



SOUTH OXFORDSHIRE DISTRICT COUNCIL – COMMUNITY INFRASTRUCTURE LEVY STRATEGIC SITES – UPDATED ANALYSIS – AUGUST 2015

Following the Community Hearing on 29 July 2015, we have updated our analysis of three of the Council's key strategic sites, Didcot North East (2,030 units), Ladygrove East (642 units) and Wallingford B (555 units). The current planning status of these three sites is summarised as follows:

- Didcot North East: outline planning application submitted in August 2015 for a new integrated neighbourhood to the north east of Didcot for up to 1,880 homes (reference P15/S2901/O);
- Ladygrove East: resolution to grant planning permission in 2006 (P00/W0626/O), but the development is currently under review;
- Wallingford B: the landowner submitted a planning application in 2014 (P14/S2860/O) and discussions on Section 106 are ongoing.

The Council has advised that the developments will require the following Section 106 contributions:

Table 1: Section 106 contributions

Site	Gross site area (hectares)	Indicative total S106 contribution package	Amount per unit
Didcot North East	147.0	£40,430,750	£19,917
Ladygrove East	30.3	£16,524,688	£25,739
Wallingford B	32.4	£11,127,115	£20,049

We have maintained other inputs as per the February 2015 Viability Study (SUB/10), with values from the relevant area (sub area D for Wallingford B and sub area F for Didcot North East and Ladygrove East).

Assuming 40% affordable housing, the residual land values generated by the appraisals are as follows:

- Didcot North East: -£11,393,155 (or -£77,504 per gross hectare);
- Ladygrove East: -£4,886,572 (or -£161,273 per gross hectare); and
- Wallingford B: £3,306,107 (or £102,040 per gross hectare).

Both Didcot North East and Ladygrove East generate negative residual land values and will therefore require growth in sales values over the life of the development to generate normal returns for the landowners and the developers. Wallingford B generates a positive residual land value, but this is significantly below the range identified at paragraph 4.28 of the Viability Study (i.e. £325,000 to £375,000 per gross hectare). The appraisals are attached as Appendix 2c (Didcot North East), 2d (Ladygrove East) and 2e (Wallingford B).

All three sites are expected to provide significant contributions towards community infrastructure through a mix of on-site provision and financial contributions. It is simply not the case (as suggested by Boyer Planning at the hearing) that these three sites will fail to contribute towards infrastructure requirements because they have been nil rated for CIL; the difference between these three sites and other smaller sites in the District is that they are of sufficient scale that they are able to meet their own requirements without the need to pool contributions from other planning obligations.