested in the 2026 LPVA. The Local Plan policy is based on Net Zero Carbon development – being a standard that is greater than the Future Homes Standard, so the 2026 LPVA is consistent in this regard.

Planning Application Fees

2.13 Planning fees increase each year. The updated amounts are applied[5] in the appraisals set out at the end of this note.

Building Safety Levy

2.14 The Building Safety Levy (BSL) was announced in February 2021 to pay for the remediation of building safety defects as part of the response to the Grenfell Tower fire. In March 2025, the Government announced that the Levy will be introduced in Autumn 2026. In Tendring, the

[4] FHBS_Circular.pdf

[5] Planning fees: annual indexation from 1 April 2026

Levy, will be £12.40 per sqm for brownfield land and £24.80 per sqm for greenfield land and would apply to major development[6].

2.15 The BSL was treated as a cost in the 2026 LPVA, and is included in the appraisals at the end of this note.

Viability Guidance

2.16 Neither the NPPF nor the PPG set out step-by-step technical guidance, although the updated PPG includes guidance in a number of specific areas. The earlier viability work drew on the *Viability Testing in Local Plans – Advice for planning practitioners* (LGA/HBF – Sir John Harman) June 2012[7] (known as the Harman Guidance[8]), and followed the relevant RICS guidance being the *Financial viability in planning: conduct and reporting RICS professional statement, England* (1st Edition, May 2019) and A*ssessing viability in planning under the National Planning Policy Framework 2019 for England, GUIDANCE NOTE* (RICS, 1st edition, March 2021).

2.17 No further relevant guidance has been published.

[6] Building Safety Levy: Technical consultation response - GOV.UK

[7] Viability Testing in Local Plans has been endorsed by the Local Government Association and forms the basis of advice given by the, MHCLG funded, Planning Advisory Service (PAS).

[8] viability-testing-local-p-42b.pdf

3. Changes in House Prices

Market Housing

3.1 The residential value assumptions in the 2026 LPVA were researched and gathered in the late 2025. Since then, house prices have changed a little. There are a range of data sources that can be referenced; however, the Land Registry is the most complete.

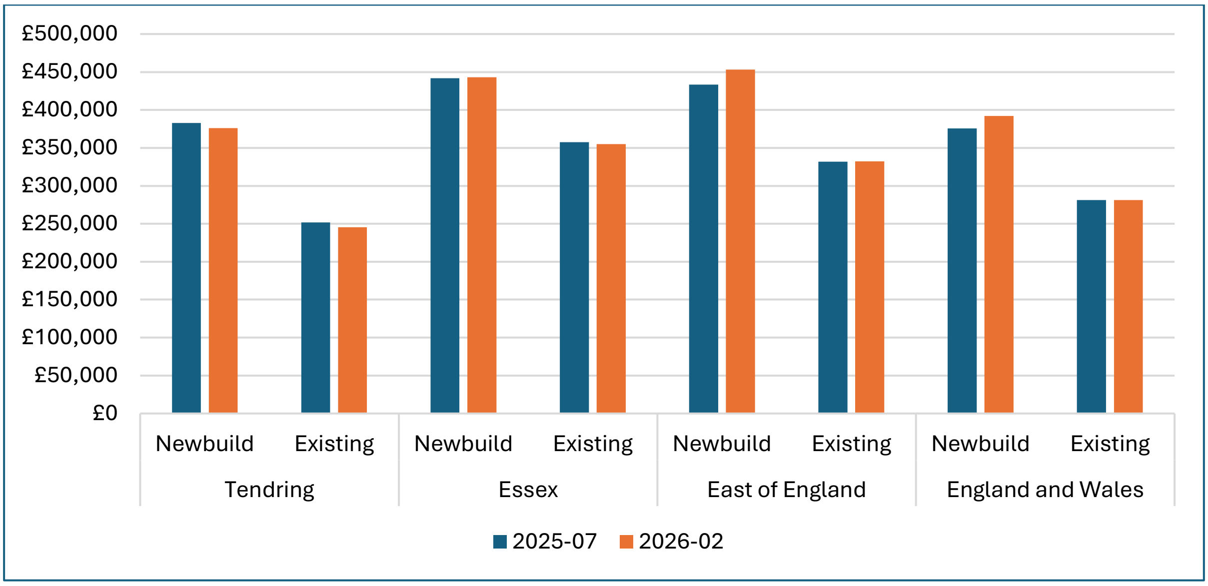
Table 3.1 Change in Average House Prices

	Tendring	Essex	East of England	England and Wales
2025-07	£263,662	£361,118	£336,155	£284,897
2026-04	£255,529	£356,189	£336,300	£286,209
	-£8,133	-£4,929	£145	£1,312
	-3.08%	-1.36%	0.04%	0.46%

Source: Land Registry (July 2026)

3.2 This data shows that average prices have decreased a little across the District. They are unchanged across the East of England and the wider Country. This data can be disaggregated and newbuild sales separated out.

Figure 3.1 Change in Average Newbuild House Prices July 2025 to February 2026



Source: Land Registry (July 2026)

3.3 The Land Registry's latest data suggests that the average newbuild sale price in the District has decreased marginally (1.7%) since the 2026 LPVA was completed.

3.4 The 2026 LPVA included data on newbuild price paid data sourced from Landmark (Figure 4.7). In this 2026 Update Note, similar data from Landstack is analysed, the price paid data from the Land Registry is married with the floor areas sourced from the EPC Register, for newbuild sales since the start of 2024. As set out in Table 4.4 of the 2026 LPVA, there is little data from the most recent years, the updated data has limited data from 2026.

Table 3.2 Newbuild Price Paid Data by Year – TDC 2024 – 2026

	Bungalow	Detached	Flats	Semi-detached	Terraced	**All**
2024	32	257	18	101	40	448
	£391,094	£442,578	£160,889	£317,976	£329,116	£389,361
	£4,025	£3,394	£3,042	£3,575	£3,664	£3,489
2025	27	138	2	64	28	259
	£390,374	£462,747	£151,500	£333,652	£347,918	£408,485
	£4,397	£3,557	£2,763	£3,870	£3,762	£3,747
2026	0	2	0	2	0	4
		£278,422		£177,587		£228,004
		£2,571		£2,249		£2,410
ALL	**59**	**397**	**20**	**167**	**68**	**711**
	£390,765	**£448,762**	**£159,950**	**£322,302**	**£336,858**	**£395,420**
	£4,195	**£3,445**	**£3,026**	**£3,671**	**£3,707**	**£3,575**

Source: Landstack (July 2026)

3.5 The data above compares with that presented in Appendix 5 of the 2026 LPVA. This suggests that average newbuild house prices for the period 2024 to 2026 are similar (or marginally higher) to at the time of the 2026 LPVA.

3.6 The above data can be disaggregated and is presented in **Appendix 1**. The data compares with that presented in Appendix 5 of the 2026 LPVA. The data does seem to include some significant outliers (for example Eastcliff). There are presented for transparency, however the small sample size in some areas means care should be taken with the small samples

3.7 A survey of newbuild asking prices was carried out in September 2025. The survey data was refreshed in July 2026, when there were 180 or so newbuild homes being advertised for sale. The research is presented in **Appendix 2** and summarised below:

Table 3.3 Survey of Newbuild Asking Prices – July 2026.

Count					
	Detached	Flat	Semi-detached	Terrace	All
Clacton-on-Sea	29	0	21	2	52
Colchester	37	2	12	2	53
Frinton-on-Sea	6	0	9	0	15
Great Holland	1	0	0	0	1
Harwich	10	0	11	2	23
Little Clacton	6	0	0	0	6
Manningtree	8	3	5	0	16
St Osyth	5	0	4	1	10
Walton-on-the-Naze	2	0	0	0	2
TDC Area	**104**	**5**	**62**	**7**	**178**
Average Asking Price £					
	Detached	Flat	Semi-detached	Terrace	All
Clacton-on-Sea	£459,931		£314,262	£450,000	£400,721
Colchester	£519,730	£197,498	£373,750	£362,500	£468,585
Frinton-on-Sea	£468,332		£297,777		£365,999
Great Holland	£500,000				£500,000
Harwich	£448,750		£287,045	£279,998	£356,738
Little Clacton	£441,667				£441,667
Manningtree	£629,375	£270,000	£428,000		£499,063
St Osyth	£549,000		£436,250	£280,000	£477,000
Walton-on-the-Naze	£350,000				£350,000
TDC Area	**£495,149**	**£240,999**	**£335,597**	**£352,142**	**£426,812**
Average Asking Price £ per sqm					
	Detached	Flat	Semi-detached	Terrace	All
Clacton-on-Sea	£3,940		£4,053	£4,639	£4,012
Colchester	£4,132	£3,950	£3,829		£4,040
Frinton-on-Sea	£3,801		£3,606		£3,666
Great Holland	£4,545				£4,545
Harwich	£3,373		£3,456	£3,139	£3,393
Little Clacton	£4,924				£4,924
Manningtree	£4,127	£4,232	£4,096		£4,146
St Osyth	£3,899		£3,963	£4,000	£3,935
Walton-on-the-Naze	£4,642				£4,642
TDC Area	**£4,029**	**£4,119**	**£3,807**	**£3,911**	**£3,949**

Source: Market Survey (July 2026) (The blanks indicate where no asking price and or GIA is available).

3.8 In 2025 the average asking price across the District was £3,931 per sqm. This is very similar at £3,949 per sqm

3.9 The following values were used in the 2026 LPVA:

Table 3.4 2026 Residential Price Assumptions – £ per sqm

	Clacton and Adjacent	Harwich and Adjacent	Harwich Central	Rest of District
Houses	£3,960	£3,525	£2,750	£3,800
Flats	£3,000			

Source: Table 4.7, 2026 LPVA

3.10 These are carried forward into the appraisals at the end of this note unchanged:

Affordable Housing Values

3.11 The derivation of the value assumptions for affordable housing was set out from paragraph 4.50 of the 2026 LPVA. These are carried forward into the appraisals at the end of this note unchanged:

The Wider Housing Market

3.12 The development identified in the new Local Plan will be built out over many years and across development cycles. It is useful to consider how values may change in the future. There is a degree of uncertainty in the housing market as reported by the RICS. The June 2026 RICS UK Residential Market Survey[9] said:

> ***Momentum remains weak, though some indicators point to the recent downturn in activity easing***
>
> - *Measures of buyer demand and newly agreed sales still negative, albeit marginally less so than before*
> - *Headline house price indicator largely stable in recent months, although this remains consistent with a modest degree of downward pressure*
> - *Near-term sales expectations turn somewhat less negative, but are yet to signal a genuine turnaround*
>
> *The June 2026 RICS UK Residential Market Survey points to only tentative signs of improvement, despite the recent easing in global geopolitical tensions and the associated unwinding in oil prices. That said, anecdotal remarks from respondents suggest that domestic political uncertainty is emerging as another headwind for the market. Overall, activity indicators remain subdued, although the pace of deterioration appears to be moderating. While the near-term outlook for sales volumes remains relatively soft, sentiment is less downbeat than in recent months, suggesting that the housing market may be moving towards a more stable phase.*
>
> *Looking at new buyer enquiries, the headline net balance of -29% this month is marginally less negative than the -34% readings recorded in each of the previous two surveys. Indeed, June's figure represents the least downbeat result since February, although it still points to relatively weak buyer demand for the time being. Moreover, the majority of UK regions continued to post*

[9] UK Residential Market Survey

negative net balances in the latest report, highlighting the broad-based nature of the current softness in demand.

With respect to agreed sales, this measure also turned marginally less negative, posting a net balance of -32% compared with -35% previously. Nevertheless, the latest reading remains indicative of subdued market momentum. Looking ahead, near-term sales expectations registered a net balance of -16%, improving from a recent low of -34% in March. As such, respondents appear to anticipate a moderation in recent weakness rather than an outright turnaround in market conditions over the next three months. Looking further ahead, feedback from respondents points to a broadly flat trend in sales volumes over the next twelve months, evidenced by a net balance reading of +1% in June, largely unchanged from +2% in the previous survey.

Turning to supply, the new instructions to sell indicator fell further into negative territory, posting a net balance of -23%, down from -10% previously. This represents the weakest reading for the measure in more than a year, signalling a clear contraction in the flow of fresh listings coming onto the market. A similar trend is evident in the market appraisals series, where the net balance slipped to -22%. Taken together, these results suggest that the supply pipeline is beginning to thin, potentially limiting the volume of new stock entering the market in the months ahead.

For house prices, the latest aggregate net balance came in at -33%, broadly in line with the readings of -35% and -34% recorded in April and May respectively. As such, while the indicator continues to point to modest downward pressure on prices at the national level, the trend appears to be stabilising rather than deteriorating further. At the regional level, the South East and South West of England continue to exhibit noticeably more negative net balances than the UK average. By contrast, respondents in Northern Ireland and, to a lesser extent, Scotland continue to report that house prices are following an upward trajectory.

Looking ahead, near-term price expectations at the aggregate level remain somewhat negative, although less so than in the previous survey, with the net balance moving to -32% from -44%. Further ahead, the twelve-month outlook remains modestly positive, with a net balance of +8% of respondents expecting house prices to rise over the year ahead, up slightly from +6% in the previous survey.

In the rental market, respondents reported a modest pickup in tenant demand, with the headline net balance rising to +18% in June. While this represents the strongest reading since May 2025, it remains relatively subdued by the standards of recent years. Alongside this, the new landlord instructions indicator became slightly less negative, coming in at -18% from -28% previously. Even so, the measure continues to point to a constrained supply backdrop across the lettings market. Against this imbalance, near-term rental price expectations remain consistent with further rent increases in the months ahead, with projected rental growth over the next twelve months currently standing at around 2.5% (when viewed on a three-month moving average basis).

3.13 HM Treasury brings together some of the forecasts in its regular *Forecasts for the UK economy: a comparison of independent forecasts* report[10].

[10] Forecasts for the UK economy - GOV.UK

Table 3.5 Consolidated House Price Forecasts

Table 2 - 2026: Growth in prices and monetary indicators (% change)

Forecasters and dates of forecasts			CPI (Q4 on Q4 year ago, %)	RPI (Q4 on Q4 year ago, %)	Average earnings (Q4 on Q4 year ago, %)	Sterling index (Jan 2005=100)	Official Bank rate (level in Q4, %)	Oil price (Brent, $/bbl)	Nominal GDP	House price inflation (Q4 on Q4 year ago, %)
City forecasters										
Barclays Capital	May		3.2	4.5	-	-	3.75	100.0	-	-
Berenberg	June	*	3.5	-	3.1	-	3.50	-	-	-2.0
Bloomberg Economics	Dec		2.1	-	-	-	3.50	-	-	-
Capital Economics	June	*	3.7	4.9	2.3	81.3	3.75	80.0	3.9	1.5
Deutsche Bank	June	*	3.3	4.4	-	-	3.75	-	93.0	-
EY	May		4.1	-	-	-	3.75	95.0	5.1	-
HSBC	June	*	4.0	5.0	3.6	-	4.25	-	-	-
JP Morgan	June	*	3.7	-	-	-	4.00	-	4.3	-
KPMG	June	*	3.6	-	-	-	3.75	87.5	-	-
Natwest Markets	June	*	3.7	4.5	3.1	-	4.00	89.0	4.5	-
Nomura	June	*	3.4	3.9	3.3	-	4.00	-	-	-
Pantheon	Jan		2.7	2.9	4.0	-	3.50	-	-	2.0
UBS	June	*	3.3	3.8	2.5	-	3.75	-	5.0	-
Non-City forecasters										
British Chambers of Commerce	June	*	3.8	-	3.7	-	3.75	-	-	-
Beacon Economic Forecasting	June	*	3.6	4.3	3.5	83.4	4.00	90.7	4.8	1.1
CBI	June	*	3.6	3.3	3.6	82.7	3.75	95.0	3.8	-
CEBR	June	*	3.1	4.1	3.1	84.7	3.75	-	-	3.8
Experian Economics	June	*	4.5	5.4	3.3	-	3.75	87.5	-	0.4
Heteronomics	June	*	3.9	4.5	3.7	85.4	4.00	90.3	-	2.0
ICAEW	June	*	3.4	-	-	-	3.75	-	-	-
ITEM Club	Feb		2.3	-	-	-	3.5	-	-	2.8
Liverpool Macro Research	June	*	4.3	5.1	3.5	82.6	3.25	-	-	-
NIESR	June	*	3.2	5.3	3.4	89.1	4.00	-	4.3	-0.2
Oxford Economics	June	*	4.0	4.5	3.5	82.6	3.75	98.2	3.5	0.6
RSM	June	*	3.6	-	3.6	-	3.75	-	-	-
OECD	June		4.3	-	-	-	-	-	-	-
IMF	April		3.5	-	-	-	-	-	-	-
Average of forecasts received in the last 3 months (excludes OBR, IMF and OECD forecasts)										
Independent			3.7	4.5	3.3	84.0	3.8	91.3	13.2	0.9
Received this month (marked *)			3.7	4.5	3.3	84.0	3.8	89.8	14.1	0.9
City			3.6	4.4	3.0	81.3	3.8	90.3	19.3	-0.3
Range of forecasts received in the last 3 months (excludes OBR, IMF and OECD forecasts)										
Highest			4.5	5.4	3.7	89.1	4.25	100.0	93.0	3.8
Lowest			3.1	3.3	2.3	81.3	3.25	80.0	3.5	-2.0
Median			3.6	4.5	3.5	83.1	3.75	90.5	4.4	0.8
OBR	Mar		1.9	2.9	3.1	84.6	3.31	63.1	3.3	2.7

Source: Forecasts for the UK economy: a comparison of independent forecasts No 467 (HM Treasury, June 2026).

3.14 Property agents Savills are forecasting the following changes in house prices, suggesting continued growth:

Table 3.6 Savills Property Price Forecasts

	2026	2027	2028	2029	2030	2026-2030
Mainstream UK	-2.0%	2.5%	5.0%	6.0%	6.0%	18.5%
East of England Mainstream	-3.5%	2.0%	4.0%	5.5%	5.5%	13.9%
Prime Regional Wider South	-2.0%	2.5%	4.0%	5.0%	5.0%	15.2%
UK Rents	2.5%	2.0%	2.0%	2.5%	2.5%	12.0%

Source: Savills [11]

3.15 In this context is relevant to note that the Nationwide Building Society reported in June 2026[12]:

Annual house price growth edges higher in June

- *UK annual house price growth picked up to 2.2% in June, from 1.7% in May*
- *Northern Ireland remained best performing region, with prices up 8.6% year on year in Q2 2026*
- *Outer South East weakest performing region, with 0.1% annual rise*

Headlines	May-26	Apr-26
Monthly Index*	550.7	550.9
Monthly Change*	-0.0%	-0.6%
Annual Change	2.2%	1.7%
Average Price (not seasonally adjusted)	£277,484	£278,024

** Seasonally adjusted figure (note that monthly % changes are revised when seasonal adjustment factors are re-estimated)*

3.16 Nationwide produces regional figures on a quarterly basis. This data suggests, for East Anglia, an annual 0.3% change in Q2 2026 and an annual -0.4% change from the previous quarter.

3.17 Lloyds Bank (previously Halifax Building Society) reported a slightly different situation in June 2026[13]:

House prices edge up in June as borrowing costs start to ease

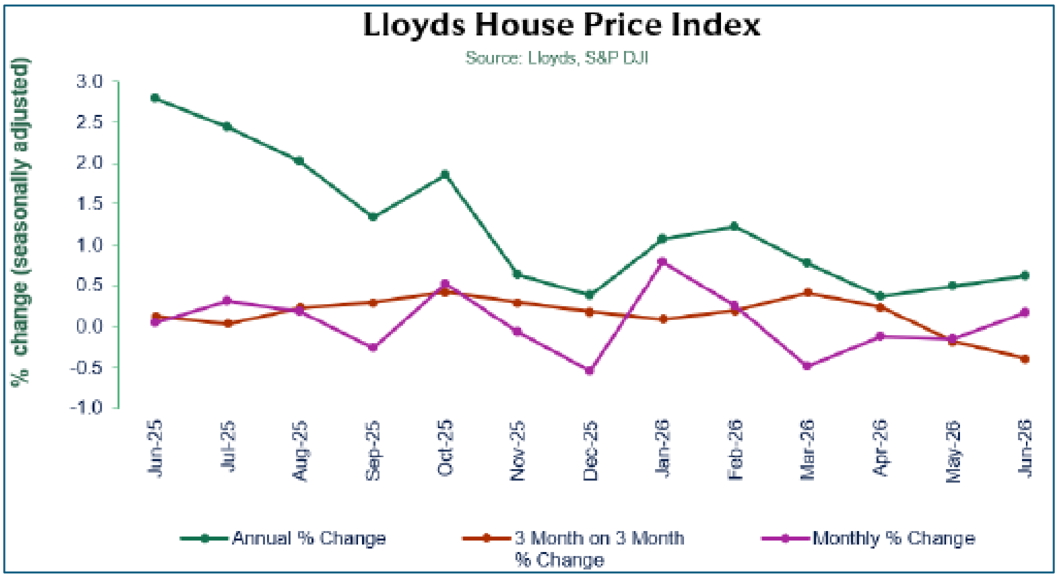
- *House prices rose +0.2% in June, following a 0.2% fall in May*
- *Average property price now £299,330 compared with £298,812 in May*

[11] Savills UK | Residential Property Market Forecasts

[12] Nationwide HPI News - Reports

[13] Halifax UK | House Price Index | Media Centre

- *Annual growth up slightly to +0.6%, from +0.5% in May*
- *Northern Ireland continues to record the UK's strongest annual growth at +7.4%*



3.18 Whilst there is uncertainty in the market, a degree of house price growth is anticipated.

3.19 The final section of this note includes a further set of appraisals based on the updated policy requirements, price and cost information. Sensitivity testing to changes in values has been carried out.

4. Changes in Development Costs

4.1 The build costs in the 2026 LPVA, as suggested in the PPG, were derived from the BCIS data. The cost figure for Essex for 'Estate Housing – Generally' was £1,608 per sqm at that time (November 2025). The equivalent figure now (July 2026) has increased to £1,637 per sqm. This data suggests that the cost of construction has increased by a little less than 2% since the 2026 LPVA was undertaken.

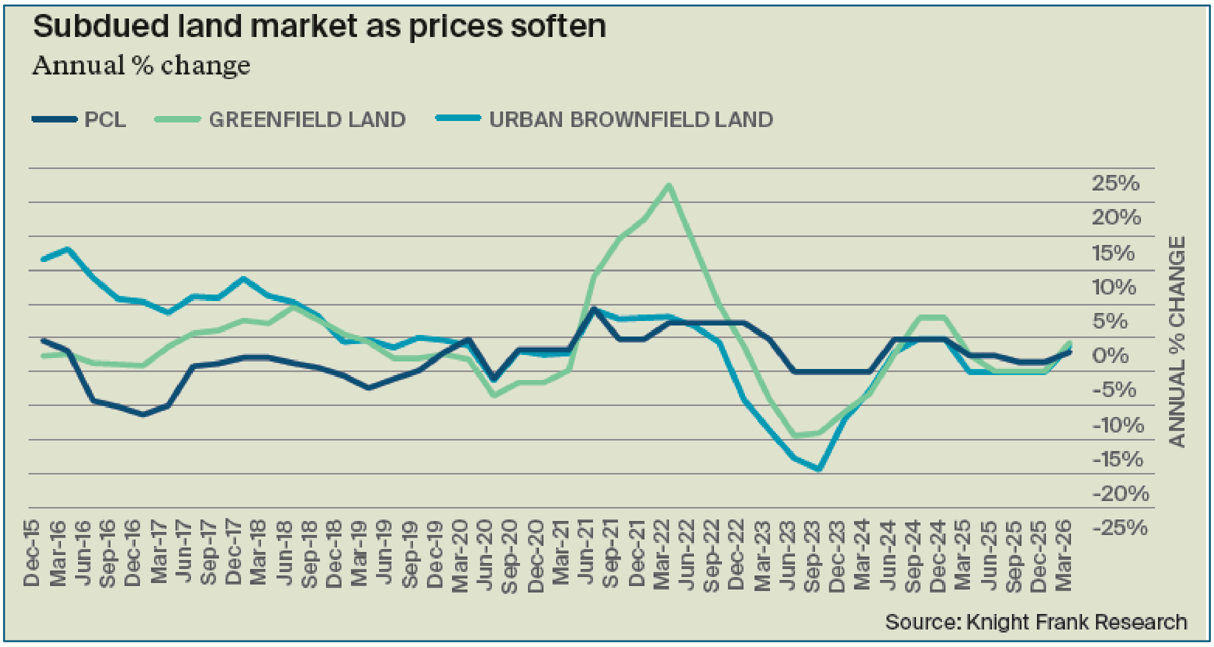
4.2 There has been much coverage in the press around build cost inflation. The BCIS is predicting that, going forward, the General Build Cost Index will increase by about 2.5% over the next year (from July 2026 – 507.2 to July 2026 – 520.1) and by about 7.3% over the next three years. (from July 2026 – 507.2 to July 2029 – 544.0).

4.3 The final section of this note includes a further set of appraisals based on the updated policy requirements, price and cost information. Sensitivity testing to changes in (BCIS based) build costs has been carried out.

5. Changes in Land Value

5.1 It is timely to review how the value of development land has changed over the last few years. There are several sources of relevant information. *Development Land Index* (Knight Frank Q1 2026 – being the most recently published) suggests that land prices may have fallen over the last few years.

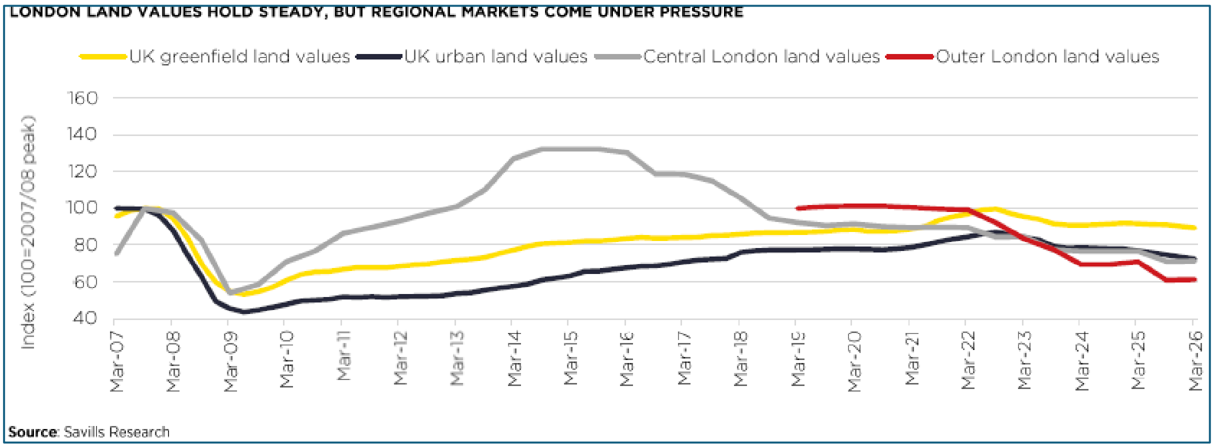
Figure 5.1 Knight Frank Development Land Index



Source: *Development Land Index (*Knight Frank Q1 2026)

5.2 A similar picture is given by Savills in its *Market in Minutes, Residential Development Land* (Savills Q1 2026).

Figure 5.2 Savills Indexed Residential Development Land Index (Index to 100 at 2007/2008 peak)



Source: Market in Minutes, Residential Development Land (Savills Q1 2026)

5.3 The above data suggests that the value of development land is unchanged.

6. Changing Policy Requirements

6.1 The 2026 LPVA included a set of appraisals based on the recommended mix of policies (i.e. the combined planning obligations). The results were set out in Appendix 14 of that report, and were based on the following assumptions:

a.	Affordable Housing	Strategic Sites	30%	
		All other sites	20%	
		Delivered as 10% Social Rent, 60% Affordable Rent, 30% AHO		
b.	Design	20% Biodiversity Net Gain		
		5% of affordable housing of all as M4(3)b and 40% of all as M(4)2,		
		Zero Carbon, 100 LPPPD		
c.	Developer Contributions	ECC (20+units)	Houses	£10,000 per unit
			Flats	£5,400 per unit
		Other items (all)	£2,500 per unit + RAMS £169 per unit	
		Off-site POS	Brownfield sites	

6.2 These suggestions were not all carried into the Local Plan – rather the Council also had regard to the wider evidence base in finalising the Local Plan.

6.3 The policies in the emerging Local Plan were reviewed in Chapter 8 of the 2026 LPVA. The policies in the emerging Local Plan are reviewed below. Only those policies that impact directly on viability are considered.

Sustainable Places

Strategic Policy SPL1a: Presumption in Favour of Sustainable Development

6.4 This is a high-level policy that does not impact on viability.

Strategic Policy SPL1: Managing Growth, Strategic Policy SPL2: Settlement Development Boundaries

6.5 These are high-level policies that concern the distribution of development. They do not impact on viability.

Non-strategic Policy SPL3: Sustainable Design

6.6 This is a high-level design policy that does not impact on viability, beyond those requirements considered elsewhere below.

Healthy Places

Non-strategic Policy HP1: Improving Health and Wellbeing

6.7 This policy seeks a Health Impact Assessment (HIA) for development of 50 or more dwellings, all development in Use Class C2 (Residential Institutions) and all non-residential developments delivering 1,000 square metres or more GIA.

6.8 This requirement was considered in the LPVA. An HIA is a process that considers the wider effects of projects and developments and how they, in turn, may affect people's health and wellbeing. Some of these may be positive, while others could be detrimental and require mitigation. The idea is to ensure that a proposed project or development can be adjusted to maximise benefits to local health and minimise any harm by addressing existing health inequalities as well as avoiding the creation of new ones. An HIA is a tool for integrating the promotion of health and wellbeing into a wide range of policies, projects and services.

6.9 In themselves, HIAs do not add to the cost of development, however it is important that consideration is given the process from the start of the design process to ensure that subsequent changes (that can be costly) are not required. The cost of preparing an HIA is reflected in the allowance for fees.

6.10 The policy goes on to seek developer contributions under the s106 and / or CIL to '*deliver either new medical or healthcare facilities or the expansion, improvement or amalgamation of existing facilities*'. Developer contributions are considered under Strategic Policy DI1: Infrastructure Delivery and Impact Mitigation below.

New Non-strategic Policy HP1a: Managing the Location of Hot Food Takeaways

6.11 This is a development management policy that does not impact directly on viability.

Non-strategic Policy HP2: Community Facilities, New Non-strategic Policy HP4: Cemeteries, Crematoriums and Burial Sites, Non-strategic Policy HP5: Open Space, Sports and Recreation Facilities

6.12 These policies seek to seek developer contributions under the s106 and / or CIL in relation to various items. Developer contributions are considered under Strategic Policy DI1: Infrastructure Delivery and Impact Mitigation below.

6.13 HP5 goes on to seek the following amounts of open space:

- *Sites of 3 hectares and over, but less than 10 hectares: at least 10% of the gross site area as public open space, which will include play equipment;*
- *Sites of 10 hectares and over, but less than 30 hectares: at least 20% of the gross site area as public open space, which will include play equipment and allotments;*
- *Sites of 30 hectares and over, but less than 70 hectares: at least 30% of the gross site area as public open space, which will include play equipment and allotments, and an element of outdoor playing facilities and/or built community sports provision; and*

- *Sites of 70 hectares or more: at least 40% of the gross site area as public open space, which will include play equipment and allotments, and both outdoor playing facilities and built community sports facilities.*

6.14 These requirements are conditioned as follows:

The areas of open space required shall not include landscape buffers within 2 metres of any boundary, areas for wildlife mitigation or similar designations/requirements nor include areas for SUDs.

6.15 The modelling in the LPVA was based on the Fields In Trust Standards (2024). In this note, the modelling is based on the following net gross assumptions. It is assumed that formal open space is within the open space as set out below, rather than in addition to the open space:

Table 6.1 Net Developable Area Assumptions

Site Size	HP5 Open Space	Allowance or SUDS etc	Net Developable Area
3 ha to 10 ha	10%	20%	70%
10 ha to 30 ha	20%	15%	65%
30 ha to 70 ha	30%	10%	60%
Over 70 ha	40%	10%	50%

Source: 2026

6.16 Sites of less than 3ha are modelled at 80% net developable area, and sites of less than 10 units at 100% net developable area.

6.17 The Council has confirmed that the open space and similar wider policy requirements have been taken into account when establishing the site capacity of the allocations. The Strategic Sites are modelled based on the updated information provided by the Council.

Living Places

Strategic Policy LP1: Housing Supply

6.18 This is an enabling policy that does not impact on viability.

Strategic Policy LP2: Housing Choice

6.19 The policy seeks that on developments comprising 10 or more homes, the a mix of dwelling sizes, types, and tenures that aligns with the housing needs identified in the most recent Strategic Housing Market Assessment. The mix is as follows:

Table 6.2 TDC Housing Mix

	All	*1 bed*	*2 bed*	*3 bed*	*4 bed*
Market Housing*	**78%**	24%	27%	23%	26%
Affordable Home Ownership	**7%**	19%	26%	34%	21%
Affordable Rent / Social Rent	**15%**	25%	25%	26%	25%

Source: Figure 8.1 TDC SHMA (HDH, March 2025)

6.20 In the LPVA the SHMA mix was caveated:

> *This mix has informed the modelling, although wider factors, such as the locality of schemes is also considered. Further, the market is unlikely to deliver large numbers of 1 bed units so the proportion of these is reduced, particularly on the larger greenfield sites.*

6.21 The Council has confirmed that the SHMA mix is not to be applied rigidly, rather is to one of the factors (includes matters such as situation, location nature of the site) to be taken into account. As in the earlier study, this is reflected in the modelling, regard is also had to the type of site.

Non-strategic Policy LP3: Housing Density and Standards

6.22 The policy seeks:

> *On housing developments of 10 or more dwellings, 10% of market housing should be to Building Regulations Part M4(2) 'adaptable and accessible' standard. For affordable homes, 95% should be to Building Regulations Part M4(2) and 5% should be to Part M4(3) 'wheelchair-user' standards.*

6.23 This requirement was tested in the 2026 LPVA. Having discussed this with the Council, and bearing in mind the draft NPPF, the base assumption is taken as 5% of affordable housing as M4(3)b Wheelchair Accessible standard and 40% of all housing as M4(2) Accessible and Adaptable Standard (as per the draft NPPF). It is assumed that in the first instance the M4(2) housing will be delivered in the affordable housing and the balance (not delivered in the affordable sector) provided within market housing. This additional cost is applied to the appraisals run in this note.

Non-strategic Policy LP4: Development Layout & Design

6.24 This is a general design policy that cross references with several other policies.

6.25 The policy seeks Sustainable Urban Drainage Systems (SUDS). These were assumed to be a requirement in the 2026 LPVA.

6.26 The policy makes reference to several further policy standards such as The Essex Design Guide, Building for a Healthy Life and others. These requirements are not unusual, and are within the normal the professional fees assumption which is unchanged from the 8% assumed in the 2026 LPVA,

Strategic Policy LP5: Affordable Housing

6.27 The policy seeks:

> *For developments outside the Tendring Colchester Borders Garden Community, the new Garden Village proposals at Hare Green and Horsley Cross, any scheme delivering 10 or more net homes or occupy sites of one hectare or more, the Council requires 20% of new dwellings (including conversions) to be offered to Tendring District Council or its nominated partners at a proportionate discounted value for affordable housing.*

6.28 30% Affordable Housing is sought on Tendring Colchester Borders Garden Community, and on the new Garden Village proposals at Hare Green and Horsley Cross.

6.29 In relation the affordable tenure mix, reference is made to the SHMA. The SHMA identifies (Figure 8.1) a mix of 15% First Homes, 20% Shared Ownership and 65% Affordable Rent or Social Rent, suggesting (at 8.10) that between 80% and 85% should be Social Rented.

6.30 The national requirement for First Homes has been dropped. It is assumed these will be provided as Shared Ownership. The 2026 LPVA considered the impact of seeking Social Rent rather than Affordable Rent and suggested (at 10.49a) an affordable housing tenure mix of 10% Social Rent, 60% Affordable Rent and 30% AHO, due to the adverse impact of Social Rent on overall viability. The modelling in this note is based on 10% Social Rent, 60% Affordable Rent and 30% AHO.

Non-strategic Policy LP6: Rural Exception Sites

6.31 This is an enabling policy that does not impact on viability.

Non-strategic Policy LP7: Self-build and Custom-built Homes

6.32 This is a broad enabling policy, however it includes the following provision.

> *In all proposals of 150 dwellings or more, there shall be provided serviced plots to deliver at least 2% (rounded up) of the total number of dwellings on site as self-build or custom build homes, provided the Council's self-build register identifies a need at the time an application is submitted……*

6.33 The impact of a similar policy was considered in the 2026 LPVA.

Non-strategic Policy LP8: Backland Residential Development

6.34 This is a development management policy that does not impact on viability.

Strategic Policy LP9: Gypsy and Traveller Sites

6.35 This is an enabling and development management policy that does not impact on viability.

Non-strategic Policy LP10: Care, Independent and Assisted Living, Secure Institutions

6.36 This is an enabling policy that does not impact on viability.

Non-strategic Policy LP11: HMO and Bedsits

6.37 This is a development management policy that does not impact on viability.

Prosperous Places

6.38 The policies in this section are generally enabling and development management policies that do not impact on viability beyond the requirements considered elsewhere.

Protected Places

6.39 Most of the policies in this section are development management policies that do not impact on viability beyond the requirements considered elsewhere. There are several specific requirements that are necessary to consider.

Strategic Policy PPL4: Biodiversity and Geodiversity

6.40 The whole of the Council area is within the Essex Coast Recreational Disturbance Avoidance and Mitigation Strategy (the Essex Coast RAMS) area. Under the May 2020 SDP[14], a 'tariff' of £476 per dwelling (as of April 2026) is sought. This is assumed to apply.

6.41 Larger sites are required to provide SANGS on-site. The Council have confirmed that these requirements (and wider policy requirements) have been taken into account when establishing the site capacity of the allocations.

New Strategic Policy PPL4a: Biodiversity Net Gain in Tendring

6.42 The policy seeks 20% BNG. In is necessary to consider this in the context of recent national changes. In May 2025 the Government undertook a consultation[15] on the implementation of BNG. In July 2026 the Government announced[16] that the following changes will come into effect in August 2026:

- *introduction of the new 0.2 hectare exemption, which means that the smallest developments will not be required to do mandatory BNG (unless onsite priority habitat is negatively impacted)*
- *introduction of a new temporary development exemption, for land which is to be reinstated within a period of 5 years or less (unless onsite priority habitat is negatively impacted)*
- *modification of the biodiversity gain hierarchy for minor development, meaning that minor sites which aren't exempt from BNG (e.g. over 0.2 hectares) can choose to go straight to offsite in the first instance*
- *removal of the existing exemption for self and custom build development*

6.43 As in the 2026 LPVA, 20% BNG is included in the appraisals. A threshold of 0.2 ha is assumed to apply.

New Strategic Policy PPL5: Water Conservation, Drainage and Sewerage

6.44 For residential development, this policy seeks a water efficiency standard of 100 Litres Per Person per Day (LPPPD). This was tested in the 2026 LPVA and is included in the appraisals at the end of this note.

[14] Essex Coast RAMS SPD 2020

[15] Improving the implementation of biodiversity net gain for minor, medium and brownfield development - GOV.UK

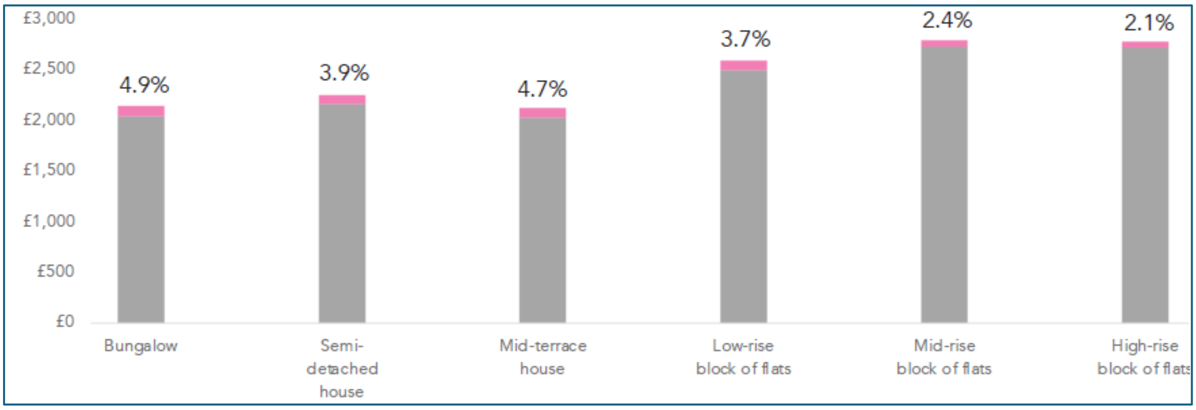
[16] Biodiversity Net Gain: Amendments and transitional arrangements published – Environment

New Strategic Policy PPL10a: Operational Energy and Carbon (Net Zero) in Homes and Buildings

6.45 This policy seeks Net Zero Carbon development. Several policy options were tested in the 2026 LPVA.

6.46 The policy is based on the Essex County Council template. The costs of meeting the energy efficiency standards are based on the *Essex Net Zero Policy –Technical Evidence Base* (July 2023) report. This report was updated with the publication of *Essex Net Zero Policy – Technical Evidence Base July 2023* (Updated September 2025). This was further updated in *Essex Operational Energy & Carbon Study Support. Task 2.2 – Comparison Between Essex Policy GE1 and Confirmed Future Homes Standard (Part L 2026) Including Costs analysis for residential typologies* (Etude, June 2026). This updated report includes the following costs:

Figure 6.1 Cost per sqm of delivering residential typologies to Part L 2026 (grey) and Essex's policy GE1 (pink) with % uplift to achieve policy GE1 requirements shown.



Source: Appendix D: *Essex Operational Energy & Carbon Study Support. Task 2.2 – Comparison Between Essex Policy GE1 and Confirmed Future Homes Standard (Part L 2026) Including Costs analysis for residential typologies*

6.47 The above costs are over the Future Homes Standard and not over Part L so are not directly comparable with those presented in the 2026 LPVA. The costs consultants who authored the ECC reports (Currie & Brown) has provided the following costs:

Table 6.3 Cost of Zero Carbon Policy

	Uplift for FHS	Uplift for NZC over FHS
Mid-terrace house	3%	4.7%
Semi-detached house	3%	3.9%
Mid-rise block of flats	1%	3%
Low-rise block of flats	3%	4%

Source: TDC (August 2026)

6.48 They do not provide an estimate of the cost over BCIS. An additional 1% is added to as the costs of the 2021 Part L changes are not yet fully reflected in the BCIS costs. The costs of the policy as drafted are taken a from final column in the above table and are applied in the appraisals in this Update Note.

New Strategic Policy PPL10b: Embodied Carbon and Circular Economy in Homes and Buildings

6.49 This policy was not tested in the 2026 LPVA. This policy which limits embodied carbon to 500 $kgCO2e/m^2$ GIA was not tested in the 2026 LPVA. The *Essex Embodied Carbon Policy Study A technical evidence base for planning policy June 2024 (re-issued September 2025)* provides supporting evidence for such a policy.

6.50 Having said this, it is understood that, if the wider requirements of the ECC Net Zero Carbon policy are adopted, then there is no additional cost.

New Strategic Policy PPL10c: Renewable Energy Installations

6.51 This is an enabling policy that does not impact on viability.

Connected Places

6.52 At the time of the 2026 LPVA, this part of the Local Plan was at an early stage. The Council has now drafted policies.

6.53 The policies seek developer contributions under the s106 in connection to transport. Developer contributions are considered under *Strategic Policy DI1: Infrastructure Delivery and Impact Mitigation* below.

Delivering Places

6.54 The policies in this section set out the site specific requirements for the allocations. These do not add requirements over and above the plan wide policies, rather they provide clarity.

Delivering Infrastructure

Strategic Policy DI1: Infrastructure Delivery and Impact Mitigation

6.55 Contributions are sought under several headings under this policy and elsewhere in the Local Plan. These are considered together.

Essex Coast RAMS SPD

6.56 The whole of the Council area is within the Essex Coast Recreational Disturbance Avoidance and Mitigation Strategy (the Essex Coast RAMS) area. Under the May 2020 SDP[17], a 'tariff' of £476 per dwelling (as of April 2026) is sought, being an increase from £175.55 at the start of the year. This is assumed to apply.

[17] Essex Coast RAMS SPD 2020

The Essex County Council Developers' Guide to Infrastructure Contributions Revised 2024

6.57 The County Council seeks contributions under a series of headings. The costs were updated in June 2026:

Table 6.4 ECC Developer Contributions Reference Table

Service Area	Trigger for contribution[7]	Expected Contribution
5.1 Early Years and Childcare	20 dwellings +	Pupil product (0.045 per flat, 0.09 per house) x cost per pupil (new build - £25,089, extension - £21,014) Land for a new facility. Index: PUBSEC
5.2 Education - primary	20 dwellings +	Pupil product (0.15 per flat, 0.3 per house) x cost per pupil (new build - £25,089, extension - £21,014). Index: PUBSEC
5.2 Education – secondary	20 dwellings +	Pupil product (0.1 per flat, 0.2 per house) x cost per pupil (new build - £30,394, extension - £28,902 Land for a new school. Index: PUBSEC
Education – special needs	1000 dwellings +	Pupil Product (combined yield for primary and secondary education) 0.0095 per flat, 0.019 per house x cost per pupil (£102,697) Land for new school. Index: PUBSEC
Education – Post 16	20 dwellings +	Pupil product (0.01 per one bed flat, 0.02 per 2+ bed flat, 0.04 per house) x cost per pupil (new build - £30,394, extension - £28,902) Land for a new school. Index: PUBSEC
5.3 School Transport	20 dwellings +	Primary - £19.88 x 190 days x 7 years = £26,440.40 per pupil. Secondary - £6.26 x 190 days x 5 years = £5,947 per pupil. Index: PUBSEC
5.4 Employment and Skills	50 dwellings	Employment and Skills Plan
Highways and transportation	All development	Highway works via S278 notices, contributions and/or commuted sums for maintenance. Index: AFI (Civil Engineering) Series 2 (BIS)
5.6 Sustainable Travel Planning	All development	Travel information packs in all cases (for new housing developments), Residential travel plans for 80 + dwellings. Workplace travel plans on employment sites where there will be 50+ employees. Travel Plan Monitoring Fees for workplace developments Travel Plan Monitoring Fees for residential developments Travel Plan Monitoring Fees for large developments (1,000+ dwellings) and Garden Community sites Index: CPI
5.7 Passenger Transport	All development	Bespoke contributions for small sites – funding towards bus infrastructure; medium sites – fund diversions to existing routes or make a contribution to a new route; large sites – provide a transport service. Commercial sites as required. Index: AFI (Civil Engineering) Series 2 (BIS)

5.8 Public Rights of Way	Any development where there is a PROW	Contribution to or appropriate works conducted and arranging temporary or permanent diversions. Cycle Track Conversion Orders to be provided as necessary.
5.9 Waste Management	Garden communities	Bespoke on case-by-case basis. Index: BCIS All-In Tender Price Index
Libraries	20 dwellings +	Where required (per dwelling) £264.09 library extension and new facility, £110.29 to provide additional stock and resources. Index: CPI
5.11 Flood and water management	Major sites	Ensure provision of SuDS on major sites. Commuted sums for maintenance of SuDS as required, based on the development.
5.12 Monitoring Costs	All S106 agreements	£500 trigger. Bespoke payments on complex and/or major sites 1000+ dwellings.

Source: Table 2 The Essex County Council Developers' Guide to Infrastructure Contributions Revised June 2026

6.58 It is important to note that the above derives a cost of well over £15,000 per unit on flatted schemes and well over £26,000 per unit on housing schemes. These amounts are substantially more than those currently sought by the Council. It is unlikely that these contributions will apply in most cases – particularly the education payments which are only likely to apply to the largest sites.

6.59 As per CIL Regulation 122 payments requested under the s106 regime must be:

- necessary to make the development acceptable in planning terms;
- directly related to the development; and
- fairly and reasonably related in scale and kind to the development.

6.60 In addition to the above, the Natural England have advised that they are in the process of updating their advice with regard to Suitable Alternative Natural Greenspaces (SANG) may be required. At this stage the specifics have not been finalised, however the requirements will not impact all of the District, so will not apply to all of the allocations (unlike the RAMS payments).

6.61 In discussion with the Council, the approach to developer contributions has been updated as to £7,500 per unit (house and flats) on sites of 20 or larger, and £2,500 per unit on smaller sites. The Essex Coast RAMS 'tariff' of £476 per dwelling is applied to all schemes in addition.

6.62 The Council has provided a copy of the *Draft Tendring Infrastructure Delivery Plan Regulation 19 Tendring Local Plan* (LUC, July 2026). Based on this, the following costs are applied (in addition to RAMS payments) to the Strategic Sites. It is understood that potential SANGs, if required, would be provided on-site as part of the wider landscaping.

Table 6.5 Strategic Sites – Costs of strategic Infrastructure and Mitigation

	Units	Area Ha	Strategic Infrastructure and Mitigation Costs	
			£	£ per unit
SAMU5 Off Deane's Lane and Oakley Rd	1,650	78.25	£27,351,822	£16,577
SAMU8 Hare Green Garden Village	4,500	496.9	£86,124,231	£19,139
SAMU9 Horsley Garden Village	6,000	453	£102,708,949	£17,118
SAH2 North of Thorpe Road	420	32	£6,575,688	£13,699
SAMU6 Weeley Garden Village	900	52	£13,047,268	£14,497
SAMU2 Hartley Gardens	1,700	160	£28,805,171	£15,404
SAMU3 Oakwood Park	900	53.8	£13,893,041	£15,437
SAMU4 Rouses Farm	950	42.19	£9,719,655	£10,231

Source: TDC (July 2026)

7. Typologies and Strategic Sites

Typologies

7.1 As set out earlier the Council has changed the open space requirements. The modelling of the typologies has been updated to reflect this. See the tables at the end of this chapter below.

Strategic Sites

7.2 At the time of the 2026 LPVA, nine potential Strategic Sites were modelled as follows:

Table 7.1 Potential Strategic Sites – 2025

		Units	Area Ha
SAMU5 South of Oakley Rd	Harwich and Dovercourt (NE)	1,650	78.250
SAMU8 Hare Green Garden Village	Hare Green (Rural C)	4,500	496.90
SAMU9 Horsley Garden Community	Horsley Cross (Rural C)	6,000	453.00
SAH2 North of Thorpe Road	Frinton, Walton, Kirby Cross	420	32.00
CFS 2029 South of Colchester Rd	Weeley (Rural C)	900	52.00
SAMU2 Hartley Gardens	Clacton on Sea (SE)	1,700	160.00
SAMU3 Oakwood Park	Clacton on Sea (SE)	900	53.80
SAMU4 Rouses Farm	Clacton on Sea (SE)	950	42.19
SAH4 E of Church Rd, N of Samsons Rd	Brightlingsea	300	10.00

Source: Table 3.1, 2026 LPVA

7.3 These have now been updated as follows:

Table 7.2 Updated Strategic Sites – 2026

		Units	Area Ha
SAMU5 Off Deane's Lane and Oakley Rd	Dovercourt (NE)	1,650	78.25
SAMU8 Hare Green Garden Village	Hare Green (Rural C)	4,500	497
SAMU9 Horsley Garden Village	Horsley Cross (Rural C)	6,000	453
SAH2 North of Thorpe Road	Kirby Cross (SE)	420	32
SAMU6 Weeley Garden Village	Weeley (Rural C)	900	52
SAMU2 Hartley Gardens	Clacton on Sea (SE)	1,700	160
SAMU3 Oakwood Park	Clacton on Sea (SE)	900	54
SAMU4 Rouses Farm	Clacton on Sea (SE)	950	42.19

Source: TDC (July 2026)

7.4 Based on the information provided by the Council, the strategic sites are now modelled as follows:

Table 7.3 Updated Modelling of Strategic Sites

SAMU5 Off Deane's Lane and Oakley Rd 33	Units	1,650	Potential strategic site in multiple ownerships. Modelled based on information provided by TDC.
	Gross	78.250	
	Net	55.000	
	Density	30.0	
SAMU8 Hare Green Garden Village 34	Units	4,500	Strategic site as garden village, with employment land. Up to 4,500 homes in total, delivering 1,700 within plan-period. Total site area 497ha. Modelled assuming 30 units per ha and 50% net developable (as per HP5).
	Gross	300.000	
	Net	150.000	
	Density	30.0	
SAMU9 Horsley Garden Village 35	Units	6,000	Strategic site, garden village. Total site area 453 ha. Modelled assuming 30 units per ha and 50% net developable (as per HP5).
	Gross	400.000	
	Net	200.000	
	Density	30.0	
SAH2 North of Thorpe Road 36	Units	420	Strategic site. Total site area 32 ha. Modelled assuming 30 units per ha and 65% net developable (as per HP5).
	Gross	21.538	
	Net	14.000	
	Density	30.0	
SAMU6 Weeley Garden Village 37	Units	900	Strategic site in multiple ownerships. Modelled based on information provided by TDC (30 units per ha, 58% net developable).
	Gross	52.000	
	Net	30.000	
	Density	30.0	
SAMU2 Hartley Gardens 38	Units	1,700	Existing allocation, SPD prepared, Homes England to submit planning application in 2026. Total site area 160ha. Modelled assuming 30 units per ha and 50% net developable (as per HP5).
	Gross	113.333	
	Net	56.667	
	Density	30.0	
SAMU3 Oakwood Park 39	Units	900	Existing allocation, first phase delivered. Planning app for second phase (900 homes) submitted. Total site area 53.8ha, modelled assuming 30 units per ha and 56% net developable.
	Gross	53.800	
	Net	30.000	
	Density	30.0	
SAMU4 Rouses Farm 40	Units	950	Existing consented allocation. Site area 42.19 ha, modelled assuming 35 units per ha and 64% net developable.
	Gross	42.190	
	Net	27.143	
	Density	35.0	

Source: HDH (July 2026)

7.5 The updated modelling is summarised as follows:

Table 7.4 Updated Typologies and Strategic Sites

			Use	Units	Area Ha				Density Units/ha		Density
					Total	Gross	Net	%	Gross	Net	m2/ha
1	Flats 60	Brown	PDL	60	1.000	1.000	0.800	80.0%	60.00	75.00	5,653
2	Flats 30	Brown	PDL	30	0.500	0.500	0.400	80.0%	60.00	75.00	5,684
3	Flats 12	Brown	PDL	12	0.250	0.250	0.200	80.0%	48.00	60.00	4,556
4	Flats 9	Brown	PDL	9	0.150	0.150	0.150	100.0%	60.00	60.00	4,575
5	Flats 6	Brown	PDL	6	0.100	0.100	0.100	100.0%	60.00	60.00	5,288
6	HD Housing 100	Brown	PDL	100	2.778	2.778	2.222	80.0%	36.00	45.00	4,135
7	HD Housing 50	Brown	PDL	50	1.389	1.389	1.111	80.0%	36.00	45.00	4,099
8	HD Housing 24	Brown	PDL	24	0.667	0.667	0.533	80.0%	36.00	45.00	4,125
9	HD Housing 12	Brown	PDL	12	0.333	0.333	0.267	80.0%	36.00	45.00	4,088
10	HD Housing 9	Brown	PDL	9	0.200	0.200	0.200	100.0%	45.00	45.00	3,875
11	HD Housing 6	Brown	PDL	6	0.133	0.133	0.133	100.0%	45.00	45.00	5,063
12	HD Housing 3	Brown	PDL	3	0.067	0.067	0.067	100.0%	45.00	45.00	4,275
13	Housing 250	Green	Agricultural	250	10.989	10.989	7.143	65.0%	22.75	35.00	3,408
14	Housing 150	Green	Agricultural	150	5.357	5.357	4.286	80.0%	28.00	35.00	3,420
15	Housing 75	Green	Agricultural	75	2.679	2.679	2.143	80.0%	28.00	35.00	3,373
16	Housing 40	Green	Agricultural	40	1.429	1.429	1.143	80.0%	28.00	35.00	3,386
17	Housing 24	Green	Agricultural	24	0.750	0.750	0.600	80.0%	32.00	40.00	3,943
18	Housing 12	Green	Agricultural	12	0.500	0.500	0.400	80.0%	24.00	30.00	3,025
19	Housing 9	Green	Agricultural	9	0.257	0.257	0.257	100.0%	35.00	35.00	3,831
20	Housing 6	Green	Agricultural	6	0.171	0.171	0.171	100.0%	35.00	35.00	3,850
21	Housing 3	Green	Agricultural	3	0.086	0.086	0.086	100.0%	35.00	35.00	4,492
33	SAMU5 Off Deane’s Lane and Oakley Rd	Green	Agricultural	1,650	78.250	78.250	55.000	70.3%	21.09	30.00	2,928
34	SAMU8 Hare Green Garden Village	Green	Agricultural	4,500	497.000	300.000	150.000	50.0%	15.00	30.00	2,867
35	SAMU9 Horsley Garden Village	Green	Agricultural	6,000	453.000	400.000	200.000	50.0%	15.00	30.00	2,867
36	SAH2 North of Thorpe Road	Green	Agricultural	420	32.000	21.538	14.000	65.0%	19.50	30.00	2,937
37	SAMU6 Weeley Garden Village	Green	Agricultural	900	52.000	52.000	30.000	57.7%	17.31	30.00	2,927
38	SAMU2 Hartley Gardens	Green	Agricultural	1,700	160.000	113.333	56.667	50.0%	15.00	30.00	2,926
39	SAMU3 Oakwood Park	Green	Agricultural	900	53.800	53.800	30.000	55.8%	16.73	30.00	2,927
40	SAMU4 Rouses Farm	Green	Agricultural	950	42.190	42.190	27.143	64.3%	22.52	35.00	3,413

Source: HDH (July 2026)

8. Regulation 18 Responses

8.1 The Council has provided the comments made through the formal Regulation 18 consultation. These have been reviewed. Many of the comments made mentioned viability or the use of the viability evidence, rather than making comments about the specifics of the 2026 LPVA. Those comments that specifically concern the 2026 LPVA are reviewed below.

Ceres Property for City and Country in relation to several sites

8.2 The comments were made in relation several specific sites[18].

Affordable Housing

8.3 In relation to affordable housing, Ceres commented (at 5.2):

> *The provision of 20% affordable housing, on schemes delivering 10 or more net homes or occupying sites of one hectare or more, is broadly supported subject to a few exclusions. Brownfield and development typologies that have not been modelled in the Council's viability assessments should be excluded from the requirement. Conversions are not suitable as affordable housing due to, for example, high service charges, and are often not viable due to the increased risk and therefore costs. It should be noted that, before s106 and CIL payments 32% of a new house price is paid by the developer in taxes. There is a misconception that sites that for good reason cannot afford s106 or Cil payments are creating a deficit in government pockets. Any s106 or Cil payments are more than covered. A scheme of 100 homes would have a gdv of say £39M (100 units at average size of 1,200sqft and sales of £325psf) at 32% is £12,480,000. Excluding the above, the proposed approach will ensure that sites remain viable while continuing to make a meaningful contribution to meeting identified affordable housing needs. Setting affordable housing at an appropriate level will boost housing land supply and in turn ensure a steady and continuous supply of affordable dwellings are delivered. Policy LP5 also states:*

8.4 The comment in relation to greenfield sites is welcomed.

8.5 As per paragraph 10-003-20180724 of the PPG the 2026 LPVA is based on typologies. These have been modelled to be broadly representative of the planned anticipated development in the TDC area, that will come forward under the Local Plan.

8.6 The comments in relation to conversions are noted, however it is important to note that conversions may not be subject to affordable housing under the Vacant Building Credit (Paragraphs 23b-026-20190315 to 23b-028-20190315 of the PPG.

[18] MSA16 Land South of Orchard Close, Great Oakley; CFS 225 Land at Harwich Road, Pesthouse Lane, and Beaumont Road, Great Oakley; PP7 Land off Clacton Road/Dead Lane, Mistley; SGG11 Foots Farm, Clacton-on-Sea; Land to the south of MSA16, Great Oakley; Land adjacent to Carringtons Road, Bromley Cross; Lambs Farm, to the north of Bypass Road St Osyth; Martins Farm, St Osyth; Frinton Road Caravan Site, Thorpe-Le-Soken; Land between Clacton Road and Bypass Road, St Osyth.

Suffolk and North East Essex ICB

Planning Obligations

8.7 The ICB suggested that flexibility with regard to infrastructure provision should be embedded in policy. This is noted, however it is necessary to ensure that the policies in the new Local Plan provide clarity.

Biodiversity Net Gain

8.8 The ICB commented as follows:

> *Whilst it is commendable that the council wants to go beyond the national requirement for minimum BNG, it is worth highlighting how this increase by another 10% could impact on the delivery of health infrastructure projects. Having to reach a target of 20% could result in projects becoming unviable. Due to the nature of health facilities, reaching 20% BNG increase onsite could be problematic and result in off-site or purchasing of credits to meet the threshold.*
>
> *ESNEFT maintains the objection previously set out in its response to the Issues and Options Draft Local Plan consultation to the proposed requirement to achieve at least 20% biodiversity net gain (BNG), as this could have significant implications for delivering future healthcare infrastructure schemes.*

8.9 The requirements of BNG and the updated costs of strategic infrastructure (from the IDP) are incorporated in the appraisals at the end of this Update Note. The Council has advised that the requirements for BNG have been a factor when considering site densities and capacities, and the presumption that BNG should be provided on-site.

Offsetting

8.10 The challenges of offsetting requirements on new health facilities were raised, although no supporting evidence was provided. The costs of providing strategic infrastructure, including health infrastructure (from the IDP) are incorporated in the appraisals, in the context of the updated wider policy requirements, at the end of this note.

Home Builders Federation

8.11 The HBF made a range of comments, some of which relate to viability.

BNG and Energy Efficiency

8.12 In relation to these policies the HBF commented:

> *HBF are concerned that the costs relating to BNG and energy efficiency have been underestimated and that these higher costs could impact on viability and the level of affordable housing provision that can be achieved in Tendring. These must be tested prior to the preparation of the next iteration of this local plan.*

8.13 The costs of meeting the BNG requirements are based on Viability *Assessment of Biodiversity Net Gain in Essex Final Report Essex County Council and Essex Local Nature Partnership* (SQW, Temple, August 2024) (see paragraph 8.49 of the 2026 LPVA). This is a locally based study, prepared for ECC.

8.14 As set out in Chapter 6 above, the costs of meeting the energy efficiency standards are based on the updated costs in *Essex Operational Energy & Carbon Study Support. Task 2.2 – Comparison Between Essex Policy GE1 and Confirmed Future Homes Standard (Part L 2026) Including Costs analysis for residential typologies* (Etude, June 2026).

8.15 These updated costs are applied in the appraisals in this note.

Affordable Housing

8.16 The HBF, correctly noted that the 2026 LPVA advised *'that development of PDL will be challenging at 20% affordable housing in addition to the other policy costs and that these should not be relied on to deliver homes across the plan period*'. They went on to suggest that the policy requirement for affordable housing on such sites is reduced or removed.

8.17 The Council has advised that such sites make up a small element of the land supply, and that as affordable housing is delivered from some brownfield sites, it would not be proportionate to set a specific brownfield / PDL affordable housing policy requirement. Having said this, it is accepted that it would be appropriate to consider viability, at the development management stage, of brownfield sites, where viability is challenging.

8.18 It is suggested that separate affordable housing targets should be set for specialist older people's housing.

8.19 The Council does not consider this to be proportionate as the PPG (paragraph 10-008-20190509) specifically anticipates that viability will be considered for 'housing for older people' at the development management stage.

BNG

8.20 In addition to comments referenced above the HBF questions the justification for the policy and the costs of off-site provision.

8.21 The Council anticipate that BNG will be provided on-site, and have advised that the requirements for BNG have been a factor when considering site densities and capacities, and the presumption that BNG should be provided on-site. The requirements of BNG are incorporated in the appraisals at the end of this note.

Operational Energy and Carbon Net Zero.

8.22 The wording of the policy is questioned. In terms of viability, the updated costs as set out in *Essex Operational Energy & Carbon Study Support. Task 2.2 – Comparison Between Essex Policy GE1 and Confirmed Future Homes Standard (Part L 2026) Including Costs analysis for residential typologies* (Etude, June 2026) are incorporated in the appraisals at the end of this note.

Embodied Carbon and Circular Economy in homes and buildings

8.23 Concern is raised in relation to this policy. This was not tested in the 2026 LPVA. As set out in Chapter 6 above, the additional costs are incorporated in the appraisals at the end of this note

Lichfields for Latimer (Tendring Colchester Borders Garden Community) Developments Limited, with regard to Tendring Colchester Borders Garden Community

8.24 A number of comments were made in relation to viability:

EUV and BLV

8.25 The following comments were made:

> *Based on Latimer's experience, the Existing Use Value (EUV) for comparable greenfield sites typically falls within £10,000-£14,000 per acre, whereas Table 6.5 applies a figure of £24,000 per hectare (approximately £9,700 per acre) for North Essex, which is considered too low. Paragraph 10.16 applies a Benchmark Land Value (BLV) at 10× EUV. However, £10,000 per acre should be treated as an absolute minimum, therefore the BLV adopted by TDC needs to be reviewed. Further, Table 6.5 does not identify a BLV so should be reviewed in this context.*

8.26 In the 2026 LPVA an EUV of £25,000 per ha was used, and a BLV of EUV x 10 was derived to give £250,000 per ha (Table 10.2e).

8.27 The derivation of the EUV assumptions was set out in Chapter 6 pf the 2026 LPVA. Since then, *Land Value Estimates for Policy Appraisal 2023* has been published[19]. This includes a median value for agricultural land, for the East of England of £23,000 per ha.

a. Savills' *Market in Minutes: GB Farmland – Summer 2025*[20] (August 2025) reports a value of £10,000 per acre (£24,470 per ha) for prime arable land and an overall average value of about £8,200 per acre (£20,260 per ha).

b. Strutt and Parker's *English Estates & Farmland Market Review Winter 2025/26 2025*[21] suggests a 'Bottom 25%' value of £8,000 per acre (£19,768 per ha) and a 'Top 25%' value of £11,000 per acre (£27,181 per ha) for the East of England.

c. Knight Frank's *Farmland Index Q1 2026*[22] suggests average values of £8,622 per acre (£21,304 per ha).

d. Carter Jonas' *Farmland Market Update Q1 2026*[23] reports, for the East of England, the following:

[19] Land value estimates for policy appraisal 2023 - GOV.UK

[20] Savills UK | Market in Minutes: GB Farmland – Summer 2025

[21] English Estates & Farmland Market Review | Winter 2025/26

[22] English Farmland Index

[23] FMU_Q1_2026.pdf

	Low £/acre	Prime £/acre	Average £/acre
Arable	£8,000	£11,000	£9,000
Pasture	£7,500	£9,250	£8,000
Lifestyle	£13,000	£23,000	£16,000

8.28 No change is made to the £25,000 per ha assumption.

Contingency

8.29 The following comments were made:

> *… the assumed 2.5% contingency for greenfield development is unrealistically low given the inherent risks, including ecology, Biodiversity Net Gain, surface water drainage requirements, archaeology and other site specific uncertainties, a more appropriate allowance would be at least 10%, with 3% on build costs plus 10-40% on infrastructure more accurately reflecting typical delivery risks. As with most greenfield sites, this scheme will also incur standard infrastructure costs such as roads, substations and pumping stations, which must be fully accounted for.*

8.30 A similar point was made through the technical consultation and is addressed in the 2026 LPVA (paragraph 7.24). An abnormal cost assumption of 5% is applied to the greenfield strategic sites, which is not applied to the smaller greenfield sites.

Values

8.31 Concern was raised about the values in the appraisals.

> *Finally, the values for Site 31 (p.337) contain errors where figures have not correctly pulled through, and this should be rectified to ensure the assessment is robust.*

8.32 This relates to an unused typology.

The Planning Bureau for McCarthy Stone and Churchill Living

8.33 A range of comments than relate to viability were raised. It was questioned why affordable housing policy did not differentiate specialist older people's housing and set a separate, use-specific requirements.

8.34 It is the Council's view that it is not necessary or proportionate to set a separate affordable housing target for each and every type of development. In particular, it is anticipated that viability will be considered at the development stage (with added emphasis) for older people's housing:

> ***Should viability be assessed in decision taking?***
>
> *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. Policy compliant in decision making means that the development fully complies with up to date plan policies. A decision maker can give appropriate weight to emerging policies.*

> *Such circumstances could include, for example where development is proposed on unallocated sites of a wholly different type to those used in viability assessment that informed the plan; where further information on infrastructure or site costs is required; 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); or where a recession or similar significant economic changes have occurred since the plan was brought into force.*
>
> *Paragraph: 008 Reference ID: 10-008-20190509*

8.35 It is understood that in the past, it has been the Council's practice to accept commuted sums / payments in lieu of affordable housing provision in specialist older persons schemes. The challenges around mixed tenure schemes are well understood, as are the practicalities around service charges and the like. Such commuted sums are best calculated at the time of the planning application, being the value of a scheme with affordable housing and without affordable housing.

8.36 It is the Council's position that there is no need to update this aspect of the 2026 LPVA, as to calculate the commuted sums / payments in lieu, it will be necessary to carry out a site-specific development appraisal.

David Barnes for Welbeck Strategic Land

8.37 A range of comments concerning viability were made. Several concerned assumptions used in the 2026 LPVA.

8.38 It is suggested that some of the allocations are deleted as the 2026 LPVA suggested that were unviable. Whilst this is noted, the advice was more nuanced than this, suggesting that if they are taken forward saying *'the delivery of any large site is challenging. It is recommended that that the Council engages further with the promoters of the potential strategic sites in line with the advice set out in the Harman Guidance, and only includes these sites in the new Local Plan if they can be demonstrated to be deliverable'*. This advice stands.

Energy efficiency standards

8.39 Concern was raised over the 8% uplift assumption, and it was suggested that 10% was more appropriate. Reference is made to a cost of £10,000 per unit. In the 2026 LPVA, a 3 bedroom semidetached house was modelled as 105 sqm and a BCIS cost of £1,646 per sqm. An 8% uplift was therefore about £13,800 – well in excess of £10,000 per unit.

8.40 As set out above, the costs in this regard have been updated in line with *Essex Operational Energy & Carbon Study Support. Task 2.2 – Comparison Between Essex Policy GE1 and Confirmed Future Homes Standard (Part L 2026) Including Costs analysis for residential typologies* (Etude, June 2026).

Will Vote of Rose Builders Ltd

100 LPPPD

8.41 Concern was raised with regard to this policy. This is noted. The costs of a 100 LPPPD standard are incorporated into the updated appraisals included towards the end of this note.

Inclusion of PVs

8.42 Concern was raised concerning the provision of on-site PVs. PVs are likely to be a requirement of the shortly to be implemented Future Homes Standard, and are incorporated in the costs of net zero development that is applied to the appraisals in this update.

Energy Efficiency Standards

8.43 Concern is raised in this regard. As set out in Chapter 6 above, the costs of meeting the energy efficiency standards are based on the updated costs in *Essex Operational Energy & Carbon Study Support. Task 2.2 – Comparison Between Essex Policy GE1 and Confirmed Future Homes Standard (Part L 2026) Including Costs analysis for residential typologies* (Etude, June 2026), which are incorporated into the updated appraisals included towards the end of this note.

Biodiversity Net Gain

8.44 Several concerns have been raised in relation to BNG.

8.45 The costs of meeting the BNG requirements are based on Viability *Assessment of Biodiversity Net Gain in Essex Final Report Essex County Council and Essex Local Nature Partnership* (SQW, Temple, August 2024) (see paragraph 8.49 of the 2026 LPVA). This is a locally based study, prepared for ECC.

8.46 The requirements of BNG are incorporated in the appraisals at the end of this note. The Council have advised that the requirements for BNG have been a factor when considering site densities and capacities, and the presumption that BNG should be provided on-site.

Essex County Council

8.47 The County made a range of points highlighting the importance of considering viability noting that '*… that development viability is more challenging across Tendring than in other North Essex locations*'. They do not make detailed comments concerning the evidence set out in the 2026 LPVA.

Mr Peter Le Grys

8.48 The following comment was made:

> *Provision of 20% gain is unrealistic and not viable, particularly for schemes up to 20 dwellings.*

8.49 No supporting comment was made.

8.50 The costs of meeting the BNG requirements are based on Viability *Assessment of Biodiversity Net Gain in Essex Final Report Essex County Council and Essex Local Nature Partnership* (SQW, Temple, August 2024) (see paragraph 8.49 of the 2026 LPVA). This is a locally based study, prepared for ECC. The requirements of BNG are incorporated in the appraisals at the end of this note.

Natural England

8.51 The Natural England made a range of points noting viability, and the provision of SANGS was not a policy area that could be flexed on viability grounds. This is noted. Allowance is made for SANGS in the updated appraisals at the end of this note.

9. Findings and Conclusions

9.1 HDH Planning & Development Ltd (HDH) produced the *Tendring District Council Local Plan Viability Assessment* (HDH, January 2026). The study was commissioned to support the development of the Local Plan. The report was undertaken in line with the requirements set out in the National Planning Policy Framework (NPPF) and National Planning Practice Guidance (PPG).

9.2 This August 2026 Update Note is primarily to update the modelling of the Strategic Sites and to test them against the anticipated strategic infrastructure and mitigation costs. This note has been produced, prior to the submission of the Local Plan also considers changes in national policy, changes in the draft Local Plan, changes in the main inputs to the viability assessment (house prices and build costs), and the Regulation 18 responses that related to the 2026 LPVA.

9.3 The costs of construction have increased (by about 2%) since the 2026 LPVA was undertaken, however the value of newbuild housing in unchanged.

Updated Policy-on Appraisals

9.4 Paragraphs 10.54 to 10.59 of the 2026 LPVA considered the impact of changes in costs and values on the preferred set of policies, based on further appraisals that were summarised in Appendix 14 of that report. That analysis is now repeated. As set out in the preceding chapters above, there have been a number of changes to national policy and to the draft Local Plan since the 2026 LPVA was completed. The following adjustments are made in the fresh appraisals:

a. The value of newbuild market and affordable housing is unchanged.

b. The construction costs are increased to the latest (July 2026) BCIS costs. The contingency assumption on the strategic sites has been increased from 2.5% to 5%.

c. The cost of the ECC zero carbon policy has been updated as set out in Chapter 7 above. These costs are a little higher than those used in the 2026 LPVA (houses +8.7%, flats +5%). The cost for building to the FHS would be less (houses +4%, flats +2%).

d. The net developable area assumptions have been updated to reflect the updated open space requirements:

Table 9.1 Net Developable Area Assumptions

Site Size	HP5 Open Space	Allowance or SUDS etc	Net Developable Area
3 ha to 10 ha	10%	20%	70%
10 ha to 30 ha	20%	15%	65%
30 ha to 70 ha	30%	10%	60%
Over 70 ha	40%	10%	50%

Source: 2026

In the 2026 LPVA (8.15), financial contributions towards the provision of off-site open space were included where the Fields in Trust rates could not be accommodated on site. These are not now included.

e. The accessibility standards are updated to 5% of affordable housing as M4(3)b Wheelchair Accessible standard and 40% of all housing as M4(2) Accessible and Adaptable Standard (as per the draft NPPF).

f. The affordable housing is assumed as 20%, except on Tendring Colchester Borders Garden Community, and on the new Garden Village proposals at Hare Green and Horsley Cross, where 30% is sought. The tenure mix is unchanged as 10% Social Rent, 60% Affordable Rent and 30% AHO.

g. Biodiversity is assumed as per the policy (i.e. 20%), over the updated national threshold of 0.2 ha, which is now applied.

h. The water efficiency standard unchanged at 100 LPPPD (+ £350 per unit).

i. The approach to developer contributions has been updated as to £7,500 per unit (house and flats) on sites of 20 or larger, and £2,500 per unit on smaller sites. The Essex Coast RAMS 'tariff' of £476 per dwelling is applied to all schemes in addition.

j. The strategic sites are updated as follows, and the costs from the Councils updated IDP are tested:

Table 9.2 Updated Strategic Sites – 2026

	Strategic Infrastructure and Mitigation Costs	
	£	£ per unit
SAMU5 Off Deane's Lane and Oakley Rd	£27,351,822	£16,577
SAMU8 Hare Green Garden Village	£86,124,231	£19,139
SAMU9 Horsley Garden Village	£102,708,949	£17,118
SAH2 North of Thorpe Road	£6,575,688	£13,699
SAMU 6 Weeley Garden Village	£13,047,268	£14,497
SAMU2 Hartley Gardens	£28,805,171	£15,404
SAMU3 Oakwood Park	£13,893,041	£15,437
SAMU4 Rouses Farm	£9,719,655	£10,231

Source: TDC (July 2026)

k. As in the 2026 LPVA, the Building Safety Levy has been included at £12.40 per sqm for brownfield land and £24.80 per sqm for greenfield land.

l. The updated national planning application fees are applied.

9.5 The updated appraisals are run and have been subject to sensitivity testing based on increases and falls in values and build costs. These results are directly comparable to those set out in Appendix 14 of the 2026 LPVA.

Table 9.3 Updated Appraisal Results

Clacton-on-Sea and Adjacent

		EUV	BLV	Residual Value (£ per gross ha)														
			Value Change	-10%	-5%	0%	+5%	+10%	+15%	+20%								
			BCIS Change									-10%	-5%	0%	+5%	+10%	+15%	+20%
Site 1	Flats 60	500,000	600,000	-3,986,692	-3,607,619	-3,235,172	-2,863,075	-2,490,979	-2,118,882	-1,747,295		-2,148,579	-2,691,876	-3,235,172	-3,778,831	-4,329,116	-4,879,402	-5,429,687
Site 2	Flats 30	500,000	600,000	-4,048,344	-3,672,816	-3,297,289	-2,921,762	-2,546,235	-2,170,708	-1,800,647		-2,195,985	-2,746,637	-3,297,289	-3,847,942	-4,398,594	-4,949,246	-5,502,098
Site 3	Flats 12	500,000	600,000	-3,402,837	-3,104,472	-2,806,108	-2,507,743	-2,209,378	-1,911,013	-1,614,459		-1,889,789	-2,347,948	-2,806,108	-3,264,267	-3,722,426	-4,180,585	-4,643,364
Site 4	Flats 9	500,000	600,000	-3,789,561	-3,346,923	-2,904,286	-2,461,648	-2,021,249	-1,586,758	-1,152,268		-1,761,045	-2,331,045	-2,904,286	-3,477,527	-4,050,767	-4,624,008	-5,197,249
Site 5	Flats 6	500,000	600,000	-3,756,800	-3,318,309	-2,879,818	-2,441,327	-2,005,016	-1,574,595	-1,144,174		-1,747,249	-2,311,947	-2,879,818	-3,447,689	-4,015,560	-4,583,430	-5,151,301
Site 6	HD Housing 100	500,000	600,000	-236,520	131,386	484,638	837,890	1,191,143	1,544,395	1,897,647		1,162,754	823,696	484,638	145,580	-206,733	-570,168	-939,192
Site 7	HD Housing 50	500,000	600,000	-261,063	121,224	487,467	852,054	1,216,642	1,581,229	1,945,817		1,183,574	835,521	487,467	138,237	-226,366	-600,141	-978,605
Site 8	HD Housing 24	500,000	600,000	-199,394	193,223	573,125	947,309	1,321,493	1,695,677	2,069,862		1,280,706	926,915	573,125	214,621	-156,597	-533,895	-918,603
Site 9	HD Housing 12	500,000	600,000	296,605	678,279	1,048,341	1,416,382	1,784,424	2,152,465	2,520,507		1,714,732	1,381,536	1,048,341	714,135	369,731	20,122	-329,487
Site 10	HD Housing 9	500,000	600,000	1,034,658	1,542,568	2,044,412	2,546,256	3,048,100	3,549,944	4,051,788		2,828,568	2,436,490	2,044,412	1,652,334	1,260,256	857,110	447,828
Site 11	HD Housing 6	500,000	600,000	1,171,193	1,845,832	2,502,289	3,157,924	3,813,559	4,469,194	5,124,829		3,550,767	3,026,528	2,502,289	1,978,050	1,441,602	897,777	347,714
Site 12	HD Housing 3	500,000	600,000	1,268,346	1,849,267	2,426,705	2,996,401	3,566,096	4,124,923	4,678,571		3,307,237	2,866,971	2,426,705	1,981,247	1,532,306	1,083,365	634,424
Site 13	Housing 250	25,000	375,000	558,080	792,804	1,022,880	1,252,957	1,483,034	1,713,110	1,943,187		1,390,646	1,206,763	1,022,880	838,998	651,123	461,383	271,642
Site 14	Housing 150	25,000	375,000	-209,829	88,977	376,091	663,205	950,319	1,237,434	1,524,548		925,876	650,984	376,091	101,199	-184,181	-479,281	-778,165
Site 15	Housing 75	25,000	375,000	-248,698	65,037	365,010	664,186	963,361	1,262,537	1,561,713		938,376	651,693	365,010	77,892	-222,482	-531,684	-843,852
Site 16	Housing 40	25,000	375,000	-256,181	62,282	369,771	673,283	976,795	1,280,307	1,583,819		950,968	660,370	369,771	75,832	-229,082	-542,787	-858,780
Site 17	Housing 24	100,000	450,000	-239,914	131,801	493,023	847,288	1,201,552	1,555,816	1,910,081		1,169,417	831,220	493,023	148,660	-206,197	-569,008	-936,759
Site 18	Housing 12	25,000	375,000	184,825	468,205	742,335	1,015,569	1,288,804	1,562,039	1,835,273		1,232,751	987,543	742,335	497,044	243,639	-13,648	-271,147
Site 19	Housing 9	100,000	450,000	327,922	843,325	1,343,044	1,839,132	2,335,220	2,831,309	3,327,397		2,180,829	1,761,937	1,343,044	922,758	489,918	50,391	-389,137
Site 20	Housing 6	100,000	450,000	337,992	861,161	1,374,487	1,875,455	2,374,062	2,872,668	3,371,274		2,218,226	1,797,537	1,374,487	941,605	501,505	60,093	-381,319
Site 21	Housing 3	100,000	450,000	544,335	1,154,698	1,764,770	2,363,338	2,960,633	3,542,340	4,124,048		2,764,216	2,264,493	1,764,770	1,255,491	745,921	236,351	-273,219

Harwich and Adjacent

		EUV	BLV	Residual Value (£ per gross ha)														
			Value Change	-10%	-5%	0%	+5%	+10%	+15%	+20%								
			BCIS Change									-10%	-5%	0%	+5%	+10%	+15%	+20%
Site 1	Flats 60	500,000	600,000	-3,986,692	-3,607,619	-3,235,172	-2,863,075	-2,490,979	-2,118,882	-1,747,295		-2,148,579	-2,691,876	-3,235,172	-3,778,831	-4,329,116	-4,879,402	-5,429,687
Site 2	Flats 30	500,000	600,000	-4,048,344	-3,672,816	-3,297,289	-2,921,762	-2,546,235	-2,170,708	-1,800,647		-2,195,985	-2,746,637	-3,297,289	-3,847,942	-4,398,594	-4,949,246	-5,502,098
Site 3	Flats 12	500,000	600,000	-3,402,837	-3,104,472	-2,806,108	-2,507,743	-2,209,378	-1,911,013	-1,614,459		-1,889,789	-2,347,948	-2,806,108	-3,264,267	-3,722,426	-4,180,585	-4,643,364
Site 4	Flats 9	500,000	600,000	-3,789,561	-3,346,923	-2,904,286	-2,461,648	-2,021,249	-1,586,758	-1,152,268		-1,761,045	-2,331,045	-2,904,286	-3,477,527	-4,050,767	-4,624,008	-5,197,249
Site 5	Flats 6	500,000	600,000	-3,756,800	-3,318,309	-2,879,818	-2,441,327	-2,005,016	-1,574,595	-1,144,174		-1,747,249	-2,311,947	-2,879,818	-3,447,689	-4,015,560	-4,583,430	-5,151,301
Site 6	HD Housing 100	500,000	600,000	-998,366	-651,745	-309,527	20,411	337,450	651,898	966,346		386,670	46,233	-309,527	-677,981	-1,050,424	-1,425,473	-1,806,260
Site 7	HD Housing 50	500,000	600,000	-1,046,036	-690,423	-337,009	4,112	335,556	660,094	984,632		382,587	28,786	-337,009	-715,472	-1,095,410	-1,480,139	-1,864,867
Site 8	HD Housing 24	500,000	600,000	-1,000,425	-637,708	-276,727	72,761	417,215	750,295	1,083,376		458,635	94,492	-276,727	-659,698	-1,044,405	-1,429,112	-1,819,485
Site 9	HD Housing 12	500,000	600,000	-473,170	-123,210	220,541	562,084	894,990	1,222,603	1,550,215		906,156	567,829	220,541	-129,068	-484,278	-846,594	-1,208,911
Site 10	HD Housing 9	500,000	600,000	-897	467,826	932,944	1,388,593	1,835,310	2,282,027	2,728,745		1,726,032	1,333,954	932,944	525,157	113,765	-297,628	-719,821
Site 11	HD Housing 6	500,000	600,000	-188,127	424,237	1,036,601	1,638,840	2,229,107	2,812,722	3,396,336		2,110,356	1,577,744	1,036,601	486,538	-63,526	-616,603	-1,186,660
Site 12	HD Housing 3	500,000	600,000	119,707	636,815	1,153,922	1,671,030	2,188,137	2,696,447	3,203,562		2,051,804	1,602,863	1,153,922	704,981	256,041	-192,900	-648,745
Site 13	Housing 250	25,000	375,000	90,926	301,235	511,544	721,853	927,015	1,131,818	1,336,621		885,174	701,284	511,544	321,803	132,063	-67,973	-276,311
Site 14	Housing 150	25,000	375,000	-828,875	-547,850	-269,535	-1,002	256,460	512,035	767,610		295,095	19,267	-269,535	-568,419	-869,548	-1,173,419	-1,481,716
Site 15	Housing 75	25,000	375,000	-896,133	-602,286	-312,279	-31,099	240,353	506,665	772,977		281,096	-9,724	-312,279	-624,001	-939,139	-1,256,088	-1,575,585
Site 16	Housing 40	25,000	375,000	-909,367	-615,156	-320,945	-35,428	243,308	513,480	783,651		284,162	-13,995	-320,945	-636,938	-952,931	-1,270,321	-1,591,304
Site 17	Housing 24	100,000	450,000	-1,000,131	-656,724	-313,316	17,752	345,413	660,762	976,111		391,109	41,726	-313,316	-681,067	-1,048,817	-1,417,071	-1,790,629
Site 18	Housing 12	25,000	375,000	-388,027	-126,847	128,354	381,941	628,487	871,707	1,114,927		632,463	383,987	128,354	-128,933	-391,576	-658,212	-924,848
Site 19	Housing 9	100,000	450,000	-713,570	-237,953	225,394	686,704	1,136,341	1,577,934	2,019,528		1,090,939	663,345	225,394	-214,134	-662,807	-1,118,311	-1,573,815
Site 20	Housing 6	100,000	450,000	-708,484	-230,755	234,944	700,643	1,160,712	1,612,931	2,056,767		1,113,077	676,356	234,944	-206,468	-656,744	-1,114,201	-1,571,657
Site 21	Housing 3	100,000	450,000	-671,216	-119,204	424,112	967,427	1,510,743	2,048,183	2,581,000		1,443,252	933,682	424,112	-85,458	-599,638	-1,127,730	-1,655,822

Central Harwich

		EUV	BLV	Residual Value (£ per gross ha)														
			Value Change	-10%	-5%	0%	+5%	+10%	+15%	+20%								
			BCIS Change									-10%	-5%	0%	+5%	+10%	+15%	+20%
Site 1	Flats 60	500,000	600,000	-3,986,692	-3,607,619	-3,235,172	-2,863,075	-2,490,979	-2,118,882	-1,747,295		-2,148,579	-2,691,876	-3,235,172	-3,778,831	-4,329,116	-4,879,402	-5,429,687
Site 2	Flats 30	500,000	600,000	-4,048,344	-3,672,816	-3,297,289	-2,921,762	-2,546,235	-2,170,708	-1,800,647		-2,195,985	-2,746,637	-3,297,289	-3,847,942	-4,398,594	-4,949,246	-5,502,098
Site 3	Flats 12	500,000	600,000	-3,402,837	-3,104,472	-2,806,108	-2,507,743	-2,209,378	-1,911,013	-1,614,459		-1,889,789	-2,347,948	-2,806,108	-3,264,267	-3,722,426	-4,180,585	-4,643,364
Site 4	Flats 9	500,000	600,000	-3,789,561	-3,346,923	-2,904,286	-2,461,648	-2,021,249	-1,586,758	-1,152,268		-1,761,045	-2,331,045	-2,904,286	-3,477,527	-4,050,767	-4,624,008	-5,197,249
Site 5	Flats 6	500,000	600,000	-3,756,800	-3,318,309	-2,879,818	-2,441,327	-2,005,016	-1,574,595	-1,144,174		-1,747,249	-2,311,947	-2,879,818	-3,447,689	-4,015,560	-4,583,430	-5,151,301
Site 6	HD Housing 100	500,000	600,000	-2,407,535	-2,125,083	-1,845,809	-1,568,556	-1,291,303	-1,018,158	-746,459		-1,084,857	-1,465,021	-1,845,809	-2,228,743	-2,614,854	-3,000,966	-3,387,077
Site 7	HD Housing 50	500,000	600,000	-2,482,474	-2,196,324	-1,910,174	-1,628,230	-1,347,347	-1,066,463	-788,176		-1,139,656	-1,524,384	-1,910,174	-2,300,455	-2,690,735	-3,081,015	-3,471,295
Site 8	HD Housing 24	500,000	600,000	-2,457,742	-2,169,465	-1,881,188	-1,592,912	-1,304,635	-1,021,005	-738,034		-1,100,503	-1,490,406	-1,881,188	-2,271,971	-2,662,753	-3,055,837	-3,451,646
Site 9	HD Housing 12	500,000	600,000	-1,894,682	-1,611,138	-1,328,388	-1,050,063	-771,737	-493,412	-218,290		-603,755	-966,072	-1,328,388	-1,695,460	-2,063,326	-2,431,193	-2,799,059
Site 10	HD Housing 9	500,000	600,000	-1,918,083	-1,533,016	-1,153,504	-773,992	-394,481	-27,491	338,179		-301,718	-727,158	-1,153,504	-1,579,850	-2,010,580	-2,443,456	-2,876,332
Site 11	HD Housing 6	500,000	600,000	-2,702,961	-2,197,851	-1,701,017	-1,205,203	-709,389	-222,871	254,860		-560,902	-1,130,959	-1,701,017	-2,271,530	-2,850,319	-3,429,108	-4,007,897
Site 12	HD Housing 3	500,000	600,000	-1,989,200	-1,566,269	-1,147,582	-728,895	-313,049	90,368	493,785		-222,002	-682,323	-1,147,582	-1,612,841	-2,080,896	-2,553,281	-3,025,666

Wider Tendring DC – All Other Areas

		EUV	BLV	Residual Value (£ per gross ha)														
			Value Change	-10%	-5%	0%	+5%	+10%	+15%	+20%								
			BCIS Change									-10%	-5%	0%	+5%	+10%	+15%	+20%
Site 1	Flats 60	500,000	600,000	-3,986,692	-3,607,619	-3,235,172	-2,863,075	-2,490,979	-2,118,882	-1,747,295		-2,148,579	-2,691,876	-3,235,172	-3,778,831	-4,329,116	-4,879,402	-5,429,687
Site 2	Flats 30	500,000	600,000	-4,048,344	-3,672,816	-3,297,289	-2,921,762	-2,546,235	-2,170,708	-1,800,647		-2,195,985	-2,746,637	-3,297,289	-3,847,942	-4,398,594	-4,949,246	-5,502,098
Site 3	Flats 12	500,000	600,000	-3,402,837	-3,104,472	-2,806,108	-2,507,743	-2,209,378	-1,911,013	-1,614,459		-1,889,789	-2,347,948	-2,806,108	-3,264,267	-3,722,426	-4,180,585	-4,643,364
Site 4	Flats 9	500,000	600,000	-3,789,561	-3,346,923	-2,904,286	-2,461,648	-2,021,249	-1,586,758	-1,152,268		-1,761,045	-2,331,045	-2,904,286	-3,477,527	-4,050,767	-4,624,008	-5,197,249
Site 5	Flats 6	500,000	600,000	-3,756,800	-3,318,309	-2,879,818	-2,441,327	-2,005,016	-1,574,595	-1,144,174		-1,747,249	-2,311,947	-2,879,818	-3,447,689	-4,015,560	-4,583,430	-5,151,301
Site 6	HD Housing 100	500,000	600,000	-513,317	-150,408	199,182	538,161	877,141	1,216,120	1,555,099		877,298	538,240	199,182	-150,491	-512,361	-881,023	-1,255,876
Site 7	HD Housing 50	500,000	600,000	-547,553	-172,188	192,851	542,708	892,564	1,242,421	1,592,277		888,958	540,905	192,851	-170,296	-542,508	-920,971	-1,303,101
Site 8	HD Housing 24	500,000	600,000	-491,078	-108,180	267,732	629,819	988,885	1,347,951	1,707,016		978,335	624,544	267,732	-102,645	-478,463	-863,171	-1,247,878
Site 9	HD Housing 12	500,000	600,000	15,753	386,322	750,933	1,104,105	1,457,276	1,810,447	2,163,618		1,417,324	1,084,129	750,933	407,282	57,673	-291,936	-652,260
Site 10	HD Housing 9	500,000	600,000	657,310	1,154,627	1,638,881	2,120,449	2,602,016	3,083,584	3,565,152		2,423,038	2,030,959	1,638,881	1,246,710	843,268	433,713	22,321
Site 11	HD Housing 6	500,000	600,000	671,789	1,327,927	1,972,483	2,601,627	3,230,772	3,859,917	4,489,062		3,020,961	2,496,722	1,972,483	1,435,874	891,936	341,872	-208,191
Site 12	HD Housing 3	500,000	600,000	845,858	1,403,307	1,960,756	2,513,023	3,059,700	3,606,377	4,141,701		2,846,877	2,406,611	1,960,756	1,511,816	1,062,875	613,934	164,993
Site 13	Housing 250	25,000	375,000	386,254	612,969	836,960	1,057,740	1,278,521	1,499,302	1,720,082		1,204,725	1,020,843	836,960	649,945	460,204	270,464	80,724
Site 14	Housing 150	25,000	375,000	-435,339	-139,839	144,080	419,593	695,107	970,620	1,246,134		693,865	418,972	144,080	-139,188	-433,052	-731,936	-1,034,896
Site 15	Housing 75	25,000	375,000	-485,049	-175,769	123,252	410,340	697,427	984,515	1,271,603		696,618	409,935	123,252	-175,344	-483,230	-795,109	-1,112,058
Site 16	Housing 40	25,000	375,000	-496,220	-182,195	123,046	415,758	707,007	998,255	1,289,504		705,706	415,108	123,046	-181,512	-493,879	-809,872	-1,125,865
Site 17	Housing 24	100,000	450,000	-517,899	-153,556	203,080	546,700	886,650	1,226,601	1,566,552		883,143	544,946	203,080	-151,716	-513,004	-880,754	-1,248,505
Site 18	Housing 12	25,000	375,000	-23,680	251,430	521,539	783,734	1,045,929	1,308,124	1,570,318		1,011,955	766,747	521,539	269,254	11,967	-245,320	-511,589
Site 19	Housing 9	100,000	450,000	-50,642	448,852	941,294	1,418,209	1,894,253	2,370,297	2,846,342		1,779,950	1,361,057	941,294	508,819	69,291	-370,236	-823,497
Site 20	Housing 6	100,000	450,000	-42,494	459,537	959,894	1,452,223	1,930,856	2,409,317	2,887,777		1,815,311	1,392,776	959,894	520,155	78,743	-362,669	-817,531
Site 21	Housing 3	100,000	450,000	100,434	686,136	1,271,838	1,855,462	2,429,846	3,001,763	3,559,968		2,280,524	1,780,801	1,271,838	762,268	252,698	-256,872	-776,008

Strategic Sites

		EUV	BLV	Residual Value (£ per gross ha)														
			Value Change	-10%	-5%	0%	+5%	+10%	+15%	+20%								
			BCIS Change									-10%	-5%	0%	+5%	+10%	+15%	+20%
Site 33	SAMU5 Off Deane's Lane and Oakley Rd	25,000	250,000	-172,976	2,215	159,971	313,727	463,529	613,181	759,599		443,845	303,885	159,971	12,310	-148,958	-327,777	-545,064
Site 34	SAMU8 Hare Green Garden Village	25,000	250,000	-79,002	11,532	93,348	172,497	250,084	326,414	401,991		243,728	169,459	93,348	14,564	-71,670	-165,974	-279,228
Site 35	SAMU9 Horsley Garden Village	25,000	250,000	-73,592	6,815	78,777	147,913	215,418	281,917	347,485		211,357	145,999	78,777	8,715	-68,841	-154,271	-254,818
Site 36	SAH2 North of Thorpe Road	25,000	250,000	123,885	305,553	483,339	657,489	830,532	1,003,574	1,173,854		779,920	632,183	483,339	330,929	175,794	16,304	-158,736
Site 37	SAMU6 Weeley Garden Village	25,000	250,000	89,283	231,015	370,178	505,895	641,611	775,732	908,855		604,061	487,119	370,178	249,880	127,924	2,214	-137,449
Site 38	SAMU2 Hartley Gardens	25,000	250,000	133,681	253,099	372,293	489,334	605,742	722,150	838,558		565,892	469,409	372,293	273,091	173,889	71,848	-35,870
Site 39	SAMU3 Oakwood Park	25,000	250,000	198,327	342,284	482,834	622,608	761,280	898,441	1,035,601		711,360	597,764	482,834	367,366	248,916	126,879	-54
Site 40	SAMU4 Rouses Farm	25,000	250,000	329,962	521,105	709,007	895,493	1,081,717	1,264,997	1,448,278		1,015,265	862,539	709,007	554,230	396,212	235,390	70,612

9.6 The increased construction costs , RAMS and the new costs of the zero embedded carbon, and no corresponding increase in values lead to less good results.

9.7 When considering these results, it is necessary to do so, in the wider context.

a. Most development of greenfield sites, regardless of their location, generally achieve at least 20% affordable housing, and often 30% affordable housing.

b. That there is little is planned in or adjacent to Harwich (other than SAMU5 at Dovercourt) and it would be wrong to apply the results from the northeast of the District more widely.

c. The 2026 LPVA highlighted the challenges of delivery of some types of site, and that it is necessary to be cautious in relying on brownfield sites in the five year land supply and overall housing trajectory, as the delivery of these is likely to be challenging. It was suggested that it will be necessary to have regard to the progress of brownfield sites through the development management process and / or commitments from site promoters. It is understood that the Council has followed this advice and is not relying on such sites, except where there is evidence that they are coming forward.

d. Some conversions may not be subject to affordable housing due to Vacant Building Credit (Paragraphs 23b-026-20190315 to 23b-028-20190315 of the PPG). This may improve viability.

e. At the time of the 2026 LPVA, it was premature to make firm recommendations about the deliverability of the individual Strategic Sites, as the costs of the strategic infrastructure and mitigation were not known. It was recommended that that the Council engages further with the promoters of the Strategic Sites in line with the advice set out in the Harman Guidance, and only include these sites in the new Local Plan if they can be demonstrated to be deliverable. The delivery of any large scale site is complex, and it is understood that this process in ongoing and that the Council is confident that broadly policy compliant schemes can be delivered.

9.8 The policies in the Local Plan are modest, being restricted to slightly tighter water efficiency standards (which is required due to water scarcity), a minimal amount of Wheelchair Accessible Housing (which is required to meet the needs of older person households) and, relative to other areas, quite low levels of developer contributions. The levels of affordable housing has been reduced to 20% (30% on the Garden Villages).

9.9 In terms of impact on viability, the remaining policy area is the climate change policies. The Essex County Council Net Zero Carbon policies have two components, the Net Zero Operational CO_2 and Zero Embodied Carbon – with the additional costs being attributable to Net Zero Operational CO_2 element. For further context, an additional set of appraisals has been run aligning with the Future Homes Standard. The results of these are set out in Appendices 3.

9.10 These additional appraisals suggest that viability is improved somewhat without the costs of the climate change policies.

Appendix 1 – Newbuild Price Paid Data by Ward

2024 to 2026

	Count	Average of Price	Average of Price per sqm
Alresford & Elmstead	59	£456,580	£4,003
Ardleigh & Little Bromley	44	£453,303	£4,305
Bluehouse	8	£368,438	£4,553
Brightlingsea	1	£360,000	£2,770
Burrsville	30	£279,755	£3,408
Cann Hall	16	£246,469	£3,172
Dovercourt All Saints	3	£358,333	£4,489
Dovercourt Tollgate	85	£326,467	£3,309
Eastcliff	30	£57,212	£585
Kirby Cross	20	£369,044	£3,747
Kirby-le-Soken & Hamford	64	£381,781	£3,444
Lawford, Manningtree & Mistley	154	£447,568	£3,867
Little Clacton	18	£337,222	£4,786
Pier	9	£144,056	£3,005
St Osyth	7	£559,286	
Stour Valley	19	£455,500	£3,504
The Bentleys & Frating	100	£457,313	£3,748
Thorpe, Beaumont & Great Holland	41	£498,723	£3,855
Weeley & Tendring	3	£406,667	£3,567
Grand Total	**711**	**£395,420**	**£3,575**

2024

	Count	Average of Price	Average of Price per sqm
Alresford & Elmstead	37	£464,628	£3,982
Ardleigh & Little Bromley	28	£482,372	£4,305
Bluehouse	6	£366,250	£4,526
Brightlingsea	1	£360,000	£2,770
Burrsville	20	£276,248	£3,233
Cann Hall	14	£228,821	£3,164
Dovercourt Tollgate	62	£326,586	£3,314
Eastcliff	24	£57,774	£583
Kirby Cross	14	£371,636	£3,537
Kirby-le-Soken & Hamford	46	£381,235	£3,435
Lawford, Manningtree & Mistley	84	£457,571	£3,830
Little Clacton	9	£323,889	
Pier	8	£148,938	£3,035
St Osyth	5	£484,000	
Stour Valley	9	£453,333	£3,955
The Bentleys & Frating	56	£451,833	£3,782
Thorpe, Beaumont & Great Holland	22	£568,659	£3,653
Weeley & Tendring	3	£406,667	£3,567
Grand Total	**448**	**£389,361**	**£3,489**

2025

	Count	Average of Price	Average of Price per sqm
Alresford & Elmstead	22	£443,045	£4,039
Ardleigh & Little Bromley	16	£402,434	£4,304
Bluehouse	2	£375,000	£4,634
Burrsville	10	£286,769	£3,705
Cann Hall	2	£370,000	£3,233
Dovercourt All Saints	3	£358,333	£4,489
Dovercourt Tollgate	20	£346,967	£3,452
Eastcliff	6	£54,964	£595
Kirby Cross	6	£362,995	£4,237
Kirby-le-Soken & Hamford	18	£383,176	£3,467
Lawford, Manningtree & Mistley	70	£435,564	£3,913
Little Clacton	9	£350,556	£4,786
Pier	1	£105,000	£2,763
St Osyth	2	£747,500	
Stour Valley	9	£469,389	£3,120
The Bentleys & Frating	44	£464,287	£3,704
Thorpe, Beaumont & Great Holland	19	£417,743	£4,115
Grand Total	**259**	**£408,485**	**£3,747**

2026

	Count	Average of Price	Average of Price per sqm
Dovercourt Tollgate	3	£187,339	£2,249
Stour Valley	1	£350,000	£2,894
Grand Total	**4**	**£228,004**	**£2,410**

Appendix 2 – Newbuild Asking Prices, June 2026

Developer / Agent	Development	Address	Name	Beds	Type	sqm	£	£ per sqm
Persimmon	Trinity Fields	Clacton-on-Sea	Alnmouth	2	S	58	£240,000	£4,138
Persimmon	Trinity Fields	Clacton-on-Sea	Alnmouth	2	S	58	£255,000	£4,397
Persimmon	Trinity Fields	Clacton-on-Sea	Barton	3	S	68	£270,000	£3,971
Persimmon	Trinity Fields	Clacton-on-Sea	Barton	3	S	68	£280,000	£4,118
Persimmon	Trinity Fields	Clacton-on-Sea	Barton	3	S	68	£280,000	£4,118
Persimmon	Trinity Fields	Clacton-on-Sea	Barton	3	S	68	£280,000	£4,118
Persimmon	Trinity Fields	Clacton-on-Sea	Ashworth	3	S	70	£285,000	£4,071
Persimmon	Trinity Fields	Clacton-on-Sea	Ashworth	3	S	70	£285,000	£4,071
Persimmon	Trinity Fields	Clacton-on-Sea	Ashworth	3	S	70	£290,000	£4,143
Persimmon	Trinity Fields	Clacton-on-Sea	Ashworth	3	S	70	£325,000	£4,643
Persimmon	Trinity Fields	Clacton-on-Sea	Sherwood	3	D	79	£330,000	£4,177
Persimmon	Trinity Fields	Clacton-on-Sea	Charnwood	3	D	74	£355,000	£4,797
Persimmon	Trinity Fields	Clacton-on-Sea	Charnwood	3	D	74	£340,000	£4,595
Persimmon	Trinity Fields	Clacton-on-Sea	Charnwood	3	D	74	£350,000	£4,730
Persimmon	Trinity Fields	Clacton-on-Sea	Brampton	4	D	105	£405,000	£3,857
Persimmon	Trinity Fields	Clacton-on-Sea	Brampton	4	D	105	£420,000	£4,000
Persimmon	St John's Gate	Clacton-on-Sea						
Taylor Wimpey	Samphire Meadow	Frinton-on-Sea	Ashenford	2	S	70	£250,000	£3,571
Taylor Wimpey	Samphire Meadow	Frinton-on-Sea	Ashenford	2	S	70	£265,000	£3,786
Taylor Wimpey	Samphire Meadow	Frinton-on-Sea	Byford	3	S	89	£300,000	£3,371
Taylor Wimpey	Samphire Meadow	Frinton-on-Sea	Byford	3	S	89	£310,000	£3,483
Taylor Wimpey	Samphire Meadow	Frinton-on-Sea	Byford	3	S	89	£315,000	£3,539
Taylor Wimpey	Samphire Meadow	Frinton-on-Sea	Ardale	3	S	93	£325,000	£3,495
Taylor Wimpey	Samphire Meadow	Frinton-on-Sea	Ardale	3	S	93	£335,000	£3,602
Taylor Wimpey	Samphire Meadow	Frinton-on-Sea	Kingsdale	3	S	95	£335,000	£3,526
Rose	Barleyfields	Clacton-on-Sea	Chloe	2	S		£285,000	
Rose	Barleyfields	Clacton-on-Sea	Olivia	3	S		£355,000	
Rose	Barleyfields	Clacton-on-Sea	Olivia	3	S		£365,000	
Rose	Barleyfields	Clacton-on-Sea	Olivia	3	S		£380,000	
Rose	Barleyfields	Clacton-on-Sea	Georgia	3	S		£395,000	
Rose	Barleyfields	Clacton-on-Sea	Eleanor	3	D		£440,000	
Rose	Barleyfields	Clacton-on-Sea	Ruby	4	D		£445,000	
William H Brown	Martello Drive	Walton-on-the-Naze		2	D	69	£325,000	£4,710

William H Brown	Martello Drive	Walton-on-the-Naze		3	D	82	£375,000	£4,573
Oakland	Park Gate Corner	Clacton-on-Sea	Richmond	3	S	95	£375,000	£3,947
Oakland	Park Gate Corner	Clacton-on-Sea	Richmond	3	S	95	£380,000	£4,000
Oakland	Park Gate Corner	Clacton-on-Sea	Richmond	3	S	95	£399,500	£4,205
Oakland	Park Gate Corner	Clacton-on-Sea	Kensington	3	D	108	£449,500	£4,162
Oakland	Park Gate Corner	Clacton-on-Sea	Kensington	3	D	108	£469,500	£4,347
Scott Residential	Jose Powell Gardens	Frinton-on-Sea		2	D	71	£335,000	£4,718
Scott Residential	Jose Powell Gardens	Frinton-on-Sea	Magnolia	3	D		£465,000	
Roman Homes	Crossways Gardens	Clacton-on-Sea	Wisteria	4	D	119	£350,000	£2,941
Roman Homes	Crossways Gardens	Clacton-on-Sea	Wisteria	4	D	119	£375,000	£3,151
Roman Homes	Crossways Gardens	Clacton-on-Sea	Wisteria	4	D	119	£395,000	£3,319
Roman Homes	Crossways Gardens	Clacton-on-Sea	Jasmine	4	D	152	£435,000	£2,862
Linden Homes	Finches Park	Frinton-on-Sea	Audley	3	D	124	£399,995	£3,226
Linden Homes	Finches Park	Frinton-on-Sea	Harcourt	2	S	60	£244,995	£4,083
Linden Homes	Finches Park	Frinton-on-Sea	Pembroke	4	D	126	£449,995	£3,571
Linden Homes	Finches Park	Frinton-on-Sea	Cottingham	4	D	126	£465,000	£3,690
Mike Vinsent	The Willows	Little Clacton		3	D	81	£410,000	£5,062
Mike Vinsent	The Willows	Little Clacton		3	D	81	£410,000	£5,062
Mike Vinsent	The Willows	Little Clacton		3	D	81	£410,000	£5,062
Mike Vinsent	The Willows	Little Clacton		3	D	88	£435,000	£4,943
Mike Vinsent	The Willows	Little Clacton		3	D	88	£435,000	£4,943
Mike Vinsent	The Willows	Little Clacton		3	D	123	£550,000	£4,472
Lamb & Co	Connaught Fields	Clacton-on-Sea		4	T	97	£450,000	£4,639
Lamb & Co	Connaught Fields	Clacton-on-Sea		4	T	97	£450,000	£4,639
Lamb & Co	The Oaks	Clacton-on-Sea		3	D	121	£450,000	£3,719
Lamb & Co	The Oaks	Clacton-on-Sea		3	D	146	£525,000	£3,596
Lamb & Co	The Oaks	Clacton-on-Sea		3	D	148	£630,000	£4,257
Blake & Thickbroom	Bloomfield View	Clacton-on-Sea	Wisteria	3	D	109	£465,000	£4,266
Blake & Thickbroom	Bloomfield View	Clacton-on-Sea	Jasmine	3	D	109	£475,000	£4,358
Blake & Thickbroom	Bloomfield View	Clacton-on-Sea	Primrose	3	D	114	£485,000	£4,254
Lamb & Co	Montrose Gardens	Great Holland		3	D	110	£500,000	£4,545
Lamb & Co	One off	Clacton-on-Sea		3	D	121	£600,000	£4,959
John Alexander	Meadow View	Clacton-on-Sea		3	D	120	£600,000	£5,000
Blake & Thickbroom	Tamarisk Close	Frinton-on-Sea		4	D		£695,000	
Michaels	Frinton Rd	Clacton-on-Sea		3	D	167	£700,000	£4,192
Michaels	Frinton Rd	Clacton-on-Sea		3	D	190	£750,000	£3,947
Taylor Wimpey	Wyvern Place	Colchester	Beaford	2	S	74	£305,000	£4,122
Taylor Wimpey	Wyvern Place	Colchester	Owlton	3	S	115	£375,000	£3,261

Taylor Wimpey	Wyvern Place	Colchester	Ayleford	4	D	103	£400,000	£3,883
Taylor Wimpey	Wyvern Place	Colchester	Trelton	4	S	120	£400,000	£3,333
Taylor Wimpey	Wyvern Place	Colchester	Ayleford	4	D	103	£400,000	£3,883
Taylor Wimpey	Wyvern Place	Colchester	Trelton	4	S	120	£400,000	£3,333
Taylor Wimpey	Wyvern Place	Colchester	Henford	4	D	128	£485,000	£3,789
Taylor Wimpey	Wyvern Place	Colchester		1	F	50	£195,000	£3,900
Taylor Wimpey	Wyvern Place	Colchester		1	F	50	£199,995	£4,000
Barratt	Languard View	Harwich	Cavendish	2	S	73	£262,500	£3,596
Barratt	Languard View	Harwich	Hoy	3	S	82	£325,000	£3,963
Barratt	Languard View	Harwich	Hoy	3	S	82	£330,000	£4,024
Barratt	Languard View	Harwich	Kingsville	3	S	95	£325,000	£3,421
Barratt	Languard View	Harwich	Cavendish	2	S	73	£265,000	£3,630
Barratt	Languard View	Harwich	Hoy	3	S	82	£330,000	£4,024
Barratt	Languard View	Harwich	Redgrave	3	D	95	£337,500	£3,553
Barratt	Languard View	Harwich	Redgrave	3	D	95	£350,000	£3,684
Barratt	Languard View	Harwich	Kingsley	4	D	110	£400,000	£3,636
Barratt	Languard View	Harwich	Alderney	4	D	104	£440,000	£4,231
Barratt	Languard View	Harwich	Radleigh	4	D	136	£460,000	£3,382
William H Brown	Wisteria Way	Harwich	Bramble	3	S	96	£280,000	£2,917
William H Brown	Wisteria Way	Harwich	Birch	2	T	72	£229,995	£3,194
William H Brown	Wisteria Way	Harwich	Fern	3	T	107	£330,000	£3,084
William H Brown	Wisteria Way	Harwich	Sage	4	D	134	£390,000	£2,910
William H Brown	Kiln Crescent	Harwich	Ainger	2	S	71	£229,995	£3,239
William H Brown	Kiln Crescent	Harwich	Beaumont	3	S	88	£259,995	£2,954
William H Brown	Kiln Crescent	Harwich	Bentley	3	S	88	£275,000	£3,125
William H Brown	Kiln Crescent	Harwich	Bentley	3	S	88	£275,000	£3,125
William H Brown	The Paddocks	Harwich	Eriksay	4	D	139	£425,000	£3,058
William H Brown	The Paddocks	Harwich	Shire	4	D	161	£465,000	£2,888
William H Brown	The Paddocks	Harwich	Oak	4	D	161		
Michaels	Oakley Gardens	Harwich		4	D	167	£525,000	£3,144
Michaels	Oakley Gardens	Harwich		4	D	214	£695,000	£3,248
City & Country	Manningtree Park	Manningtree	Oatley	3	S	109	£450,000	£4,128
City & Country	Manningtree Park	Manningtree	Harcourt	5	D	244	£900,000	£3,689
City & Country	Manningtree Park	Manningtree	Goodridge	3	D	122	£500,000	£4,098
City & Country	Manningtree Park	Manningtree	Linden	1	F	51	£222,500	£4,363
City & Country	Manningtree Park	Manningtree	Beechwood	2	F	71	£292,500	£4,120
City & Country	Manningtree Park	Manningtree	Aspen	2	F	70	£295,000	£4,214
City & Country	Manningtree Park	Manningtree	Harrison	2	S	87	£350,000	£4,023

City & Country	Manningtree Park	Manningtree	Harrison	2	S	87	£360,000	£4,138
City & Country	Manningtree Park	Manningtree	Parker	3	D	93	£430,000	£4,624
City & Country	Manningtree Park	Manningtree	Bentley	4	D	135	£570,000	£4,222
City & Country	Manningtree Park	Manningtree	Wyatt	5	D	243	£950,000	£3,909
City & Country	Priory Fields	St Osyth	Ruskin	2	T	70	£280,000	£4,000
City & Country	Priory Fields	St Osyth	Webb	3	S	93	£375,000	£4,032
City & Country	Priory Fields	St Osyth	Oatley	3	D	109	£400,000	£3,670
City & Country	Priory Fields	St Osyth	Goodridge	3	D	122	£475,000	£3,893
City & Country	Priory Fields	St Osyth	Austin	4	S	124	£475,000	£3,831
City & Country	Priory Fields	St Osyth	Austin	4	S	124	£475,000	£3,831
City & Country	Priory Fields	St Osyth	Bentley	4	D	135	£535,000	£3,963
City & Country	Priory Fields	St Osyth	Mackintosh	4	D	164	£650,000	£3,963
City & Country	Priory Fields	St Osyth	Webb	3	S	101	£420,000	£4,158
City & Country	Priory Fields	St Osyth	Vernon	5	D	171	£685,000	£4,006
Hills Residential	Hunters Chase	Colchester	Lawford	4	D	166	£765,000	£4,608
Hills Residential	Hunters Chase	Colchester	Holland	3	D	95	£475,000	£5,000
Hills Residential	Hunters Chase	Colchester	Lawford	4	D	166	£775,000	£4,669
Hills Residential	Hunters Chase	Colchester	Lawford	4	D	166	£775,000	£4,669
Hills Residential	Hunters Chase	Colchester		2	D	73	£340,000	£4,658
Hills Residential	Hunters Chase	Colchester		2	D	73	£340,000	£4,658
Hills Residential	Hunters Chase	Colchester		2	D	73	£340,000	£4,658
Hills Residential	Hunters Chase	Colchester		3	D	108	£485,000	£4,491
Taylor Wimpey	Hartford Green	Colchester	Byford	3	S	89	£340,000	£3,820
Taylor Wimpey	Hartford Green	Colchester	Byford	3	S	89	£345,000	£3,876
Taylor Wimpey	Hartford Green	Colchester	Lanford	4	D	115	£430,000	£3,739
Taylor Wimpey	Hartford Green	Colchester	Wayford	5	D	171	£585,000	£3,421
Taylor Wimpey	Hartford Green	Colchester	Wayford	5	D	171	£585,000	£3,421
Taylor Wimpey	Hartford Green	Colchester	Waysdale	4	D	142	£495,000	£3,486
Taylor Wimpey	Hartford Green	Colchester	Wayford	5	D	171	£585,000	£3,421
Michaels	Oaktree Place	Colchester		3	D	186	£695,000	£3,737
Michaels	Oaktree Place	Colchester		3	D	172	£680,000	£3,953
Lanswood Homes	Chattowood	Colchester	Iris	4	D		£525,000	
Lanswood Homes	Chattowood	Colchester	Carlina	4	D		£590,000	
Lanswood Homes	Chattowood	Colchester	Linum	4	D		£595,000	
Lanswood Homes	Chattowood	Colchester	Paris	3	D	112	£450,000	£4,018
Lanswood Homes	Chattowood	Colchester	Galium	3	S		£395,000	
Lanswood Homes	Chattowood	Colchester	Aster	2	T		£330,000	
Lanswood Homes	Chattowood	Colchester	Dahlia	3	T		£395,000	

Rose Homes	Lawford Green	Manningtree	Ophelia	4	D		£565,000	
Rose Homes	Lawford Green	Manningtree	Bentley	4	D	135	£570,000	£4,222
Rose Homes	Lawford Green	Manningtree	Victoria	4	D		£550,000	
Rose Homes	Lawford Green	Manningtree	Anna	4	S		£500,000	
Rose Homes	Lawford Green	Manningtree	Rosemary	3	S		£480,000	
Stanfords	Holly Farm Close	Colchester		4	D		£580,000	
Stanfords	Holly Farm Close	Colchester		4	D		£570,000	
Stanfords	Holly Farm Close	Colchester		4	D		£545,000	
Stanfords	Holly Farm Close	Colchester		4	D		£570,000	
Cala	Wivenhoe Gardens	Colchester	Beech	3	S	81	£350,000	£4,321
Cala	Wivenhoe Gardens	Colchester	Dandelion	3	S	107	£425,000	£3,972
Cala	Wivenhoe Gardens	Colchester	Fennel	3	S	110	£435,000	£3,955
Cala	Wivenhoe Gardens	Colchester	Orpine	3	D	130	£565,000	£4,346
Cala Homes	Ufford Chase	Colchester	Larfield	4	D	127	£485,000	£3,819
Cala Homes	Ufford Chase	Colchester	Kinfield	4	D	117	£475,000	£4,060
Cala Homes	Ufford Chase	Colchester	Lanmead	4	D	126	£475,000	£3,770
Cala Homes	Ufford Chase	Colchester	Kinfield	4	D	117	£475,000	£4,060
Cala Homes	Ufford Chase	Colchester	Hornford	3	S	96	£390,000	£4,063
Cala Homes	Ufford Chase	Colchester	Gosfield	3	S	80	£325,000	£4,063
Cala Homes	Ufford Chase	Colchester	Tendring	2	D	99	£450,000	£4,545
Cala Homes	Ufford Chase	Colchester	Tendring	2	D	99	£450,000	£4,545
Fenn Wright	Field Mews	Colchester		3	D	116	£495,000	£4,267
Michaels	Apple Grove	Colchester		2	D		£400,000	
Michaels	Apple Grove	Colchester		3	D		£450,000	
Michaels	Apple Grove	Colchester		3	D		£450,000	
William H Brown	Meadow Gardens	Clacton-on-Sea	Blackwater	4	D	129	£450,000	£3,488
William H Brown	Meadow Gardens	Clacton-on-Sea	Cornmill	4	D	132	£435,000	£3,295
William H Brown	Meadow Gardens	Clacton-on-Sea	Crouch	4	D	122	£415,000	£3,402
William H Brown	Meadow Gardens	Clacton-on-Sea	Asheldham	4	D	116	£400,000	£3,448
William H Brown	Meadow Gardens	Clacton-on-Sea	Colne	4	D	122	£399,000	£3,270
William H Brown	Meadow Gardens	Clacton-on-Sea	Roding	3	S	88	£310,000	£3,523
William H Brown	Meadow Gardens	Clacton-on-Sea	Chelmer	3	S	82	£300,000	£3,659
William H Brown	Meadow Gardens	Clacton-on-Sea	Lea	3	S	71	£265,000	£3,732

Appendix 3 – Sensitivity Testing Based on the Future Homes Standard

Clacton-on-Sea and Adjacent

		EUV	BLV	Residual Value (£ per gross ha)														
			Value Change	-10%	-5%	0%	+5%	+10%	+15%	+20%								
			BCIS Change									-10%	-5%	0%	+5%	+10%	+15%	+20%
Site 1	Flats 60	500,000	600,000	-3,672,244	-3,296,814	-2,924,717	-2,552,620	-2,180,524	-1,808,427	-1,441,666		-1,869,170	-2,396,943	-2,924,717	-3,452,491	-3,983,222	-4,517,785	-5,052,348
Site 2	Flats 30	500,000	600,000	-3,733,685	-3,358,158	-2,982,631	-2,607,104	-2,231,577	-1,859,351	-1,490,735		-1,912,792	-2,447,711	-2,982,631	-3,517,550	-4,052,470	-4,587,389	-5,122,309
Site 3	Flats 12	500,000	600,000	-3,141,032	-2,842,667	-2,544,302	-2,245,937	-1,947,572	-1,649,477	-1,356,604		-1,654,164	-2,099,233	-2,544,302	-2,989,371	-3,434,440	-3,879,509	-4,325,605
Site 4	Flats 9	500,000	600,000	-3,461,995	-3,019,357	-2,576,720	-2,134,082	-1,698,625	-1,264,134	-829,643		-1,470,683	-2,019,857	-2,576,720	-3,133,582	-3,690,445	-4,247,307	-4,804,169
Site 5	Flats 6	500,000	600,000	-3,432,302	-2,993,811	-2,555,320	-2,116,829	-1,685,413	-1,254,993	-824,572		-1,459,607	-2,003,674	-2,555,320	-3,106,966	-3,658,612	-4,210,258	-4,761,904
Site 6	HD Housing 100	500,000	600,000	65,247	419,196	772,449	1,125,701	1,478,953	1,832,205	2,185,457		1,421,784	1,097,116	772,449	447,781	123,114	-215,207	-563,302
Site 7	HD Housing 50	500,000	600,000	48,887	418,278	782,865	1,147,453	1,512,040	1,876,628	2,241,215		1,449,433	1,116,149	782,865	449,582	114,451	-235,123	-593,156
Site 8	HD Housing 24	500,000	600,000	118,533	501,941	876,125	1,250,309	1,624,493	1,998,678	2,372,862		1,553,406	1,214,766	876,125	537,484	193,122	-162,201	-523,229
Site 9	HD Housing 12	500,000	600,000	596,057	968,435	1,336,477	1,704,518	2,072,559	2,440,601	2,808,642		1,974,054	1,655,265	1,336,477	1,017,688	697,418	367,801	33,308
Site 10	HD Housing 9	500,000	600,000	1,379,779	1,881,623	2,383,467	2,885,312	3,387,156	3,889,000	4,390,844		3,133,718	2,758,593	2,383,467	2,008,342	1,633,217	1,258,091	872,327
Site 11	HD Housing 6	500,000	600,000	1,637,677	2,299,997	2,955,632	3,611,267	4,266,902	4,922,538	5,578,173		3,958,776	3,457,204	2,955,632	2,454,061	1,952,489	1,438,625	918,525
Site 12	HD Housing 3	500,000	600,000	1,656,574	2,237,495	2,807,432	3,377,127	3,941,278	4,494,925	5,048,573		3,649,890	3,228,661	2,807,432	2,386,203	1,959,357	1,529,828	1,100,298
Site 13	Housing 250	25,000	375,000	719,250	949,326	1,179,403	1,409,480	1,639,557	1,869,633	2,099,710		1,531,516	1,355,460	1,179,403	1,003,347	827,290	647,118	465,453
Site 14	Housing 150	25,000	375,000	36,038	323,452	610,566	897,680	1,184,794	1,471,908	1,759,022		1,136,903	873,735	610,566	347,397	84,228	-189,687	-472,239
Site 15	Housing 75	25,000	375,000	7,835	310,323	609,499	908,675	1,207,850	1,507,026	1,806,202		1,158,416	883,958	609,499	335,040	59,632	-228,275	-524,394
Site 16	Housing 40	25,000	375,000	3,398	313,651	617,163	920,675	1,224,187	1,527,699	1,831,211		1,173,621	895,392	617,163	338,934	56,454	-235,480	-535,967
Site 17	Housing 24	100,000	450,000	66,953	431,220	785,484	1,139,749	1,494,013	1,848,277	2,202,542		1,432,632	1,109,058	785,484	461,910	131,358	-208,155	-555,137
Site 18	Housing 12	25,000	375,000	405,244	681,148	954,382	1,227,617	1,500,851	1,774,086	2,047,320		1,423,593	1,188,988	954,382	719,777	484,741	242,219	-3,943
Site 19	Housing 9	100,000	450,000	705,601	1,209,200	1,705,288	2,201,376	2,697,464	3,193,553	3,689,641		2,506,849	2,106,068	1,705,288	1,304,508	901,742	487,492	66,969
Site 20	Housing 6	100,000	450,000	719,710	1,235,770	1,740,646	2,239,252	2,737,858	3,236,465	3,735,071		2,545,643	2,143,144	1,740,646	1,334,663	920,498	499,069	76,743
Site 21	Housing 3	100,000	450,000	984,993	1,595,356	2,196,913	2,795,482	3,380,603	3,962,310	4,544,018		3,146,484	2,675,029	2,196,913	1,718,182	1,230,645	743,108	255,571

Harwich and Adjacent

		EUV	BLV	Residual Value (£ per gross ha)														
			Value Change	-10%	-5%	0%	+5%	+10%	+15%	+20%								
			BCIS Change									-10%	-5%	0%	+5%	+10%	+15%	+20%
Site 1	Flats 60	500,000	600,000	-3,852,710	-3,296,814	-2,924,717	-2,552,620	-2,180,524	-1,808,427	-1,441,666		-1,869,170	-2,396,943	-2,924,717	-3,452,491	-3,983,222	-4,517,785	-5,052,348
Site 2	Flats 30	500,000	600,000	-3,913,223	-3,358,158	-2,982,631	-2,607,104	-2,231,577	-1,859,351	-1,490,735		-1,912,792	-2,447,711	-2,982,631	-3,517,550	-4,052,470	-4,587,389	-5,122,309
Site 3	Flats 12	500,000	600,000	-3,256,863	-2,842,667	-2,544,302	-2,245,937	-1,947,572	-1,649,477	-1,356,604		-1,654,164	-2,099,233	-2,544,302	-2,989,371	-3,434,440	-3,879,509	-4,325,605
Site 4	Flats 9	500,000	600,000	-3,606,783	-3,019,357	-2,576,720	-2,134,082	-1,698,625	-1,264,134	-829,643		-1,470,683	-2,019,857	-2,576,720	-3,133,582	-3,690,445	-4,247,307	-4,804,169
Site 5	Flats 6	500,000	600,000	-3,577,091	-2,993,811	-2,555,320	-2,116,829	-1,685,413	-1,254,993	-824,572		-1,459,607	-2,003,674	-2,555,320	-3,106,966	-3,658,612	-4,210,258	-4,761,904
Site 6	HD Housing 100	500,000	600,000	-914,993	-338,805	-7,539	310,812	625,260	939,708	1,254,156		645,699	321,032	-7,539	-349,394	-702,409	-1,059,353	-1,418,381
Site 7	HD Housing 50	500,000	600,000	-963,332	-369,216	-26,463	306,416	630,954	955,492	1,280,030		648,445	315,161	-26,463	-378,204	-740,607	-1,104,635	-1,473,038
Site 8	HD Housing 24	500,000	600,000	-918,760	-308,289	41,199	387,134	720,215	1,053,296	1,386,376		731,335	392,694	41,199	-314,123	-681,979	-1,050,212	-1,418,446
Site 9	HD Housing 12	500,000	600,000	-246,970	179,120	521,463	855,513	1,183,126	1,510,739	1,838,351		1,165,478	846,689	521,463	188,379	-146,114	-486,278	-832,928
Site 10	HD Housing 9	500,000	600,000	251,937	822,162	1,280,931	1,727,648	2,174,366	2,621,083	3,067,800		2,031,182	1,656,057	1,280,931	895,829	505,098	111,494	-282,111
Site 11	HD Housing 6	500,000	600,000	184,625	899,913	1,504,794	2,098,837	2,682,451	3,266,066	3,849,680		2,518,366	2,016,794	1,504,794	985,998	459,718	-66,562	-595,101
Site 12	HD Housing 3	500,000	600,000	405,012	1,025,043	1,542,151	2,059,258	2,570,059	3,077,174	3,584,289		2,398,287	1,971,680	1,542,151	1,112,621	683,092	253,563	-175,967
Site 13	Housing 250	25,000	375,000	125,456	462,744	673,053	878,735	1,083,538	1,288,341	1,493,144		1,026,045	849,988	673,053	491,388	309,723	128,058	-63,504
Site 14	Housing 150	25,000	375,000	-749,402	-292,911	-23,142	235,360	490,935	746,510	1,002,085		506,122	242,954	-23,142	-300,733	-586,870	-875,348	-1,166,259
Site 15	Housing 75	25,000	375,000	-813,371	-336,443	-53,997	218,531	484,842	751,154	1,017,466		501,136	226,678	-53,997	-344,866	-643,296	-945,243	-1,248,676
Site 16	Housing 40	25,000	375,000	-829,236	-346,145	-59,330	220,528	490,700	760,871	1,031,043		506,815	228,586	-59,330	-354,477	-657,019	-959,562	-1,263,393
Site 17	Housing 24	100,000	450,000	-907,911	-338,705	-6,263	322,212	637,874	953,223	1,268,572		654,324	330,675	-6,263	-347,147	-698,997	-1,050,847	-1,402,981
Site 18	Housing 12	25,000	375,000	-213,946	95,646	349,865	597,314	840,534	1,083,755	1,326,975		823,305	588,700	349,865	104,685	-141,477	-393,048	-648,155
Site 19	Housing 9	100,000	450,000	-402,748	142,135	605,054	1,056,991	1,498,585	1,940,178	2,381,772		1,416,958	1,016,178	605,054	184,959	-235,564	-665,321	-1,101,130
Site 20	Housing 6	100,000	450,000	-395,974	150,963	616,662	1,078,354	1,532,893	1,976,728	2,420,563		1,449,984	1,035,819	616,662	194,336	-227,990	-659,269	-1,096,946
Site 21	Housing 3	100,000	450,000	-301,913	321,455	864,770	1,408,086	1,947,510	2,480,326	3,010,425		1,838,108	1,352,307	864,770	377,233	-110,304	-602,553	-1,107,811

Central Harwich

		EUV	BLV	Residual Value (£ per gross ha)														
			Value Change	-10%	-5%	0%	+5%	+10%	+15%	+20%								
			BCIS Change									-10%	-5%	0%	+5%	+10%	+15%	+20%
Site 1	Flats 60	500,000	600,000	-3,672,244	-3,296,814	-2,924,717	-2,552,620	-2,180,524	-1,808,427	-1,441,666		-1,869,170	-2,396,943	-2,924,717	-3,452,491	-3,983,222	-4,517,785	-5,052,348
Site 2	Flats 30	500,000	600,000	-3,733,685	-3,358,158	-2,982,631	-2,607,104	-2,231,577	-1,859,351	-1,490,735		-1,912,792	-2,447,711	-2,982,631	-3,517,550	-4,052,470	-4,587,389	-5,122,309
Site 3	Flats 12	500,000	600,000	-3,141,032	-2,842,667	-2,544,302	-2,245,937	-1,947,572	-1,649,477	-1,356,604		-1,654,164	-2,099,233	-2,544,302	-2,989,371	-3,434,440	-3,879,509	-4,325,605
Site 4	Flats 9	500,000	600,000	-3,461,995	-3,019,357	-2,576,720	-2,134,082	-1,698,625	-1,264,134	-829,643		-1,470,683	-2,019,857	-2,576,720	-3,133,582	-3,690,445	-4,247,307	-4,804,169
Site 5	Flats 6	500,000	600,000	-3,432,302	-2,993,811	-2,555,320	-2,116,829	-1,685,413	-1,254,993	-824,572		-1,459,607	-2,003,674	-2,555,320	-3,106,966	-3,658,612	-4,210,258	-4,761,904
Site 6	HD Housing 100	500,000	600,000	-2,079,783	-1,799,829	-1,522,576	-1,245,323	-972,094	-700,660	-433,519		-798,463	-1,157,950	-1,522,576	-1,887,202	-2,254,327	-2,624,051	-2,993,775
Site 7	HD Housing 50	500,000	600,000	-2,151,237	-1,865,087	-1,582,588	-1,301,705	-1,020,822	-742,682	-466,969		-845,783	-1,214,186	-1,582,588	-1,952,656	-2,326,375	-2,700,093	-3,073,811
Site 8	HD Housing 24	500,000	600,000	-2,123,060	-1,834,784	-1,546,507	-1,258,231	-974,497	-691,526	-408,556		-803,972	-1,172,459	-1,546,507	-1,920,555	-2,294,603	-2,668,651	-3,044,862
Site 9	HD Housing 12	500,000	600,000	-1,576,564	-1,293,395	-1,015,069	-736,744	-458,418	-184,135	84,040		-321,768	-668,419	-1,015,069	-1,361,720	-1,713,397	-2,065,357	-2,417,317
Site 10	HD Housing 9	500,000	600,000	-1,543,838	-1,164,327	-784,815	-405,303	-37,404	328,267	693,937		18,464	-376,904	-784,815	-1,192,726	-1,600,638	-2,012,969	-2,427,129
Site 11	HD Housing 6	500,000	600,000	-2,202,445	-1,703,864	-1,208,051	-712,237	-224,926	252,805	730,536		-127,828	-662,641	-1,208,051	-1,753,460	-2,299,751	-2,853,514	-3,407,277
Site 12	HD Housing 3	500,000	600,000	-1,582,616	-1,163,929	-745,242	-328,238	75,179	478,596	882,014		127,404	-302,126	-745,242	-1,190,384	-1,635,526	-2,083,503	-2,535,463

Wider Tendring DC – All Other Areas

		EUV	BLV	Residual Value (£ per gross ha)														
			Value Change	-10%	-5%	0%	+5%	+10%	+15%	+20%								
			BCIS Change									-10%	-5%	0%	+5%	+10%	+15%	+20%
Site 1	Flats 60	500,000	600,000	-3,672,244	-3,296,814	-2,924,717	-2,552,620	-2,180,524	-1,808,427	-1,441,666		-1,869,170	-2,396,943	-2,924,717	-3,452,491	-3,983,222	-4,517,785	-5,052,348
Site 2	Flats 30	500,000	600,000	-3,733,685	-3,358,158	-2,982,631	-2,607,104	-2,231,577	-1,859,351	-1,490,735		-1,912,792	-2,447,711	-2,982,631	-3,517,550	-4,052,470	-4,587,389	-5,122,309
Site 3	Flats 12	500,000	600,000	-3,141,032	-2,842,667	-2,544,302	-2,245,937	-1,947,572	-1,649,477	-1,356,604		-1,654,164	-2,099,233	-2,544,302	-2,989,371	-3,434,440	-3,879,509	-4,325,605
Site 4	Flats 9	500,000	600,000	-3,461,995	-3,019,357	-2,576,720	-2,134,082	-1,698,625	-1,264,134	-829,643		-1,470,683	-2,019,857	-2,576,720	-3,133,582	-3,690,445	-4,247,307	-4,804,169
Site 5	Flats 6	500,000	600,000	-3,432,302	-2,993,811	-2,555,320	-2,116,829	-1,685,413	-1,254,993	-824,572		-1,459,607	-2,003,674	-2,555,320	-3,106,966	-3,658,612	-4,210,258	-4,761,904
Site 6	HD Housing 100	500,000	600,000	-204,098	148,013	486,992	825,972	1,164,951	1,503,930	1,842,910		1,136,327	811,660	486,992	162,325	-174,064	-521,142	-874,157
Site 7	HD Housing 50	500,000	600,000	-229,329	137,187	488,249	838,106	1,187,962	1,537,819	1,887,676		1,154,817	821,533	488,249	154,240	-194,551	-551,583	-913,986
Site 8	HD Housing 24	500,000	600,000	-167,007	209,747	573,754	932,820	1,291,885	1,650,951	2,010,016		1,251,035	912,395	573,754	231,059	-124,145	-484,271	-852,504
Site 9	HD Housing 12	500,000	600,000	318,083	684,040	1,039,069	1,392,240	1,745,412	2,098,583	2,451,754		1,676,647	1,357,858	1,039,069	719,419	390,235	55,743	-278,750
Site 10	HD Housing 9	500,000	600,000	1,007,984	1,496,369	1,977,937	2,459,504	2,941,072	3,422,640	3,904,207		2,728,188	2,353,062	1,977,937	1,602,812	1,227,039	841,041	449,230
Site 11	HD Housing 6	500,000	600,000	1,147,031	1,794,411	2,425,826	3,054,971	3,684,116	4,313,261	4,942,405		3,428,970	2,927,398	2,425,826	1,924,254	1,409,572	888,900	362,620
Site 12	HD Housing 3	500,000	600,000	1,234,087	1,791,536	2,347,072	2,893,749	3,440,426	3,980,425	4,511,702		3,189,531	2,768,301	2,347,072	1,919,456	1,489,926	1,060,397	630,868
Site 13	Housing 250	25,000	375,000	547,762	772,702	993,483	1,214,263	1,435,044	1,655,825	1,876,605		1,345,596	1,169,539	993,483	817,426	637,864	456,199	274,534
Site 14	Housing 150	25,000	375,000	-182,900	103,041	378,554	654,068	929,581	1,205,095	1,480,609		904,892	641,723	378,554	115,385	-156,994	-438,757	-724,894
Site 15	Housing 75	25,000	375,000	-220,466	80,286	367,741	654,829	941,917	1,229,004	1,516,092		916,658	642,200	367,741	93,281	-193,963	-489,233	-787,698
Site 16	Housing 40	25,000	375,000	-228,212	77,384	371,901	663,150	954,399	1,245,647	1,536,896		928,359	650,130	371,901	91,045	-200,890	-500,510	-803,052
Site 17	Housing 24	100,000	450,000	-203,385	153,312	499,210	839,161	1,179,111	1,519,062	1,859,013		1,146,358	822,784	499,210	170,495	-169,018	-515,034	-866,883
Site 18	Housing 12	25,000	375,000	198,813	470,563	733,587	995,781	1,257,976	1,520,171	1,782,366		1,202,798	968,192	733,587	498,951	256,709	10,547	-235,616
Site 19	Housing 9	100,000	450,000	329,446	824,195	1,304,409	1,780,453	2,256,497	2,732,541	3,208,586		2,105,970	1,705,189	1,304,409	901,640	487,389	66,865	-353,658
Site 20	Housing 6	100,000	450,000	339,224	841,254	1,334,236	1,816,192	2,294,653	2,773,113	3,251,574		2,142,728	1,740,230	1,334,236	920,070	498,632	76,306	-346,020
Site 21	Housing 3	100,000	450,000	541,093	1,126,795	1,712,497	2,287,605	2,861,989	3,421,734	3,979,938		2,669,454	2,191,337	1,712,497	1,224,960	737,423	249,885	-237,652

Strategic Sites

		EUV	BLV	Residual Value (£ per gross ha)														
			Value Change	-10%	-5%	0%	+5%	+10%	+15%	+20%								
			BCIS Change									-10%	-5%	0%	+5%	+10%	+15%	+20%
Site 33	SAMU5 Off Deane's Lane and Oakley Rd	25,000	250,000	-31,876	128,651	283,056	432,858	582,661	729,117	875,536		550,682	417,060	283,056	144,589	2,695	-152,463	-323,565
Site 34	SAMU8 Hare Green Garden Village	25,000	250,000	-3,934	78,620	158,062	235,799	312,130	387,733	462,693		299,570	229,519	158,062	84,885	9,201	-73,912	-164,182
Site 35	SAMU9 Horsley Garden Village	25,000	250,000	-6,421	66,591	135,932	203,553	270,092	335,660	400,740		260,339	198,780	135,932	71,322	3,846	-70,880	-152,691
Site 36	SAH2 North of Thorpe Road	25,000	250,000	257,636	435,422	610,332	783,375	956,418	1,126,852	1,296,710		893,217	751,775	610,332	467,291	321,374	172,613	20,036
Site 37	SAMU6 Weeley Garden Village	25,000	250,000	194,151	333,600	469,663	605,380	739,693	872,816	1,005,938		691,976	581,630	469,663	357,593	242,139	125,213	5,029
Site 38	SAMU2 Hartley Gardens	25,000	250,000	218,310	337,504	455,018	571,426	687,834	804,242	920,650		639,774	547,396	455,018	361,716	266,734	171,752	74,008
Site 39	SAMU3 Oakwood Park	25,000	250,000	299,521	440,834	580,608	719,572	856,733	993,893	1,131,054		797,267	689,839	580,608	470,567	359,762	246,351	129,441
Site 40	SAMU4 Rouses Farm	25,000	250,000	464,419	653,161	839,647	1,026,118	1,209,398	1,392,678	1,575,958		1,130,178	986,508	839,647	692,647	544,115	392,819	238,839

HDH Planning and Development Ltd is a specialist planning consultancy providing evidence to support planning authorities, landowners 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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