

**Policy SP7: Accessible and adaptable dwelling standards - M4(2) and M4(3)**

**Proposed modification**

- a) At Stage 3 of the hearing sessions, and in response to representation: DLPPS 662 (ID: 1030162), the Council accepted that it had misunderstood part of the NPPG<sup>1</sup> in so far as it relates to a requirement for “*wheelchair accessible homes*” being applied only to those dwellings where a local authority is responsible for allocating or nominating a person to live in that dwelling. (Paragraph: 009 Reference ID: 56-009-20150327).
- b) The Building Regulations distinguish differences between M4(3)(2)(a), i.e. adaptable to meet the needs of occupants who use wheelchairs; and M4(3)(2)(b), i.e. accessible to meet the needs of occupants who use wheelchairs.
- c) As a consequence, it was proposed that paragraph 9.24 of the Plan would be amended. This also resulted in the need to amend part of Policy SP7 to make this effective in relation to a policy requirement for M4(3) standards to be achieved. The revised Policy wording proposed at the Stage 3 Hearing session was as follows:
- Accessible and adaptable and wheelchair user dwellings:*** *At least 20% of all new dwellings on sites involving 5 or more new dwellings will be required to meet Building Regulations Part M4(2) standards for accessible and adaptable dwellings (or as subsequently amended). ~~the delivery of which should be distributed across market and affordable tenures<sup>(35)</sup>. This proportion may be varied where a proportion of dwellings are proposed to meet~~ **In addition, 1.5% of all new dwellings on sites involving 50 or more new dwellings will be required to meet** Part M4(3) standards for ‘wheelchair user dwellings’ (or as subsequently amended). **For both M4(2) and M4(3), provision will be rounded up to the nearest whole number and delivery should be distributed across market and affordable tenures.***
- d) The representor indicated that the proposed changes to the supporting text and policy were welcomed but the Inspector agreed with both the Council and the representor, that as this proposed change had been put forward only shortly before the hearing session, both parties should continue to review this matter with the aim of agreeing a set of proposed modifications.

**The Council’s post-hearing review of the matter**

- e) The Council has reviewed the representation and various sources of data. Officers have met with the representor to discuss this matter.
- f) Using the *Habinteg* stepped approach – updated to apply to the projected number of households in 2032, rather than the number of households in 2011 - so as to allow for household growth over the plan period, this indicates by the end of the plan period, a need is likely to exist for **103** dwellings to M4(3) standard to meet the needs of households.

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<sup>1</sup> NPPG: Housing Optional Technical Standards, Paragraph 009 Reference ID: 56-009-20150327: <https://www.gov.uk/guidance/housing-optional-technical-standards>

### Habintag stepped approach – wheelchair user households with unmet housing need

Step	Description	Number/percentage	Number
Step 1	The number of <i>projected</i> households in the local authority area at 2032	58,904 <sup>2</sup>	58,904
Step 2	Multiplied by the percentage of households that are wheelchair users (East of England baseline data)	2%	1,178
Step 3	Multiplied by the percentage of wheelchair user with unmet housing need (East of England baseline data)	9%	<b>106</b>

- g) The Council has estimated that a policy requirement for sites (proposed for allocation) with 50 or more new dwellings to deliver 1.5% of dwellings to M4(3) standard would meet this estimated level of need (around 101 dwellings).
- h) As set out in the Council’s earlier Hearing Statement, this requirement would be in addition to the proposed policy requirement for sites of 5+ dwellings to deliver 20% at M4(2) level, which was estimated to have the potential to deliver circa 1,600 dwellings to *accessible and adaptable* standards and additional to the mandatory requirement under the Building Regulations for homes to be built to M4(1) requirements – making *reasonable provision* for people to access and use a the dwelling, and its facilities.
- i) The requirement would also complement the support elsewhere in Policy SP7 to deliver over 715 dwellings to meet the varied needs of an ageing population through the provision of a range of suitable housing options, such as sheltered or extra-care housing.

### Outstanding matters

- j) The representor had originally suggested that in order to comply with the NPPF, Policy SP7 should require M4(2) compliance for 90% of all new dwellings and 10% to M4(3) standard on developments of 10 units or more – thus effectively requiring a 100% application of additional standards for all but the smallest of developments.
- k) However, the NPPF makes no such policy requirement. Instead, National Planning Practice Guidance *Housing: optional technical standards*<sup>3</sup> advises that it will be for local planning authorities to set out their approach taking into account available datasets and needs evidence. NPPG states “*Where a local planning authority adopts a policy to provide enhanced accessibility or adaptability they should ... clearly state in their Local Plan what proportion of new dwellings should comply with the requirements*”.
- l) The NPPG does not prescribe any set percentages - the decision is a matter of planning judgement for local planning authorities in light of the evidence it is able to draw upon.

<sup>2</sup> 2018-based alternative migration projections (HH-2014 Return)

<sup>3</sup> <https://www.gov.uk/guidance/housing-optional-technical-standards>

- m) The Council has reviewed available data sources including Census data (Table DC1301EW). This indicates that just under 29% of households contain either one person or two or more persons with a long-term health problem or disability.
- n) With this in mind, the Council proposes to increase the M4(2) policy requirement from 20% to 30% so that housing delivery over the plan period would contribute to meeting the needs of households that will form over the plan period and who are most likely to benefit from higher design standards being incorporated from the start. This would cut across all age groups and would deliver at least 2,400 new homes to M4(2) standard.
- o) The policy is a minimum requirement 'at least' and the implementation section explains that wherever practical and viable, the aspiration is that all dwellings designed especially for older people should be built to M4(2) standards.
- p) **Modifications to policy SP7 are proposed as follows:**
- Accessible and adaptable and wheelchair user dwellings:*** *At least 230% of all new dwellings on sites involving 5 or more new dwellings will be required to meet Building Regulations Part M4(2) standards for accessible and adaptable dwellings (or as subsequently amended). ~~the delivery of which should be distributed across market and affordable tenures<sup>(35)</sup>. This proportion may be varied where a proportion of dwellings are proposed to meet~~ ***In addition, 1.5% of all new dwellings on sites involving 50 or more new dwellings will be required to meet*** Part M4(3) standards for 'wheelchair user dwellings' (or as subsequently amended).*
- q) Paragraph 9.24 would also be modified as follows:
- The policy includes .... in accordance with Building Regulations requirements **for M4(2) and M4(3) standards** (or as subsequently amended)<sup>(35)</sup>. ~~The on-site delivery target may be varied where dwellings that meet standards for M4(3) Category 3 'wheelchair user housing' (or as subsequently amended) are provided, subject to National Planning Practice Guidance which indicates that a policy requirement should only be applied to M4(3) Category 3 'wheelchair user housing'~~ ***The policy requirement is a 'minimum' requirement for sites involving a qualifying number of new dwellings and wherever practical and viable, all dwellings especially designed for older people should be built to M4(2) standards. Delivery to M4(3)(2)(a) standard will be required across all tenures and delivery to M4(3)(2)(b) standard will only be required*** where the local authority is responsible for allocating or nominating a person to live in that dwelling. ***For both M4(2) and M4(3), provision will be rounded up to the nearest whole number. For the M4(2) and M4(3) standards to be applied and delivered, a condition on a planning permission must require it.****
- r) **Viability:** The Council has commissioned an update to its viability work to assess the likely effect of the proposed revision to the policy on the viability of development in light of the overall policy requirements of the plan (see Appendix A). The results of this work indicates that development in the borough can support the amended position on accessibility with minimal impact between this and the submitted approach. The viability work concludes that the Council's proposed amendment to policy SP7 will not impact significantly upon development and the flexible approach to applying other policy requirements will ensure objectives are balanced appropriately to facilitate growth through the economic cycle.

## Appendix A



# **WELWYN HATFIELD BOROUGH COUNCIL LOCAL PLAN VIABILITY TESTING – ACCESSABILITY COSTS JUNE 2018**

## **1 Introduction**

Welwyn Hatfield Borough Council, ('the Council') commissioned further viability testing from BNP Paribas Real Estate in relation to the emerging Policy SP7 (Type and Mix of Housing) costs associated with delivering M4(2) accessible and adaptable dwellings and M4(3) wheelchair user dwellings. This testing seeks to consider two positions:

1. The emerging policy position as set out in Policy SP7 of the submitted Welwyn Hatfield Borough Council Local Plan, which seeks at least 20% of all new dwellings on sites involving 5 or more new dwellings will be required to meet Building Regulations Part M4(2) Accessible and Adaptable dwellings.
2. The Council's proposed amended Policy SP7 position, which it has identified to be 30% of all units at M4(2) standard on sites of five or more dwellings and 1.5% of units to be provided at M4(3) standard on sites of 50 or more units.

This note sets out the findings of our updated viability testing of the Local Plan taking into consideration the additional costs associated with delivering the above scenarios for Policy SP7. This testing considers these in the context of the cumulative impact of the Council's emerging requirements. This is in line with the requirements of the National Planning Policy Framework ('NPPF') and the Local Housing Delivery Group guidance 'Viability Testing Emerging Local Plans: Advice for planning practitioners' (June 2012).

This note updates the Welwyn Hatfield Combined Policy Viability Study Update produced by BNP Paribas Real Estate on behalf of the Council, dated August 2016.

## **2 Summary of updated viability testing**

### **2.1 Costs associated with delivering dwellings to M4(2) and M4(3) standards**

WT Partnership ("WTP") have provided advice in relation to the extra over costs associated with the Council's emerging planning policies. They have advised that to achieve units that meet the requirements of M4(2) accessible and adaptable units an extra over allowance of £3,400 per unit is appropriate.

With respect to the achieving the requirement of M4(3) wheelchair accessible units WTP have advised that extra over costs of £11,000 for apartments and £26,000 for houses would be included into our assessment.

### **2.2 Results of appraisals with additional costs**

This section should be read in conjunction with the full results attached at Appendices 1 to 4. In these results, the residual land values are calculated for scenarios with sales values and capital values reflective of market conditions across the borough. These RLVs are then compared to a range of benchmark land values. The results set out below compare the viability of Development Typology 5, a high density wholly flatted scheme (24 flats at 160 uph), development Typology 6, a housing scheme (50 houses 40 uph) and Typology 10, a mixed housing and flatted scheme (200 flats (35%) and houses (65%) at 80 uph)). We set out the results in the tables below from all of the market value areas identified against benchmark land value 1 (residential land) and benchmark land value 3 (higher greenfield). Given the scale of the development there would be a requirement for the provision of on-site affordable housing in line with emerging Policy SP7 (Type and Mix of Housing) sought at 25% on sites in Hatfield, 30% on sites in Welwyn Garden City and 35% in the excluded villages. We have also identified the results of affordable housing rented accommodation provided as Affordable Rent (AR) or a mixture of AR and social rent (SR) where social rent forms at least 50% of the affordable housing requirement. In addition this testing also sets out the submitted and the proposed policy positions.



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**Table 2.2.1: Viability of developments – Development Typology 5 (24 flats at 160 uph), Development Typology 6 (50 houses at 40 uph) and Development Typology 10 (200 flats and houses at 80 uph) – benchmark land value 1 (Previously Developed Sites)**

**Area 1 - South Hatfield**

**TYPOLOGY 5**

**Affordable Rent**

**Submitted Policy SP7**

Tenure	% AH	Base costs	Base Costs & S106	Base Costs, S106 & M4(2)	Base Costs, S106, M4(2) & M4(3)	Base Costs, S106, M4(2) & Sustainability (SUS)	Base Costs, S106, M4(2), Sus & SUDS
70% AR : 30% SO	0%	-£796,079	-£918,275	-£934,306	-£934,306	-£1,059,548	-£1,122,169
70% AR : 30% SO	10%	-£884,856	-£1,007,051	-£1,023,081	-£1,023,081	-£1,148,324	-£1,210,945
70% AR : 30% SO	20%	-£973,631	-£1,095,827	-£1,111,858	-£1,111,858	-£1,237,099	-£1,299,721
70% AR : 30% SO	25%	-£1,018,019	-£1,140,215	-£1,156,246	-£1,156,246	-£1,281,488	-£1,344,108
70% AR : 30% SO	30%	-£1,062,407	-£1,184,603	-£1,200,634	-£1,200,634	-£1,325,875	-£1,388,496
70% AR : 30% SO	35%	-£1,106,795	-£1,228,991	-£1,245,021	-£1,245,021	-£1,370,264	-£1,432,884
4% AR : 1% SO : 20% SH	25%	-£1,170,927	-£1,293,122	-£1,309,153	-£1,309,153	-£1,434,395	-£1,497,016
8% AR : 2% SO : 20% SH	30%	-£1,218,289	-£1,340,484	-£1,356,516	-£1,356,516	-£1,481,762	-£1,544,385
12% AR : 3% SO : 20% SH	35%	-£1,265,519	-£1,387,714	-£1,403,746	-£1,403,746	-£1,528,987	-£1,591,608

**Proposed Amended Policy SP7**

Tenure	% AH	Base costs	Base Costs & S106	Base Costs, S106 & M4(2)	Base Costs, S106, M4(2) & M4(3)	Base Costs, S106, M4(2), M4(3) & Sustainability (Sus)	Base Costs, S106, M4(2) M4(3), Sus & SUDS
70% AR : 30% SO	0%	-£796,079	-£918,275	-£942,322	-£942,322	-£1,067,563	-£1,130,184
70% AR : 30% SO	10%	-£884,856	-£1,007,051	-£1,031,098	-£1,031,098	-£1,156,339	-£1,218,960
70% AR : 30% SO	20%	-£973,631	-£1,095,827	-£1,119,873	-£1,119,873	-£1,245,115	-£1,307,736
70% AR : 30% SO	25%	-£1,018,019	-£1,140,215	-£1,164,261	-£1,164,261	-£1,289,503	-£1,352,124
70% AR : 30% SO	30%	-£1,062,407	-£1,184,603	-£1,208,649	-£1,208,649	-£1,333,890	-£1,396,512
70% AR : 30% SO	35%	-£1,106,795	-£1,228,991	-£1,253,037	-£1,253,037	-£1,378,279	-£1,440,900
4% AR : 1% SO : 20% SH	25%	-£1,170,927	-£1,293,122	-£1,317,169	-£1,317,169	-£1,442,410	-£1,505,031
8% AR : 2% SO : 20% SH	30%	-£1,218,289	-£1,340,484	-£1,364,532	-£1,364,532	-£1,489,777	-£1,552,400
12% AR : 3% SO : 20% SH	35%	-£1,265,519	-£1,387,714	-£1,411,761	-£1,411,761	-£1,537,003	-£1,599,623

**Social rent**

**Submitted Policy SP7**

Tenure	% AH	Base costs	Base Costs & S106	Base Costs, S106 & M4(2)	Base Costs, S106, M4(2) & M4(3)	Base Costs, S106, M4(2) & Sustainability (SUS)	Base Costs, S106, M4(2), Sus & SUDS
50% SR : 20% AR : 30% SO	0%	-£796,079	-£918,275	-£934,306	-£934,306	-£1,059,548	-£1,122,169
50% SR : 20% AR : 30% SO	10%	-£933,877	-£1,056,073	-£1,072,104	-£1,072,104	-£1,197,346	-£1,259,967
50% SR : 20% AR : 30% SO	20%	-£1,071,675	-£1,193,871	-£1,209,902	-£1,209,902	-£1,335,144	-£1,397,764
50% SR : 20% AR : 30% SO	25%	-£1,140,574	-£1,262,770	-£1,278,801	-£1,278,801	-£1,404,043	-£1,466,663
50% SR : 20% AR : 30% SO	30%	-£1,209,473	-£1,331,670	-£1,347,700	-£1,347,700	-£1,472,942	-£1,535,562
50% SR : 20% AR : 30% SO	35%	-£1,278,372	-£1,400,569	-£1,416,599	-£1,416,599	-£1,541,841	-£1,604,461
2.5% SR : 1.5% AR : 1% SO : 20% SH	25%	-£1,198,939	-£1,321,135	-£1,337,165	-£1,337,165	-£1,462,408	-£1,525,028
5% SR : 3% AR : 2% SO : 20% SH	30%	-£1,274,321	-£1,396,517	-£1,412,548	-£1,412,548	-£1,537,793	-£1,600,416
7.5% SR : 4.5% AR : 3% SO : 20% SH	35%	-£1,349,568	-£1,471,763	-£1,487,794	-£1,487,794	-£1,613,036	-£1,675,657



**WELWYN HATFIELD BOROUGH COUNCIL  
LOCAL PLAN VIABILITY TESTING – ACCESSABILITY COSTS  
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**Proposed Amended Policy SP7**

Tenure	% AH	Base costs	Base Costs & S106	Base Costs, S106 & M4(2)	Base Costs, S106, M4(2) & M4(3)	Base Costs, S106, M4(2), M4(3) & Sustainability (Sus)	Base Costs, S106, M4(2), M4(3), Sus & SUDS
50% SR: 20% AR: 30% SO	0%	-£796,079	-£918,275	-£942,322	-£942,322	-£1,067,563	-£1,130,184
50% SR: 20% AR: 30% SO	10%	-£933,877	-£1,056,073	-£1,080,120	-£1,080,120	-£1,205,361	-£1,267,982
50% SR: 20% AR: 30% SO	20%	-£1,071,675	-£1,193,871	-£1,217,918	-£1,217,918	-£1,343,159	-£1,405,780
50% SR: 20% AR: 30% SO	25%	-£1,140,574	-£1,262,770	-£1,286,816	-£1,286,816	-£1,412,058	-£1,474,679
50% SR: 20% AR: 30% SO	30%	-£1,209,473	-£1,331,670	-£1,355,715	-£1,355,715	-£1,480,957	-£1,543,578
50% SR: 20% AR: 30% SO	35%	-£1,278,372	-£1,400,569	-£1,424,614	-£1,424,614	-£1,549,856	-£1,612,477
2.5% SR: 1.5% AR: 1% SO: 20% SH	25%	-£1,198,939	-£1,321,135	-£1,345,181	-£1,345,181	-£1,470,423	-£1,533,044
5% SR: 3% AR: 2% SO: 20% SH	30%	-£1,274,321	-£1,396,517	-£1,420,564	-£1,420,564	-£1,545,810	-£1,608,433
7.5% SR: 4.5% AR: 3% SO: 20% SH	35%	-£1,349,568	-£1,471,763	-£1,495,810	-£1,495,810	-£1,621,051	-£1,683,672

**TYOLOGY 6**

**Affordable Rent**

**Submitted Policy SP7**

Tenure	% AH	Base costs	Base Costs & S106	Base Costs, S106 & M4(2)	Base Costs, S106, M4(2) & M4(3)	Base Costs, S106, M4(2) & Sustainability (SUS)	Base Costs, S106, M4(2), Sus & SUDS
70% AR: 30% SO	0%	£1,905,538	£1,655,060	£1,622,461	£1,622,461	£1,367,789	£1,240,453
70% AR: 30% SO	10%	£1,638,715	£1,388,237	£1,355,639	£1,355,639	£1,100,967	£973,630
70% AR: 30% SO	20%	£1,371,892	£1,121,415	£1,088,816	£1,088,816	£834,143	£706,807
70% AR: 30% SO	25%	£1,238,481	£988,002	£955,405	£955,405	£700,732	£573,396
70% AR: 30% SO	30%	£1,105,069	£854,591	£821,994	£821,994	£567,321	£439,985
70% AR: 30% SO	35%	£971,658	£721,180	£688,582	£688,582	£433,910	£306,574
4% AR: 1% SO: 20% SH	25%	£1,350,002	£1,099,525	£1,066,927	£1,066,927	£812,254	£684,918
8% AR: 2% SO: 20% SH	30%	£1,207,344	£956,866	£924,268	£924,268	£669,588	£542,247
12% AR: 3% SO: 20% SH	35%	£1,064,649	£814,171	£781,573	£781,573	£526,900	£399,564

**Proposed Amended Policy SP7**

Tenure	% AH	Base costs	Base Costs & S106	Base Costs, S106 & M4(2)	Base Costs, S106, M4(2) & M4(3)	Base Costs, S106, M4(2), M4(3) & Sustainability (Sus)	Base Costs, S106, M4(2), M4(3), Sus & SUDS
70% AR: 30% SO	0%	£1,905,538	£1,655,060	£1,606,163	£1,586,298	£1,331,625	£1,204,290
70% AR: 30% SO	10%	£1,638,715	£1,388,237	£1,339,340	£1,319,476	£1,064,803	£937,467
70% AR: 30% SO	20%	£1,371,892	£1,121,415	£1,072,517	£1,052,653	£797,980	£670,643
70% AR: 30% SO	25%	£1,238,481	£988,002	£939,106	£919,241	£664,569	£537,232
70% AR: 30% SO	30%	£1,105,069	£854,591	£805,694	£785,830	£531,158	£403,821
70% AR: 30% SO	35%	£971,658	£721,180	£672,283	£652,418	£397,746	£270,410
4% AR: 1% SO: 20% SH	25%	£1,350,002	£1,099,525	£1,050,627	£1,030,764	£776,091	£648,755
8% AR: 2% SO: 20% SH	30%	£1,207,344	£956,866	£907,968	£888,102	£633,422	£506,082
12% AR: 3% SO: 20% SH	35%	£1,064,649	£814,171	£765,274	£745,409	£490,737	£363,400



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**Social rent**

**Submitted Policy SP7**

Tenure	% AH	Base costs	Base Costs & S106	Base Costs, S106 & M4(2)	Base Costs, S106, M4(2) & M4(3)	Base Costs, S106, M4(2) & Sustainability (SUS)	Base Costs, S106, M4(2), Sus & SUDS
50% SR: 20% AR : 30% SO	0%	£1,905,538	£1,655,060	£1,622,461	£1,622,461	£1,367,789	£1,240,453
50% SR: 20% AR : 30% SO	10%	£1,482,793	£1,232,315	£1,199,717	£1,199,717	£945,044	£817,707
50% SR: 20% AR : 30% SO	20%	£1,060,047	£809,569	£776,972	£776,972	£522,299	£394,963
50% SR: 20% AR : 30% SO	25%	£848,675	£598,197	£565,599	£565,599	£310,926	£183,590
50% SR: 20% AR : 30% SO	30%	£637,302	£386,824	£354,227	£354,227	£99,554	£-27,782
50% SR: 20% AR : 30% SO	35%	£425,930	£175,451	£142,854	£142,854	£-111,819	£-239,155
2.5% SR : 1.5% AR : 1% SO : 20% SH	25%	£1,260,904	£1,010,426	£977,828	£977,828	£723,156	£595,820
5% SR : 3% AR : 2% SO : 20% SH	30%	£1,029,125	£778,647	£746,048	£746,048	£491,368	£364,028
7.5% SR : 4.5% AR : 3% SO : 20% SH	35%	£797,320	£546,842	£514,244	£514,244	£259,572	£132,235

**Proposed Amended Policy SP7**

Tenure	% AH	Base costs	Base Costs & S106	Base Costs, S106 & M4(2)	Base Costs, S106, M4(2) & M4(3)	Base Costs, S106, M4(2), M4(3) & Sustainability (Sus)	Base Costs, S106, M4(2) M4(3), Sus & SUDS
50% SR: 20% AR : 30% SO	0%	£1,905,538	£1,655,060	£1,606,163	£1,586,298	£1,331,625	£1,204,290
50% SR: 20% AR : 30% SO	10%	£1,482,793	£1,232,315	£1,183,418	£1,163,553	£908,880	£781,544
50% SR: 20% AR : 30% SO	20%	£1,060,047	£809,569	£760,673	£740,808	£486,135	£358,799
50% SR: 20% AR : 30% SO	25%	£848,675	£598,197	£549,300	£529,435	£274,762	£147,426
50% SR: 20% AR : 30% SO	30%	£637,302	£386,824	£337,927	£318,062	£63,390	£-63,946
50% SR: 20% AR : 30% SO	35%	£425,930	£175,451	£126,555	£106,690	£-147,982	£-275,319
2.5% SR : 1.5% AR : 1% SO : 20% SH	25%	£1,260,904	£1,010,426	£961,529	£941,664	£686,992	£559,656
5% SR : 3% AR : 2% SO : 20% SH	30%	£1,029,125	£778,647	£729,748	£709,883	£455,203	£327,863
7.5% SR : 4.5% AR : 3% SO : 20% SH	35%	£797,320	£546,842	£497,945	£478,080	£223,408	£96,072

**TYOLOGY 10**

**Affordable Rent**

**Submitted Policy SP7**

Tenure	% AH	Base costs	Base Costs & S106	Base Costs, S106 & M4(2)	Base Costs, S106, M4(2) & Sustainability (SUS)	Base Costs, S106, M4(2), Sus & SUDS
70% AR : 30% SO	0%	£4,487,015	£3,555,334	£3,439,676	£2,536,092	£2,080,424
70% AR : 30% SO	10%	£3,748,661	£2,815,986	£2,700,327	£1,796,478	£1,337,297
70% AR : 30% SO	20%	£3,010,306	£2,076,639	£1,960,980	£1,053,350	£594,170
70% AR : 30% SO	25%	£2,641,129	£1,706,965	£1,591,306	£681,786	£222,605
70% AR : 30% SO	30%	£2,271,951	£1,337,290	£1,221,632	£310,222	£-148,959
70% AR : 30% SO	35%	£1,902,774	£967,617	£851,959	£-61,341	£-520,522
4% AR : 1% SO : 20% SH	25%	£2,438,325	£1,494,319	£1,376,769	£458,408	£-5,150
8% AR : 2% SO : 20% SH	30%	£2,038,366	£1,091,974	£974,420	£55,353	£-411,351
12% AR : 3% SO : 20% SH	35%	£1,638,512	£689,738	£572,188	£-350,658	£-817,349





**WELWYN HATFIELD BOROUGH COUNCIL  
LOCAL PLAN VIABILITY TESTING – ACCESSABILITY COSTS  
JUNE 2018**

**Proposed Amended Policy SP7**

Tenure	% AH	Base costs	Base Costs & S106	Base Costs, S106 & M4(2)	Base Costs, S106, M4(2) & M4(3)	Base Costs, S106, M4(2), M4(3) & Sustainability (Sus)	Base Costs, S106, M4(2), M4(3) Sus & SUDS
70% AR : 30% SO	0%	£4,487,015	£3,555,334	£3,381,846	£3,311,366	£2,407,784	£1,950,017
70% AR : 30% SO	10%	£3,748,661	£2,815,986	£2,642,499	£2,572,019	£1,666,070	£1,206,890
70% AR : 30% SO	20%	£3,010,306	£2,076,639	£1,903,151	£1,832,671	£922,943	£463,762
70% AR : 30% SO	25%	£2,641,129	£1,706,965	£1,533,476	£1,462,998	£551,379	£92,198
70% AR : 30% SO	30%	£2,271,951	£1,337,290	£1,163,803	£1,093,324	£179,815	£-279,366
70% AR : 30% SO	35%	£1,902,774	£967,617	£794,129	£723,650	£-191,749	£-652,439
4% AR : 1% SO : 20% SH	25%	£2,438,325	£1,494,319	£1,317,994	£1,246,362	£328,001	£-137,691
8% AR : 2% SO : 20% SH	30%	£2,038,366	£1,091,974	£915,643	£844,009	£-77,191	£-543,896
12% AR : 3% SO : 20% SH	35%	£1,638,512	£689,738	£513,413	£441,781	£-483,198	£-949,889

**Social rent**

**Submitted Policy SP7**

Tenure	% AH	Base costs	Base Costs & S106	Base Costs, S106 & M4(2)	Base Costs, S106, M4(2) & Sustainability (SUS)	Base Costs, S106, M4(2), Sus & SUDS
70% AR : 30% SO	0%	£4,487,015	£3,555,334	£3,439,676	£2,536,092	£2,080,424
70% AR : 30% SO	10%	£3,246,375	£2,306,981	£2,191,322	£1,279,148	£819,967
70% AR : 30% SO	20%	£1,998,023	£1,054,601	£937,051	£18,689	£-446,871
70% AR : 30% SO	25%	£1,373,845	£424,371	£306,821	£-617,947	£-1,084,636
70% AR : 30% SO	30%	£748,901	£-205,857	£-323,408	£-1,255,712	£-1,724,812
70% AR : 30% SO	35%	£118,673	£-840,624	£-960,097	£-1,897,299	£-2,371,623
4% AR : 1% SO : 20% SH	25%	£2,147,465	£1,198,702	£1,081,152	£161,088	£-305,603
8% AR : 2% SO : 20% SH	30%	£1,455,424	£500,666	£383,112	£-545,626	£-1,012,331
12% AR : 3% SO : 20% SH	35%	£757,534	£-199,274	£-318,747	£-1,262,128	£-1,723,764

**Proposed Amended Policy SP7**

Tenure	% AH	Base costs	Base Costs & S106	Base Costs, S106 & M4(2)	Base Costs, S106, M4(2) & M4(3)	Base Costs, S106, M4(2), M4(3) & Sustainability (Sus)	Base Costs, S106, M4(2), M4(3) Sus & SUDS
50% SR : 20% AR : 30% SO	0%	£4,487,015	£3,555,334	£3,381,846	£3,311,366	£2,407,784	£1,950,017
50% SR : 20% AR : 30% SO	10%	£3,246,375	£2,306,981	£2,133,492	£2,063,014	£1,148,740	£689,560
50% SR : 20% AR : 30% SO	20%	£1,998,023	£1,054,601	£878,275	£806,643	£-112,721	£-579,411
50% SR : 20% AR : 30% SO	25%	£1,373,845	£424,371	£248,046	£176,414	£-750,486	£-1,217,177
50% SR : 20% AR : 30% SO	30%	£748,901	£-205,857	£-382,182	£-454,871	£-1,388,252	£-1,859,520
50% SR : 20% AR : 30% SO	35%	£118,673	£-840,624	£-1,019,834	£-1,092,637	£-2,032,008	£-2,506,331
2.5% SR : 1.5% AR : 1% SO : 20% SH	25%	£2,147,465	£1,198,702	£1,022,377	£950,744	£28,547	£-438,142
5% SR : 3% AR : 2% SO : 20% SH	30%	£1,455,424	£500,666	£324,335	£252,701	£-678,171	£-1,144,875
7.5% SR : 4.5% AR : 3% SO : 20% SH	35%	£757,534	£-199,274	£-378,483	£-451,286	£-1,384,668	£-1,858,471



**WELWYN HATFIELD BOROUGH COUNCIL  
LOCAL PLAN VIABILITY TESTING – ACCESSABILITY COSTS  
JUNE 2018**

**Area 2 - Hatfield and Birchwood**

**TYOLOGY 5**

**Affordable Rent**

**Submitted Policy SP7**

Tenure	% AH	Base costs	Base Costs & S106	Base Costs, S106 & M4(2)	Base Costs, S106, M4(2) & M4(3)	Base Costs, S106, M4(2) & Sustainability (SUS)	Base Costs, S106, M4(2), Sus & SUDS
70% AR : 30% SO	0%	-£229,699	-£351,895	-£367,926	-£367,926	-£493,168	-£555,788
70% AR : 30% SO	10%	-£360,483	-£482,679	-£498,709	-£498,709	-£623,952	-£686,573
70% AR : 30% SO	20%	-£491,267	-£613,463	-£629,494	-£629,494	-£754,735	-£817,356
70% AR : 30% SO	25%	-£556,659	-£678,855	-£694,886	-£694,886	-£820,127	-£882,748
70% AR : 30% SO	30%	-£622,051	-£744,247	-£760,278	-£760,278	-£885,519	-£948,140
70% AR : 30% SO	35%	-£687,443	-£809,639	-£825,670	-£825,670	-£950,911	-£1,013,532
4% AR : 1% SO : 20% SH	25%	-£688,402	-£810,598	-£826,629	-£826,629	-£951,870	-£1,014,491
8% AR : 2% SO : 20% SH	30%	-£759,200	-£881,395	-£897,426	-£897,426	-£1,022,672	-£1,085,295
12% AR : 3% SO : 20% SH	35%	-£829,884	-£952,081	-£968,111	-£968,111	-£1,093,353	-£1,155,973

**Proposed Amended Policy SP7**

Tenure	% AH	Base costs	Base Costs & S106	Base Costs, S106 & M4(2)	Base Costs, S106, M4(2) & M4(3)	Base Costs, S106, M4(2), M4(3) & Sustainability (Sus)	Base Costs, S106, M4(2), M4(3), Sus & SUDS
70% AR : 30% SO	0%	-£229,699	-£351,895	-£375,942	-£375,942	-£501,183	-£563,804
70% AR : 30% SO	10%	-£360,483	-£482,679	-£506,726	-£506,726	-£631,967	-£694,588
70% AR : 30% SO	20%	-£491,267	-£613,463	-£637,509	-£637,509	-£762,751	-£825,372
70% AR : 30% SO	25%	-£556,659	-£678,855	-£702,901	-£702,901	-£828,142	-£890,764
70% AR : 30% SO	30%	-£622,051	-£744,247	-£768,293	-£768,293	-£893,534	-£956,156
70% AR : 30% SO	35%	-£687,443	-£809,639	-£833,685	-£833,685	-£958,927	-£1,021,547
4% AR : 1% SO : 20% SH	25%	-£688,402	-£810,598	-£834,644	-£834,644	-£959,886	-£1,022,506
8% AR : 2% SO : 20% SH	30%	-£759,200	-£881,395	-£905,443	-£905,443	-£1,030,688	-£1,093,310
12% AR : 3% SO : 20% SH	35%	-£829,884	-£952,081	-£976,126	-£976,126	-£1,101,369	-£1,163,990

**Social rent**

**Submitted Policy SP7**

Tenure	% AH	Base costs	Base Costs & S106	Base Costs, S106 & M4(2)	Base Costs, S106, M4(2) & M4(3)	Base Costs, S106, M4(2) & Sustainability (SUS)	Base Costs, S106, M4(2), Sus & SUDS
50% SR : 20% AR : 30% SO	0%	-£229,699	-£351,895	-£367,926	-£367,926	-£493,168	-£555,788
50% SR : 20% AR : 30% SO	10%	-£404,768	-£526,963	-£542,994	-£542,994	-£668,236	-£730,857
50% SR : 20% AR : 30% SO	20%	-£579,835	-£702,032	-£718,062	-£718,062	-£843,304	-£905,924
50% SR : 20% AR : 30% SO	25%	-£667,370	-£789,565	-£805,597	-£805,597	-£930,838	-£993,459
50% SR : 20% AR : 30% SO	30%	-£754,904	-£877,100	-£893,131	-£893,131	-£1,018,372	-£1,080,993
50% SR : 20% AR : 30% SO	35%	-£842,438	-£964,634	-£980,664	-£980,664	-£1,105,906	-£1,168,527
2.5% SR : 1.5% AR : 1% SO : 20% SH	25%	-£713,708	-£835,903	-£851,935	-£851,935	-£977,176	-£1,039,797
5% SR : 3% AR : 2% SO : 20% SH	30%	-£809,817	-£932,012	-£948,043	-£948,043	-£1,073,289	-£1,135,912
7.5% SR : 4.5% AR : 3% SO : 20% SH	35%	-£905,810	-£1,028,006	-£1,044,037	-£1,044,037	-£1,169,279	-£1,231,899



**WELWYN HATFIELD BOROUGH COUNCIL  
LOCAL PLAN VIABILITY TESTING – ACCESSABILITY COSTS  
JUNE 2018**

**Proposed Amended Policy SP7**

Tenure	% AH	Base costs	Base Costs & S106	Base Costs, S106 & M4(2)	Base Costs, S106, M4(2) & M4(3)	Base Costs, S106, M4(2), M4(3) & Sustainability (Sus)	Base Costs, S106, M4(2) M4(3), Sus & SUDS
50% SR: 20% AR : 30% SO	0%	-£229,699	-£351,895	-£375,942	-£375,942	-£501,183	-£563,804
50% SR: 20% AR : 30% SO	10%	-£404,768	-£526,963	-£551,010	-£551,010	-£676,251	-£738,872
50% SR: 20% AR : 30% SO	20%	-£579,835	-£702,032	-£726,077	-£726,077	-£851,319	-£913,941
50% SR: 20% AR : 30% SO	25%	-£667,370	-£789,565	-£813,612	-£813,612	-£938,854	-£1,001,474
50% SR: 20% AR : 30% SO	30%	-£754,904	-£877,100	-£901,146	-£901,146	-£1,026,387	-£1,089,008
50% SR: 20% AR : 30% SO	35%	-£842,438	-£964,634	-£988,680	-£988,680	-£1,113,922	-£1,176,543
2.5% SR : 1.5% AR : 1% SO : 20% SH	25%	-£713,708	-£835,903	-£859,950	-£859,950	-£985,191	-£1,047,812
5% SR : 3% AR : 2% SO : 20% SH	30%	-£809,817	-£932,012	-£956,060	-£956,060	-£1,081,304	-£1,143,927
7.5% SR : 4.5% AR : 3% SO : 20% SH	35%	-£905,810	-£1,028,006	-£1,052,052	-£1,052,052	-£1,177,294	-£1,239,915

**TYPOLGY 6**

**Affordable Rent**

**Submitted Policy SP7**

Tenure	% AH	Base costs	Base Costs & S106	Base Costs, S106 & M4(2)	Base Costs, S106, M4(2) & M4(3)	Base Costs, S106, M4(2) & Sustainability (SUS)	Base Costs, S106, M4(2), Sus & SUDS
70% AR : 30% SO	0%	£3,721,490	£3,471,012	£3,438,414	£3,438,414	£3,183,741	£3,056,405
70% AR : 30% SO	10%	£3,319,605	£3,069,127	£3,036,528	£3,036,528	£2,781,856	£2,654,520
70% AR : 30% SO	20%	£2,917,720	£2,667,242	£2,634,643	£2,634,643	£2,379,971	£2,252,634
70% AR : 30% SO	25%	£2,716,777	£2,466,299	£2,433,700	£2,433,700	£2,179,029	£2,051,692
70% AR : 30% SO	30%	£2,515,834	£2,265,356	£2,232,758	£2,232,758	£1,978,086	£1,850,749
70% AR : 30% SO	35%	£2,313,660	£2,064,413	£2,031,815	£2,031,815	£1,777,143	£1,649,806
4% AR : 1% SO : 20% SH	25%	£2,837,538	£2,587,060	£2,554,461	£2,554,461	£2,299,789	£2,172,453
8% AR : 2% SO : 20% SH	30%	£2,619,614	£2,369,136	£2,336,537	£2,336,537	£2,081,856	£1,954,516
12% AR : 3% SO : 20% SH	35%	£2,401,598	£2,151,120	£2,118,521	£2,118,521	£1,863,849	£1,736,512

**Proposed Amended Policy SP7**

Tenure	% AH	Base costs	Base Costs & S106	Base Costs, S106 & M4(2)	Base Costs, S106, M4(2) & M4(3)	Base Costs, S106, M4(2), M4(3) & Sustainability (Sus)	Base Costs, S106, M4(2) M4(3), Sus & SUDS
70% AR : 30% SO	0%	£3,721,490	£3,471,012	£3,422,115	£3,402,251	£3,147,578	£3,020,242
70% AR : 30% SO	10%	£3,319,605	£3,069,127	£3,020,229	£3,000,365	£2,745,693	£2,618,357
70% AR : 30% SO	20%	£2,917,720	£2,667,242	£2,618,345	£2,598,480	£2,343,807	£2,216,471
70% AR : 30% SO	25%	£2,716,777	£2,466,299	£2,417,402	£2,397,537	£2,142,864	£2,015,529
70% AR : 30% SO	30%	£2,515,834	£2,265,356	£2,216,459	£2,196,595	£1,941,922	£1,814,586
70% AR : 30% SO	35%	£2,313,660	£2,064,413	£2,015,517	£1,995,652	£1,740,979	£1,613,643
4% AR : 1% SO : 20% SH	25%	£2,837,538	£2,587,060	£2,538,163	£2,518,298	£2,263,625	£2,136,290
8% AR : 2% SO : 20% SH	30%	£2,619,614	£2,369,136	£2,320,237	£2,300,372	£2,045,692	£1,918,352
12% AR : 3% SO : 20% SH	35%	£2,401,598	£2,151,120	£2,102,222	£2,082,358	£1,827,685	£1,700,349



**WELWYN HATFIELD BOROUGH COUNCIL  
LOCAL PLAN VIABILITY TESTING – ACCESSABILITY COSTS  
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**Social rent**

**Submitted Policy SP7**

Tenure	% AH	Base costs	Base Costs & S106	Base Costs, S106 & M4(2)	Base Costs, S106, M4(2) & M4(3)	Base Costs, S106, M4(2) & Sustainability (SUS)	Base Costs, S106, M4(2), Sus & SUDS
50% SR: 20% AR: 30% SO	0%	£3,721,490	£3,471,012	£3,438,414	£3,438,414	£3,183,741	£3,056,405
50% SR: 20% AR: 30% SO	10%	£3,178,751	£2,928,274	£2,895,676	£2,895,676	£2,641,003	£2,513,667
50% SR: 20% AR: 30% SO	20%	£2,636,013	£2,385,536	£2,352,938	£2,352,938	£2,098,265	£1,970,929
50% SR: 20% AR: 30% SO	25%	£2,364,645	£2,114,167	£2,081,568	£2,081,568	£1,826,896	£1,699,559
50% SR: 20% AR: 30% SO	30%	£2,093,275	£1,842,797	£1,810,200	£1,810,200	£1,555,527	£1,428,191
50% SR: 20% AR: 30% SO	35%	£1,821,907	£1,571,428	£1,538,830	£1,538,830	£1,284,158	£1,156,821
2.5% SR: 1.5% AR: 1% SO: 20% SH	25%	£2,757,050	£2,506,573	£2,473,974	£2,473,974	£2,219,302	£2,091,966
5% SR: 3% AR: 2% SO: 20% SH	30%	£2,458,619	£2,208,141	£2,175,542	£2,175,542	£1,920,862	£1,793,522
7.5% SR: 4.5% AR: 3% SO: 20% SH	35%	£2,160,105	£1,909,628	£1,877,029	£1,877,029	£1,622,356	£1,495,021

**Proposed Amended Policy SP7**

Tenure	% AH	Base costs	Base Costs & S106	Base Costs, S106 & M4(2)	Base Costs, S106, M4(2) & M4(3)	Base Costs, S106, M4(2), M4(3) & Sustainability (Sus)	Base Costs, S106, M4(2) M4(3), Sus & SUDS
50% SR: 20% AR: 30% SO	0%	£3,721,490	£3,471,012	£3,422,115	£3,402,251	£3,147,578	£3,020,242
50% SR: 20% AR: 30% SO	10%	£3,178,751	£2,928,274	£2,879,376	£2,859,513	£2,604,840	£2,477,503
50% SR: 20% AR: 30% SO	20%	£2,636,013	£2,385,536	£2,336,638	£2,316,775	£2,062,102	£1,934,765
50% SR: 20% AR: 30% SO	25%	£2,364,645	£2,114,167	£2,065,270	£2,045,405	£1,790,732	£1,663,396
50% SR: 20% AR: 30% SO	30%	£2,093,275	£1,842,797	£1,793,900	£1,774,035	£1,519,364	£1,392,027
50% SR: 20% AR: 30% SO	35%	£1,821,907	£1,571,428	£1,522,532	£1,502,667	£1,247,994	£1,120,658
2.5% SR: 1.5% AR: 1% SO: 20% SH	25%	£2,757,050	£2,506,573	£2,457,675	£2,437,810	£2,183,139	£2,055,802
5% SR: 3% AR: 2% SO: 20% SH	30%	£2,458,619	£2,208,141	£2,159,242	£2,139,378	£1,884,697	£1,757,357
7.5% SR: 4.5% AR: 3% SO: 20% SH	35%	£2,160,105	£1,909,628	£1,860,730	£1,840,865	£1,586,193	£1,458,856

**TYOLOGY 10**

**Affordable Rent**

**Submitted Policy SP7**

Tenure	% AH	Base costs	Base Costs & S106	Base Costs, S106 & M4(2)	Base Costs, S106, M4(2) & Sustainability (SUS)	Base Costs, S106, M4(2), Sus & SUDS
70% AR: 30% SO	0%	£10,002,861	£9,104,078	£8,992,111	£8,117,375	£7,680,007
70% AR: 30% SO	10%	£8,858,044	£7,960,350	£7,848,384	£6,973,648	£6,536,280
70% AR: 30% SO	20%	£7,713,226	£6,816,623	£6,704,656	£5,829,920	£5,392,552
70% AR: 30% SO	25%	£7,140,818	£6,244,759	£6,132,792	£5,258,057	£4,820,689
70% AR: 30% SO	30%	£6,568,409	£5,672,895	£5,560,929	£4,686,193	£4,247,893
70% AR: 30% SO	35%	£5,996,001	£5,101,031	£4,989,065	£4,114,329	£3,674,932
4% AR: 1% SO: 20% SH	25%	£7,049,231	£6,139,827	£6,026,034	£5,136,992	£4,692,471
8% AR: 2% SO: 20% SH	30%	£6,423,610	£5,512,232	£5,398,431	£4,509,362	£4,064,828
12% AR: 3% SO: 20% SH	35%	£5,797,905	£4,884,552	£4,770,754	£3,881,712	£3,435,317



**WELWYN HATFIELD BOROUGH COUNCIL  
LOCAL PLAN VIABILITY TESTING – ACCESSABILITY COSTS  
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**Proposed Amended Policy SP7**

Tenure	% AH	Base costs	Base Costs & S106	Base Costs, S106 & M4(2)	Base Costs, S106, M4(2) & M4(3)	Base Costs, S106, M4(2), M4(3) & Sustainability (Sus)	Base Costs, S106, M4(2), M4(3) Sus & SUDS
70% AR : 30% SO	0%	£10,002,861	£9,104,078	£8,936,128	£8,867,899	£7,993,163	£7,555,795
70% AR : 30% SO	10%	£8,858,044	£7,960,350	£7,792,401	£7,724,171	£6,849,436	£6,412,068
70% AR : 30% SO	20%	£7,713,226	£6,816,623	£6,648,673	£6,580,444	£5,705,708	£5,267,572
70% AR : 30% SO	25%	£7,140,818	£6,244,759	£6,076,810	£6,008,580	£5,133,844	£4,694,611
70% AR : 30% SO	30%	£6,568,409	£5,672,895	£5,504,946	£5,436,716	£4,561,981	£4,121,649
70% AR : 30% SO	35%	£5,996,001	£5,101,031	£4,933,082	£4,864,853	£3,990,117	£3,548,688
4% AR : 1% SO : 20% SH	25%	£7,049,231	£6,139,827	£5,969,136	£5,899,790	£5,010,748	£4,566,227
8% AR : 2% SO : 20% SH	30%	£6,423,610	£5,512,232	£5,341,531	£5,272,183	£4,383,114	£3,938,300
12% AR : 3% SO : 20% SH	35%	£5,797,905	£4,884,552	£4,713,856	£4,644,510	£3,755,468	£3,307,008

**Social rent**

**Submitted Policy SP7**

Tenure	% AH	Base costs	Base Costs & S106	Base Costs, S106 & M4(2)	Base Costs, S106, M4(2) & Sustainability (SUS)	Base Costs, S106, M4(2), Sus & SUDS
70% AR : 30% SO	0%	£10,002,861	£9,104,078	£8,992,111	£8,117,375	£7,680,007
70% AR : 30% SO	10%	£8,420,075	£7,515,218	£7,403,252	£6,528,516	£6,087,325
70% AR : 30% SO	20%	£6,835,763	£5,926,359	£5,814,393	£4,933,512	£4,488,991
70% AR : 30% SO	25%	£6,041,333	£5,131,929	£5,019,963	£4,134,346	£3,689,824
70% AR : 30% SO	30%	£5,246,904	£4,337,499	£4,224,221	£3,335,178	£2,890,628
70% AR : 30% SO	35%	£4,452,474	£3,538,851	£3,425,053	£2,536,011	£2,084,995
4% AR : 1% SO : 20% SH	25%	£6,794,871	£5,881,311	£5,767,513	£4,878,470	£4,433,949
8% AR : 2% SO : 20% SH	30%	£5,914,824	£4,995,125	£4,881,324	£3,992,255	£3,541,048
12% AR : 3% SO : 20% SH	35%	£5,033,169	£4,108,892	£3,995,095	£3,098,762	£2,646,970

**Proposed Amended Policy SP7**

Tenure	% AH	Base costs	Base Costs & S106	Base Costs, S106 & M4(2)	Base Costs, S106, M4(2) & M4(3)	Base Costs, S106, M4(2), M4(3) & Sustainability (Sus)	Base Costs, S106, M4(2), M4(3) Sus & SUDS
50% SR : 20% AR : 30% SO	0%	£10,002,861	£9,104,078	£8,936,128	£8,867,899	£7,993,163	£7,555,795
50% SR : 20% AR : 30% SO	10%	£8,420,075	£7,515,218	£7,347,269	£7,279,039	£6,404,303	£5,961,082
50% SR : 20% AR : 30% SO	20%	£6,835,763	£5,926,359	£5,758,410	£5,690,180	£4,807,269	£4,362,747
50% SR : 20% AR : 30% SO	25%	£6,041,333	£5,131,929	£4,963,979	£4,895,750	£4,008,101	£3,563,580
50% SR : 20% AR : 30% SO	30%	£5,246,904	£4,337,499	£4,167,322	£4,097,977	£3,208,934	£2,762,319
50% SR : 20% AR : 30% SO	35%	£4,452,474	£3,538,851	£3,368,155	£3,298,809	£2,408,477	£1,956,686
2.5% SR : 1.5% AR : 1% SO : 20% SH	25%	£6,794,871	£5,881,311	£5,710,614	£5,641,269	£4,752,226	£4,306,859
5% SR : 3% AR : 2% SO : 20% SH	30%	£5,914,824	£4,995,125	£4,824,423	£4,755,076	£3,864,541	£3,412,735
7.5% SR : 4.5% AR : 3% SO : 20% SH	35%	£5,033,169	£4,108,892	£3,938,195	£3,868,850	£2,970,453	£2,518,662



**WELWYN HATFIELD BOROUGH COUNCIL  
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*Area 3 - Welwyn Garden City East, Panshanger, Hall Grove, Hatfield Hyde & Mill Green, The Ryde, Hatfield House and Park area (circa postcode area AL9 5), Hatfield Garden Village, Ellenbrook, rural area to south west of Welwyn Garden City and north west of Hatfield*

**TYPOLGY 5**

**Affordable Rent**

**Submitted Policy SP7**

Tenure	% AH	Base costs	Base Costs & S106	Base Costs, S106 & M4(2)	Base Costs, S106, M4(2) & M4(3)	Base Costs, S106, M4(2) & Sustainability (SUS)	Base Costs, S106, M4(2), Sus & SUDS
70% AR : 30% SO	0%	-£126,721	-£248,917	-£264,948	-£264,948	-£390,189	-£452,810
70% AR : 30% SO	10%	-£265,143	-£387,338	-£403,370	-£403,370	-£528,611	-£591,232
70% AR : 30% SO	20%	-£403,564	-£525,761	-£541,791	-£541,791	-£667,033	-£729,654
70% AR : 30% SO	25%	-£472,776	-£594,972	-£611,002	-£611,002	-£736,245	-£798,865
70% AR : 30% SO	30%	-£541,987	-£664,182	-£680,214	-£680,214	-£805,455	-£868,076
70% AR : 30% SO	35%	-£611,198	-£733,394	-£749,424	-£749,424	-£874,666	-£937,287
4% AR : 1% SO : 20% SH	25%	-£600,670	-£722,867	-£738,897	-£738,897	-£864,139	-£926,760
8% AR : 2% SO : 20% SH	30%	-£675,729	-£797,925	-£813,957	-£813,957	-£939,201	-£1,001,824
12% AR : 3% SO : 20% SH	35%	-£750,678	-£872,875	-£888,905	-£888,905	-£1,014,147	-£1,076,767

**Proposed Amended Policy SP7**

Tenure	% AH	Base costs	Base Costs & S106	Base Costs, S106 & M4(2)	Base Costs, S106, M4(2) & M4(3)	Base Costs, S106, M4(2), M4(3) & Sustainability (Sus)	Base Costs, S106, M4(2) M4(3), Sus & SUDS
70% AR : 30% SO	0%	-£126,721	-£248,917	-£272,963	-£272,963	-£398,204	-£460,825
70% AR : 30% SO	10%	-£265,143	-£387,338	-£411,385	-£411,385	-£536,627	-£599,247
70% AR : 30% SO	20%	-£403,564	-£525,761	-£549,807	-£549,807	-£675,048	-£737,670
70% AR : 30% SO	25%	-£472,776	-£594,972	-£619,018	-£619,018	-£744,260	-£806,881
70% AR : 30% SO	30%	-£541,987	-£664,182	-£688,229	-£688,229	-£813,471	-£876,091
70% AR : 30% SO	35%	-£611,198	-£733,394	-£757,440	-£757,440	-£882,681	-£945,302
4% AR : 1% SO : 20% SH	25%	-£600,670	-£722,867	-£746,913	-£746,913	-£872,154	-£934,775
8% AR : 2% SO : 20% SH	30%	-£675,729	-£797,925	-£821,972	-£821,972	-£947,218	-£1,009,840
12% AR : 3% SO : 20% SH	35%	-£750,678	-£872,875	-£896,920	-£896,920	-£1,022,163	-£1,084,784

**Social rent**

**Submitted Policy SP7**

Tenure	% AH	Base costs	Base Costs & S106	Base Costs, S106 & M4(2)	Base Costs, S106, M4(2) & M4(3)	Base Costs, S106, M4(2) & Sustainability (SUS)	Base Costs, S106, M4(2), Sus & SUDS
50% SR : 20% AR : 30% SO	0%	-£126,721	-£248,917	-£264,948	-£264,948	-£390,189	-£452,810
50% SR : 20% AR : 30% SO	10%	-£308,566	-£430,761	-£446,792	-£446,792	-£572,034	-£634,655
50% SR : 20% AR : 30% SO	20%	-£490,410	-£612,606	-£628,637	-£628,637	-£753,879	-£816,499
50% SR : 20% AR : 30% SO	25%	-£581,332	-£703,529	-£719,559	-£719,559	-£844,801	-£907,422
50% SR : 20% AR : 30% SO	30%	-£672,255	-£794,451	-£810,482	-£810,482	-£935,723	-£998,344
50% SR : 20% AR : 30% SO	35%	-£763,177	-£885,373	-£901,404	-£901,404	-£1,026,645	-£1,089,267
2.5% SR : 1.5% AR : 1% SO : 20% SH	25%	-£625,484	-£747,679	-£763,711	-£763,711	-£888,952	-£951,573
5% SR : 3% AR : 2% SO : 20% SH	30%	-£725,362	-£847,557	-£863,588	-£863,588	-£988,834	-£1,051,456
7.5% SR : 4.5% AR : 3% SO : 20% SH	35%	-£825,127	-£947,323	-£963,353	-£963,353	-£1,088,596	-£1,151,216



**WELWYN HATFIELD BOROUGH COUNCIL  
LOCAL PLAN VIABILITY TESTING – ACCESSABILITY COSTS  
JUNE 2018**

**Proposed Amended Policy SP7**

Tenure	% AH	Base costs	Base Costs & S106	Base Costs, S106 & M4(2)	Base Costs, S106, M4(2) & M4(3)	Base Costs, S106, M4(2), M4(3) & Sustainability (Sus)	Base Costs, S106, M4(2) M4(3), Sus & SUDS
50% SR: 20% AR : 30% SO	0%	-£126,721	-£248,917	-£272,963	-£272,963	-£398,204	-£460,825
50% SR: 20% AR : 30% SO	10%	-£308,566	-£430,761	-£454,808	-£454,808	-£580,050	-£642,670
50% SR: 20% AR : 30% SO	20%	-£490,410	-£612,606	-£636,653	-£636,653	-£761,894	-£824,515
50% SR: 20% AR : 30% SO	25%	-£581,332	-£703,529	-£727,575	-£727,575	-£852,816	-£915,437
50% SR: 20% AR : 30% SO	30%	-£672,255	-£794,451	-£818,497	-£818,497	-£943,738	-£1,006,360
50% SR: 20% AR : 30% SO	35%	-£763,177	-£885,373	-£909,419	-£909,419	-£1,034,661	-£1,097,282
2.5% SR : 1.5% AR : 1% SO : 20% SH	25%	-£625,484	-£747,679	-£771,726	-£771,726	-£896,968	-£959,588
5% SR : 3% AR : 2% SO : 20% SH	30%	-£725,362	-£847,557	-£871,605	-£871,605	-£996,849	-£1,059,472
7.5% SR : 4.5% AR : 3% SO : 20% SH	35%	-£825,127	-£947,323	-£971,370	-£971,370	-£1,096,611	-£1,159,232

**TYOLOGY 6**

**Affordable Rent**

**Submitted Policy SP7**

Tenure	% AH	Base costs	Base Costs & S106	Base Costs, S106 & M4(2)	Base Costs, S106, M4(2) & Sustainability (SUS)	Base Costs, S106, M4(2), Sus & SUDS
70% AR : 30% SO	0%	£87,030	£81,926	£81,926	£76,654	£74,018
70% AR : 30% SO	10%	£77,641	£72,538	£72,538	£67,266	£64,629
70% AR : 30% SO	20%	£68,252	£63,149	£63,149	£57,877	£55,240
70% AR : 30% SO	25%	£63,557	£58,455	£58,455	£53,182	£50,547
70% AR : 30% SO	30%	£58,864	£53,760	£53,760	£48,488	£45,852
70% AR : 30% SO	35%	£54,169	£49,066	£49,066	£43,793	£41,158
4% AR : 1% SO : 20% SH	25%	£63,894	£58,791	£58,791	£53,519	£50,882
8% AR : 2% SO : 20% SH	30%	£58,786	£53,683	£53,683	£48,411	£45,774
12% AR : 3% SO : 20% SH	35%	£53,675	£48,573	£48,573	£43,300	£40,664

**Proposed Amended Policy SP7**

Tenure	% AH	Base costs	Base Costs & S106	Base Costs, S106 & M4(2)	Base Costs, S106, M4(2) & M4(3)	Base Costs, S106, M4(2), M4(3) & Sustainability (Sus)	Base Costs, S106, M4(2) M4(3), Sus & SUDS
70% AR : 30% SO	0%	£4,051,663	£3,801,185	£3,752,288	£3,732,424	£3,477,751	£3,350,415
70% AR : 30% SO	10%	£3,625,220	£3,374,743	£3,325,845	£3,305,961	£3,051,309	£2,923,973
70% AR : 30% SO	20%	£3,198,778	£2,948,301	£2,899,403	£2,879,538	£2,624,866	£2,497,529
70% AR : 30% SO	25%	£2,984,468	£2,735,078	£2,686,182	£2,666,317	£2,411,645	£2,284,308
70% AR : 30% SO	30%	£2,770,067	£2,521,857	£2,472,961	£2,453,096	£2,198,424	£2,071,087
70% AR : 30% SO	35%	£2,555,666	£2,308,636	£2,259,739	£2,239,875	£1,985,202	£1,857,866
4% AR : 1% SO : 20% SH	25%	£3,107,999	£2,857,521	£2,808,623	£2,788,759	£2,534,086	£2,406,750
8% AR : 2% SO : 20% SH	30%	£2,876,390	£2,625,911	£2,577,013	£2,557,148	£2,302,468	£2,175,128
12% AR : 3% SO : 20% SH	35%	£2,644,878	£2,394,200	£2,345,304	£2,325,439	£2,070,767	£1,943,430





**WELWYN HATFIELD BOROUGH COUNCIL  
LOCAL PLAN VIABILITY TESTING – ACCESSABILITY COSTS  
JUNE 2018**

**Social rent**

**Submitted Policy SP7**

Tenure	% AH	Base costs	Base Costs & S106	Base Costs, S106 & M4(2)	Base Costs, S106, M4(2) & M4(3)	Base Costs, S106, M4(2) & Sustainability (SUS)	Base Costs, S106, M4(2), Sus & SUDS
50% SR: 20% AR : 30% SO	0%	£4,051,663	£3,801,185	£3,768,587	£3,768,587	£3,513,915	£3,386,578
50% SR: 20% AR : 30% SO	10%	£3,487,108	£3,236,630	£3,204,032	£3,204,032	£2,949,359	£2,822,023
50% SR: 20% AR : 30% SO	20%	£2,922,553	£2,672,074	£2,639,477	£2,639,477	£2,384,804	£2,257,468
50% SR: 20% AR : 30% SO	25%	£2,640,275	£2,389,797	£2,357,199	£2,357,199	£2,102,526	£1,975,190
50% SR: 20% AR : 30% SO	30%	£2,357,998	£2,107,519	£2,074,921	£2,074,921	£1,820,249	£1,692,912
50% SR: 20% AR : 30% SO	35%	£2,075,720	£1,825,242	£1,792,644	£1,792,644	£1,537,971	£1,410,635
2.5% SR : 1.5% AR : 1% SO : 20% SH	25%	£3,029,077	£2,778,599	£2,746,002	£2,746,002	£2,491,329	£2,363,992
5% SR : 3% AR : 2% SO : 20% SH	30%	£2,718,527	£2,468,049	£2,435,450	£2,435,450	£2,180,770	£2,053,429
7.5% SR : 4.5% AR : 3% SO : 20% SH	35%	£2,407,884	£2,157,406	£2,124,809	£2,124,809	£1,870,136	£1,742,799

**Proposed Amended Policy SP7**

Tenure	% AH	Base costs	Base Costs & S106	Base Costs, S106 & M4(2)	Base Costs, S106, M4(2) & M4(3)	Base Costs, S106, M4(2), M4(3) & Sustainability (Sus)	Base Costs, S106, M4(2) M4(3), Sus & SUDS
50% SR: 20% AR : 30% SO	0%	£4,051,663	£3,801,185	£3,752,288	£3,732,424	£3,477,751	£3,350,415
50% SR: 20% AR : 30% SO	10%	£3,487,108	£3,236,630	£3,187,733	£3,167,869	£2,913,196	£2,785,859
50% SR: 20% AR : 30% SO	20%	£2,922,553	£2,672,074	£2,623,178	£2,603,313	£2,348,640	£2,221,304
50% SR: 20% AR : 30% SO	25%	£2,640,275	£2,389,797	£2,340,900	£2,321,036	£2,066,363	£1,939,026
50% SR: 20% AR : 30% SO	30%	£2,357,998	£2,107,519	£2,058,623	£2,038,758	£1,784,085	£1,656,749
50% SR: 20% AR : 30% SO	35%	£2,075,720	£1,825,242	£1,776,345	£1,756,480	£1,501,808	£1,374,471
2.5% SR : 1.5% AR : 1% SO : 20% SH	25%	£3,029,077	£2,778,599	£2,729,702	£2,709,837	£2,455,165	£2,327,829
5% SR : 3% AR : 2% SO : 20% SH	30%	£2,718,527	£2,468,049	£2,419,150	£2,399,285	£2,144,605	£2,017,265
7.5% SR : 4.5% AR : 3% SO : 20% SH	35%	£2,407,884	£2,157,406	£2,108,509	£2,088,645	£1,833,972	£1,706,636

**TYOLOGY 10**

**Affordable Rent**

**Submitted Policy SP7**

Tenure	% AH	Base costs	Base Costs & S106	Base Costs, S106 & M4(2)	Base Costs, S106, M4(2) & Sustainability (SUS)	Base Costs, S106, M4(2), Sus & SUDS
70% AR : 30% SO	0%	£10,993,689	£10,098,919	£9,988,755	£9,118,611	£8,681,243
70% AR : 30% SO	10%	£9,776,095	£8,881,324	£8,771,160	£7,901,496	£7,464,128
70% AR : 30% SO	20%	£8,558,501	£7,663,731	£7,553,566	£6,684,380	£6,247,012
70% AR : 30% SO	25%	£7,949,704	£7,054,933	£6,944,769	£6,075,824	£5,638,456
70% AR : 30% SO	30%	£7,340,906	£6,446,136	£6,335,972	£5,467,266	£5,029,898
70% AR : 30% SO	35%	£6,731,507	£5,837,339	£5,727,175	£4,858,708	£4,421,340
4% AR : 1% SO : 20% SH	25%	£7,878,176	£6,968,773	£6,856,806	£5,975,538	£5,531,016
8% AR : 2% SO : 20% SH	30%	£7,211,417	£6,302,014	£6,190,044	£5,306,339	£4,861,804
12% AR : 3% SO : 20% SH	35%	£6,544,543	£5,635,139	£5,523,173	£4,637,087	£4,192,566





**WELWYN HATFIELD BOROUGH COUNCIL  
LOCAL PLAN VIABILITY TESTING – ACCESSABILITY COSTS  
JUNE 2018**

**Proposed Amended Policy SP7**

Tenure	% AH	Base costs	Base Costs & S106	Base Costs, S106 & M4(2)	Base Costs, S106, M4(2) & M4(3)	Base Costs, S106, M4(2), M4(3) & Sustainability (Sus)	Base Costs, S106, M4(2), M4(3) Sus & SUDS
70% AR : 30% SO	0%	£10,993,689	£10,098,919	£9,933,673	£9,866,541	£8,994,398	£8,557,030
70% AR : 30% SO	10%	£9,776,095	£8,881,324	£8,716,078	£8,648,947	£7,777,284	£7,339,916
70% AR : 30% SO	20%	£8,558,501	£7,663,731	£7,498,483	£7,431,352	£6,560,168	£6,122,800
70% AR : 30% SO	25%	£7,949,704	£7,054,933	£6,889,687	£6,822,555	£5,951,610	£5,514,242
70% AR : 30% SO	30%	£7,340,906	£6,446,136	£6,280,890	£6,213,758	£5,343,054	£4,905,686
70% AR : 30% SO	35%	£6,731,507	£5,837,339	£5,672,092	£5,604,961	£4,734,496	£4,297,128
4% AR : 1% SO : 20% SH	25%	£7,878,176	£6,968,773	£6,800,823	£6,732,594	£5,849,294	£5,404,771
8% AR : 2% SO : 20% SH	30%	£7,211,417	£6,302,014	£6,134,059	£6,065,827	£5,180,091	£4,735,556
12% AR : 3% SO : 20% SH	35%	£6,544,543	£5,635,139	£5,467,189	£5,398,961	£4,510,843	£4,066,322

**Social rent**

**Submitted Policy SP7**

Tenure	% AH	Base costs	Base Costs & S106	Base Costs, S106 & M4(2)	Base Costs, S106, M4(2) & Sustainability (SUS)	Base Costs, S106, M4(2), Sus & SUDS
70% AR : 30% SO	0%	£10,993,689	£10,098,919	£9,988,755	£9,118,611	£8,681,243
70% AR : 30% SO	10%	£9,346,647	£8,451,726	£8,339,760	£7,465,024	£7,027,656
70% AR : 30% SO	20%	£7,699,604	£6,798,139	£6,686,173	£5,811,437	£5,371,164
70% AR : 30% SO	25%	£6,876,083	£5,971,346	£5,859,379	£4,983,866	£4,539,345
70% AR : 30% SO	30%	£6,052,561	£5,144,552	£5,032,586	£4,152,048	£3,707,527
70% AR : 30% SO	35%	£5,227,162	£4,317,758	£4,205,792	£3,320,229	£2,875,707
4% AR : 1% SO : 20% SH	25%	£7,628,764	£6,719,359	£6,607,394	£5,722,046	£5,277,525
8% AR : 2% SO : 20% SH	30%	£6,712,530	£5,802,161	£5,688,361	£4,799,292	£4,354,757
12% AR : 3% SO : 20% SH	35%	£5,796,211	£4,879,357	£4,765,559	£3,876,517	£3,427,257

**Proposed Amended Policy SP7**

Tenure	% AH	Base costs	Base Costs & S106	Base Costs, S106 & M4(2)	Base Costs, S106, M4(2) & M4(3)	Base Costs, S106, M4(2), M4(3) & Sustainability (Sus)	Base Costs, S106, M4(2), M4(3) Sus & SUDS
50% SR : 20% AR : 30% SO	0%	£10,993,689	£10,098,919	£9,933,673	£9,866,541	£8,994,398	£8,557,030
50% SR : 20% AR : 30% SO	10%	£9,346,647	£8,451,726	£8,283,776	£8,215,547	£7,340,811	£6,903,443
50% SR : 20% AR : 30% SO	20%	£7,699,604	£6,798,139	£6,630,189	£6,561,960	£5,687,224	£5,244,919
50% SR : 20% AR : 30% SO	25%	£6,876,083	£5,971,346	£5,803,395	£5,735,166	£4,857,622	£4,413,101
50% SR : 20% AR : 30% SO	30%	£6,052,561	£5,144,552	£4,976,602	£4,908,372	£4,025,804	£3,581,283
50% SR : 20% AR : 30% SO	35%	£5,227,162	£4,317,758	£4,149,808	£4,081,579	£3,193,985	£2,749,463
2.5% SR : 1.5% AR : 1% SO : 20% SH	25%	£7,628,764	£6,719,359	£6,551,410	£6,483,181	£5,595,802	£5,151,281
5% SR : 3% AR : 2% SO : 20% SH	30%	£6,712,530	£5,802,161	£5,631,461	£5,562,114	£4,673,044	£4,228,509
7.5% SR : 4.5% AR : 3% SO : 20% SH	35%	£5,796,211	£4,879,357	£4,708,661	£4,639,315	£3,750,273	£3,298,948



**WELWYN HATFIELD BOROUGH COUNCIL  
LOCAL PLAN VIABILITY TESTING – ACCESSABILITY COSTS  
JUNE 2018**

**Area 4 - Welwyn Garden City West and Welham Green**

**TYOLOGY 5**

**Affordable Rent**

**Submitted Policy SP7**

Tenure	% AH	Base costs	Base Costs & S106	Base Costs, S106 & M4(2)	Base Costs, S106, M4(2) & M4(3)	Base Costs, S106, M4(2) & Sustainability (SUS)	Base Costs, S106, M4(2), Sus & SUDS
70% AR : 30% SO	0%	£379,924	£259,695	£243,922	£243,922	£120,696	£59,082
70% AR : 30% SO	10%	£206,156	£85,926	£70,153	£70,153	£53,074	£114,686
70% AR : 30% SO	20%	£32,386	£87,844	£103,616	£103,616	£228,521	£291,142
70% AR : 30% SO	25%	£54,499	£175,553	£191,585	£191,585	£316,826	£379,447
70% AR : 30% SO	30%	£141,664	£263,859	£279,891	£279,891	£405,132	£467,753
70% AR : 30% SO	35%	£229,969	£352,164	£368,196	£368,196	£493,437	£566,058
4% AR : 1% SO : 20% SH	25%	£162,012	£284,209	£300,239	£300,239	£425,481	£488,101
8% AR : 2% SO : 20% SH	30%	£258,376	£380,571	£396,602	£396,602	£521,848	£584,470
12% AR : 3% SO : 20% SH	35%	£354,647	£476,844	£492,874	£492,874	£618,116	£680,736

**Proposed Amended Policy SP7**

Tenure	% AH	Base costs	Base Costs & S106	Base Costs, S106 & M4(2)	Base Costs, S106, M4(2) & M4(3)	Base Costs, S106, M4(2), M4(3) & Sustainability (Sus)	Base Costs, S106, M4(2) M4(3), Sus & SUDS
70% AR : 30% SO	0%	£379,924	£259,695	£236,036	£236,036	£112,809	£51,197
70% AR : 30% SO	10%	£206,156	£85,926	£62,266	£62,266	£60,960	£122,573
70% AR : 30% SO	20%	£32,386	£87,844	£111,503	£111,503	£236,536	£299,157
70% AR : 30% SO	25%	£54,499	£175,553	£199,600	£199,600	£324,842	£387,462
70% AR : 30% SO	30%	£141,664	£263,859	£287,906	£287,906	£413,147	£475,768
70% AR : 30% SO	35%	£229,969	£352,164	£376,211	£376,211	£501,453	£564,074
4% AR : 1% SO : 20% SH	25%	£162,012	£284,209	£308,254	£308,254	£433,496	£496,118
8% AR : 2% SO : 20% SH	30%	£258,376	£380,571	£404,618	£404,618	£529,863	£592,486
12% AR : 3% SO : 20% SH	35%	£354,647	£476,844	£500,890	£500,890	£626,132	£688,753

**Social rent**

**Submitted Policy SP7**

Tenure	% AH	Base costs	Base Costs & S106	Base Costs, S106 & M4(2)	Base Costs, S106, M4(2) & M4(3)	Base Costs, S106, M4(2) & Sustainability (SUS)	Base Costs, S106, M4(2), Sus & SUDS
50% SR : 20% AR : 30% SO	0%	£379,924	£259,695	£243,922	£243,922	£120,696	£59,082
50% SR : 20% AR : 30% SO	10%	£167,669	£47,440	£31,667	£31,667	£91,560	£153,646
50% SR : 20% AR : 30% SO	20%	£44,587	£165,479	£181,511	£181,511	£306,752	£369,373
50% SR : 20% AR : 30% SO	25%	£151,147	£273,343	£289,374	£289,374	£414,616	£477,236
50% SR : 20% AR : 30% SO	30%	£259,010	£381,207	£397,237	£397,237	£522,479	£585,100
50% SR : 20% AR : 30% SO	35%	£366,874	£489,070	£505,101	£505,101	£630,342	£692,963
2.5% SR : 1.5% AR : 1% SO : 20% SH	25%	£184,364	£306,560	£322,591	£322,591	£447,832	£510,454
5% SR : 3% AR : 2% SO : 20% SH	30%	£303,084	£425,280	£441,312	£441,312	£566,557	£629,180
7.5% SR : 4.5% AR : 3% SO : 20% SH	35%	£421,711	£543,908	£559,938	£559,938	£685,180	£747,800



**WELWYN HATFIELD BOROUGH COUNCIL  
LOCAL PLAN VIABILITY TESTING – ACCESSABILITY COSTS  
JUNE 2018**

**Proposed Amended Policy SP7**

Tenure	% AH	Base costs	Base Costs & S106	Base Costs, S106 & M4(2)	Base Costs, S106, M4(2) & M4(3)	Base Costs, S106, M4(2), M4(3) & Sustainability (Sus)	Base Costs, S106, M4(2) M4(3), Sus & SUDS
50% SR: 20% AR : 30% SO	0%	£379,924	£259,695	£236,036	£236,036	£112,809	£51,197
50% SR: 20% AR : 30% SO	10%	£167,669	£47,440	£23,780	£23,780	-£99,446	-£161,661
50% SR: 20% AR : 30% SO	20%	-£44,587	-£165,479	-£189,526	-£189,526	-£314,767	-£377,388
50% SR: 20% AR : 30% SO	25%	-£151,147	-£273,343	-£297,389	-£297,389	-£422,631	-£485,252
50% SR: 20% AR : 30% SO	30%	-£259,010	-£381,207	-£405,253	-£405,253	-£530,494	-£593,115
50% SR: 20% AR : 30% SO	35%	-£366,874	-£489,070	-£513,116	-£513,116	-£638,358	-£700,979
2.5% SR : 1.5% AR : 1% SO : 20% SH	25%	-£184,364	-£306,560	-£330,606	-£330,606	-£455,849	-£518,469
5% SR : 3% AR : 2% SO : 20% SH	30%	-£303,084	-£425,280	-£449,327	-£449,327	-£574,573	-£637,195
7.5% SR : 4.5% AR : 3% SO : 20% SH	35%	-£421,711	-£543,908	-£567,953	-£567,953	-£693,195	-£755,817

**TYOLOGY 6**

**Affordable Rent**

**Submitted Policy SP7**

Tenure	% AH	Base costs	Base Costs & S106	Base Costs, S106 & M4(2)	Base Costs, S106, M4(2) & M4(3)	Base Costs, S106, M4(2) & Sustainability (SUS)	Base Costs, S106, M4(2), Sus & SUDS
70% AR : 30% SO	0%	£5,693,950	£5,447,502	£5,415,429	£5,415,429	£5,164,780	£5,037,444
70% AR : 30% SO	10%	£5,143,021	£4,896,574	£4,864,500	£4,864,500	£4,613,926	£4,488,217
70% AR : 30% SO	20%	£4,592,092	£4,345,644	£4,313,571	£4,313,571	£4,062,997	£3,937,710
70% AR : 30% SO	25%	£4,316,627	£4,070,181	£4,038,107	£4,038,107	£3,787,532	£3,662,245
70% AR : 30% SO	30%	£4,041,163	£3,794,716	£3,762,642	£3,762,642	£3,512,068	£3,386,780
70% AR : 30% SO	35%	£3,765,698	£3,519,251	£3,487,177	£3,487,177	£3,236,604	£3,111,316
4% AR : 1% SO : 20% SH	25%	£4,394,404	£4,144,776	£4,112,177	£4,112,177	£3,857,506	£3,730,169
8% AR : 2% SO : 20% SH	30%	£4,093,927	£3,844,740	£3,812,141	£3,812,141	£3,557,461	£3,430,121
12% AR : 3% SO : 20% SH	35%	£3,793,308	£3,544,561	£3,511,964	£3,511,964	£3,257,291	£3,129,955

**Proposed Amended Policy SP7**

Tenure	% AH	Base costs	Base Costs & S106	Base Costs, S106 & M4(2)	Base Costs, S106, M4(2) & M4(3)	Base Costs, S106, M4(2), M4(3) & Sustainability (Sus)	Base Costs, S106, M4(2) M4(3), Sus & SUDS
70% AR : 30% SO	0%	£5,693,950	£5,447,502	£5,399,392	£5,379,847	£5,128,617	£5,001,280
70% AR : 30% SO	10%	£5,143,021	£4,896,574	£4,848,463	£4,828,919	£4,578,344	£4,452,054
70% AR : 30% SO	20%	£4,592,092	£4,345,644	£4,297,535	£4,277,990	£4,027,415	£3,902,128
70% AR : 30% SO	25%	£4,316,627	£4,070,181	£4,022,070	£4,002,525	£3,751,951	£3,626,663
70% AR : 30% SO	30%	£4,041,163	£3,794,716	£3,746,605	£3,727,061	£3,476,486	£3,351,199
70% AR : 30% SO	35%	£3,765,698	£3,519,251	£3,471,141	£3,451,596	£3,201,022	£3,075,735
4% AR : 1% SO : 20% SH	25%	£4,394,404	£4,144,776	£4,095,879	£4,076,014	£3,821,342	£3,694,006
8% AR : 2% SO : 20% SH	30%	£4,093,927	£3,844,740	£3,795,842	£3,775,976	£3,521,296	£3,393,956
12% AR : 3% SO : 20% SH	35%	£3,793,308	£3,544,561	£3,495,665	£3,475,800	£3,221,128	£3,093,791



**WELWYN HATFIELD BOROUGH COUNCIL  
LOCAL PLAN VIABILITY TESTING – ACCESSABILITY COSTS  
JUNE 2018**

**Social rent**

**Submitted Policy SP7**

Tenure	% AH	Base costs	Base Costs & S106	Base Costs, S106 & M4(2)	Base Costs, S106, M4(2) & M4(3)	Base Costs, S106, M4(2) & Sustainability (SUS)	Base Costs, S106, M4(2), Sus & SUDS
50% SR: 20% AR : 30% SO	0%	£5,693,950	£5,447,502	£5,415,429	£5,415,429	£5,164,780	£5,037,444
50% SR: 20% AR : 30% SO	10%	£5,020,610	£4,774,162	£4,742,088	£4,742,088	£4,491,140	£4,363,803
50% SR: 20% AR : 30% SO	20%	£4,347,269	£4,100,822	£4,068,748	£4,068,748	£3,817,499	£3,690,162
50% SR: 20% AR : 30% SO	25%	£4,010,599	£3,764,152	£3,732,078	£3,732,078	£3,480,678	£3,353,342
50% SR: 20% AR : 30% SO	30%	£3,673,929	£3,427,482	£3,395,408	£3,395,408	£3,143,858	£3,016,522
50% SR: 20% AR : 30% SO	35%	£3,337,259	£3,090,811	£3,058,738	£3,058,738	£2,807,038	£2,679,702
2.5% SR : 1.5% AR : 1% SO : 20% SH	25%	£4,324,161	£4,073,682	£4,041,084	£4,041,084	£3,786,412	£3,659,075
5% SR : 3% AR : 2% SO : 20% SH	30%	£3,953,013	£3,702,535	£3,669,937	£3,669,937	£3,415,257	£3,287,917
7.5% SR : 4.5% AR : 3% SO : 20% SH	35%	£3,581,732	£3,331,255	£3,298,657	£3,298,657	£3,043,984	£2,916,648

**Proposed Amended Policy SP7**

Tenure	% AH	Base costs	Base Costs & S106	Base Costs, S106 & M4(2)	Base Costs, S106, M4(2) & M4(3)	Base Costs, S106, M4(2), M4(3) & Sustainability (Sus)	Base Costs, S106, M4(2) M4(3), Sus & SUDS
50% SR: 20% AR : 30% SO	0%	£5,693,950	£5,447,502	£5,399,392	£5,379,847	£5,128,617	£5,001,280
50% SR: 20% AR : 30% SO	10%	£5,020,610	£4,774,162	£4,726,052	£4,706,507	£4,454,976	£4,327,640
50% SR: 20% AR : 30% SO	20%	£4,347,269	£4,100,822	£4,052,711	£4,033,167	£3,781,335	£3,653,999
50% SR: 20% AR : 30% SO	25%	£4,010,599	£3,764,152	£3,716,041	£3,696,496	£3,444,515	£3,317,179
50% SR: 20% AR : 30% SO	30%	£3,673,929	£3,427,482	£3,379,371	£3,359,826	£3,107,695	£2,980,358
50% SR: 20% AR : 30% SO	35%	£3,337,259	£3,090,811	£3,042,701	£3,023,156	£2,770,875	£2,643,538
2.5% SR : 1.5% AR : 1% SO : 20% SH	25%	£4,324,161	£4,073,682	£4,024,786	£4,004,921	£3,750,248	£3,622,912
5% SR : 3% AR : 2% SO : 20% SH	30%	£3,953,013	£3,702,535	£3,653,637	£3,633,772	£3,379,091	£3,251,751
7.5% SR : 4.5% AR : 3% SO : 20% SH	35%	£3,581,732	£3,331,255	£3,282,358	£3,262,494	£3,007,821	£2,880,484

**TYOLOGY 10**

**Affordable Rent**

**Submitted Policy SP7**

Tenure	% AH	Base costs	Base Costs & S106	Base Costs, S106 & M4(2)	Base Costs, S106, M4(2) & Sustainability (SUS)	Base Costs, S106, M4(2), Sus & SUDS
70% AR : 30% SO	0%	£15,914,140	£15,033,769	£14,925,377	£14,078,567	£13,651,908
70% AR : 30% SO	10%	£14,331,338	£13,451,007	£13,342,615	£12,495,805	£12,070,434
70% AR : 30% SO	20%	£12,743,489	£11,868,245	£11,759,853	£10,913,042	£10,488,959
70% AR : 30% SO	25%	£11,949,564	£11,076,863	£10,968,471	£10,121,662	£9,698,221
70% AR : 30% SO	30%	£11,155,640	£10,285,482	£10,177,091	£9,330,280	£8,906,875
70% AR : 30% SO	35%	£10,358,937	£9,494,100	£9,385,709	£8,538,899	£8,115,494
4% AR : 1% SO : 20% SH	25%	£11,864,081	£10,972,272	£10,862,107	£10,001,448	£9,570,324
8% AR : 2% SO : 20% SH	30%	£10,994,844	£10,102,403	£9,992,236	£9,131,550	£8,697,830
12% AR : 3% SO : 20% SH	35%	£10,125,346	£9,232,275	£9,122,110	£8,261,450	£7,825,162



**WELWYN HATFIELD BOROUGH COUNCIL  
LOCAL PLAN VIABILITY TESTING – ACCESSABILITY COSTS  
JUNE 2018**

**Proposed Amended Policy SP7**

Tenure	% AH	Base costs	Base Costs & S106	Base Costs, S106 & M4(2)	Base Costs, S106, M4(2) & M4(3)	Base Costs, S106, M4(2), M4(3) & Sustainability (Sus)	Base Costs, S106, M4(2), M4(3) Sus & SUDS
70% AR : 30% SO	0%	£15,914,140	£15,033,769	£14,871,181	£14,805,130	£13,958,320	£13,529,694
70% AR : 30% SO	10%	£14,331,338	£13,451,007	£13,288,419	£13,222,368	£12,375,558	£11,948,220
70% AR : 30% SO	20%	£12,743,489	£11,868,245	£11,705,657	£11,639,605	£10,792,796	£10,366,745
70% AR : 30% SO	25%	£11,949,564	£11,076,863	£10,914,276	£10,848,225	£10,001,414	£9,576,008
70% AR : 30% SO	30%	£11,155,640	£10,285,482	£10,122,895	£10,056,843	£9,210,033	£8,785,271
70% AR : 30% SO	35%	£10,358,937	£9,494,100	£9,331,513	£9,265,462	£8,418,652	£7,994,534
4% AR : 1% SO : 20% SH	25%	£11,864,081	£10,972,272	£10,807,025	£10,739,894	£9,879,234	£9,446,112
8% AR : 2% SO : 20% SH	30%	£10,994,844	£10,102,403	£9,937,152	£9,870,018	£9,009,333	£8,573,614
12% AR : 3% SO : 20% SH	35%	£10,125,346	£9,232,275	£9,067,028	£8,999,896	£8,138,318	£7,700,950

**Social rent**

**Submitted Policy SP7**

Tenure	% AH	Base costs	Base Costs & S106	Base Costs, S106 & M4(2)	Base Costs, S106, M4(2) & Sustainability (SUS)	Base Costs, S106, M4(2), Sus & SUDS
70% AR : 30% SO	0%	£15,914,140	£15,033,769	£14,925,377	£14,078,567	£13,651,908
70% AR : 30% SO	10%	£13,950,751	£13,070,380	£12,961,989	£12,113,910	£11,683,581
70% AR : 30% SO	20%	£11,987,363	£11,106,991	£10,998,599	£10,145,584	£9,715,255
70% AR : 30% SO	25%	£11,005,667	£10,125,296	£10,016,904	£9,161,421	£8,731,092
70% AR : 30% SO	30%	£10,023,973	£9,143,601	£9,035,210	£8,177,258	£7,746,929
70% AR : 30% SO	35%	£9,042,278	£8,161,907	£8,053,515	£7,193,095	£6,762,764
4% AR : 1% SO : 20% SH	25%	£11,645,983	£10,751,213	£10,641,049	£9,780,389	£9,345,650
8% AR : 2% SO : 20% SH	30%	£10,555,002	£9,660,231	£9,550,063	£8,685,808	£8,248,426
12% AR : 3% SO : 20% SH	35%	£9,463,787	£8,569,017	£8,458,853	£7,588,425	£7,151,057

**Proposed Amended Policy SP7**

Tenure	% AH	Base costs	Base Costs & S106	Base Costs, S106 & M4(2)	Base Costs, S106, M4(2) & M4(3)	Base Costs, S106, M4(2), M4(3) & Sustainability (Sus)	Base Costs, S106, M4(2), M4(3) Sus & SUDS
50% SR : 20% AR : 30% SO	0%	£15,914,140	£15,033,769	£14,871,181	£14,805,130	£13,958,320	£13,529,694
50% SR : 20% AR : 30% SO	10%	£13,950,751	£13,070,380	£12,907,792	£12,841,741	£11,991,697	£11,561,368
50% SR : 20% AR : 30% SO	20%	£11,987,363	£11,106,991	£10,944,403	£10,878,352	£10,023,371	£9,593,041
50% SR : 20% AR : 30% SO	25%	£11,005,667	£10,125,296	£9,962,708	£9,896,657	£9,039,207	£8,608,878
50% SR : 20% AR : 30% SO	30%	£10,023,973	£9,143,601	£8,981,014	£8,914,962	£8,055,044	£7,624,714
50% SR : 20% AR : 30% SO	35%	£9,042,278	£8,161,907	£7,998,672	£7,931,541	£7,070,881	£6,640,551
2.5% SR : 1.5% AR : 1% SO : 20% SH	25%	£11,645,983	£10,751,213	£10,585,966	£10,518,835	£9,658,175	£9,221,437
5% SR : 3% AR : 2% SO : 20% SH	30%	£10,555,002	£9,660,231	£9,494,979	£9,427,846	£8,561,592	£8,124,210
7.5% SR : 4.5% AR : 3% SO : 20% SH	35%	£9,463,787	£8,569,017	£8,403,769	£8,336,638	£7,464,212	£7,026,844



**WELWYN HATFIELD BOROUGH COUNCIL  
LOCAL PLAN VIABILITY TESTING – ACCESSABILITY COSTS  
JUNE 2018**

**Area 5 - Welwyn, Woolmer Green, Oaklands, Mardley Heath, Digswell, Cuffley, Essendon and surrounding rural**

**TYOLOGY 5**

**Affordable Rent**

**Submitted Policy SP7**

Tenure	% AH	Base costs	Base Costs & S106	Base Costs, S106 & M4(2)	Base Costs, S106, M4(2) & M4(3)	Base Costs, S106, M4(2) & Sustainability (SUS)	Base Costs, S106, M4(2), Sus & SUDS
70% AR : 30% SO	0%	£835,870	£715,640	£699,867	£699,867	£576,641	£515,028
70% AR : 30% SO	10%	£628,283	£508,054	£492,281	£492,281	£369,054	£307,442
70% AR : 30% SO	20%	£420,696	£300,468	£284,694	£284,694	£161,468	£99,855
70% AR : 30% SO	25%	£316,903	£196,674	£180,901	£180,901	£57,675	£-3,939
70% AR : 30% SO	30%	£213,110	£92,881	£77,108	£77,108	£-46,118	£-107,732
70% AR : 30% SO	35%	£109,317	£-10,912	£-26,685	£-26,685	£-150,332	£-212,952
4% AR : 1% SO : 20% SH	25%	£198,421	£78,191	£62,419	£62,419	£-60,807	£-122,421
8% AR : 2% SO : 20% SH	30%	£84,742	£-35,488	£-51,261	£-51,261	£-175,313	£-237,935
12% AR : 3% SO : 20% SH	35%	£-28,860	£-149,496	£-165,527	£-165,527	£-290,768	£-353,389

**Proposed Amended Policy SP7**

Tenure	% AH	Base costs	Base Costs & S106	Base Costs, S106 & M4(2)	Base Costs, S106, M4(2) & M4(3)	Base Costs, S106, M4(2), M4(3) & Sustainability (Sus)	Base Costs, S106, M4(2), M4(3), Sus & SUDS
70% AR : 30% SO	0%	£835,870	£715,640	£691,980	£691,980	£568,754	£507,141
70% AR : 30% SO	10%	£628,283	£508,054	£484,394	£484,394	£361,168	£299,555
70% AR : 30% SO	20%	£420,696	£300,468	£276,808	£276,808	£153,582	£91,969
70% AR : 30% SO	25%	£316,903	£196,674	£173,015	£173,015	£49,788	£-11,825
70% AR : 30% SO	30%	£213,110	£92,881	£69,222	£69,222	£-54,005	£-115,618
70% AR : 30% SO	35%	£109,317	£-10,912	£-34,572	£-34,572	£-158,347	£-220,968
4% AR : 1% SO : 20% SH	25%	£198,421	£78,191	£54,532	£54,532	£-68,694	£-130,406
8% AR : 2% SO : 20% SH	30%	£84,742	£-35,488	£-59,147	£-59,147	£-183,328	£-245,951
12% AR : 3% SO : 20% SH	35%	£-28,860	£-149,496	£-173,542	£-173,542	£-298,783	£-361,404

**Social rent**

**Submitted Policy SP7**

Tenure	% AH	Base costs	Base Costs & S106	Base Costs, S106 & M4(2)	Base Costs, S106, M4(2) & M4(3)	Base Costs, S106, M4(2) & Sustainability (SUS)	Base Costs, S106, M4(2), Sus & SUDS
50% SR : 20% AR : 30% SO	0%	£835,870	£715,640	£699,867	£699,867	£576,641	£515,028
50% SR : 20% AR : 30% SO	10%	£593,514	£473,285	£457,511	£457,511	£334,285	£272,673
50% SR : 20% AR : 30% SO	20%	£351,159	£230,929	£215,157	£215,157	£91,931	£30,317
50% SR : 20% AR : 30% SO	25%	£229,981	£109,752	£93,979	£93,979	£-29,247	£-90,861
50% SR : 20% AR : 30% SO	30%	£108,804	£-11,425	£-27,198	£-27,198	£-150,853	£-213,474
50% SR : 20% AR : 30% SO	35%	£-12,374	£-132,740	£-148,770	£-148,770	£-274,013	£-336,634
2.5% SR : 1.5% AR : 1% SO : 20% SH	25%	£178,553	£58,324	£42,551	£42,551	£-80,676	£-142,584
5% SR : 3% AR : 2% SO : 20% SH	30%	£45,002	£-75,228	£-91,001	£-91,001	£-215,703	£-278,326
7.5% SR : 4.5% AR : 3% SO : 20% SH	35%	£-88,471	£-210,082	£-226,112	£-226,112	£-351,355	£-441,975



**WELWYN HATFIELD BOROUGH COUNCIL  
LOCAL PLAN VIABILITY TESTING – ACCESSABILITY COSTS  
JUNE 2018**

**Proposed Amended Policy SP7**

Tenure	% AH	Base costs	Base Costs & S106	Base Costs, S106 & M4(2)	Base Costs, S106, M4(2) & M4(3)	Base Costs, S106, M4(2), M4(3) & Sustainability (Sus)	Base Costs, S106, M4(2), M4(3), Sus & SUDS
50% SR: 20% AR : 30% SO	0%	£835,870	£715,640	£691,980	£691,980	£568,754	£507,141
50% SR: 20% AR : 30% SO	10%	£593,514	£473,285	£449,626	£449,626	£326,400	£264,786
50% SR: 20% AR : 30% SO	20%	£351,159	£230,929	£207,270	£207,270	£84,044	£22,430
50% SR: 20% AR : 30% SO	25%	£229,981	£109,752	£86,093	£86,093	£-37,134	£-98,747
50% SR: 20% AR : 30% SO	30%	£108,804	£-11,425	£-35,085	£-35,085	£-158,869	£-221,490
50% SR: 20% AR : 30% SO	35%	£-12,374	£-132,740	£-156,787	£-156,787	£-282,028	£-344,649
2.5% SR : 1.5% AR : 1% SO : 20% SH	25%	£178,553	£58,324	£34,664	£34,664	£-88,562	£-150,599
5% SR : 3% AR : 2% SO : 20% SH	30%	£45,002	£-75,228	£-98,888	£-98,888	£-223,719	£-286,342
7.5% SR : 4.5% AR : 3% SO : 20% SH	35%	£-88,471	£-210,082	£-234,129	£-234,129	£-359,370	£-421,991

**TYOLOGY 6**

**Affordable Rent**

**Submitted Policy SP7**

Tenure	% AH	Base costs	Base Costs & S106	Base Costs, S106 & M4(2)	Base Costs, S106, M4(2) & M4(3)	Base Costs, S106, M4(2) & Sustainability (SUS)	Base Costs, S106, M4(2), Sus & SUDS
70% AR : 30% SO	0%	£7,167,678	£6,921,230	£6,889,156	£6,889,156	£6,638,582	£6,513,295
70% AR : 30% SO	10%	£6,506,836	£6,260,388	£6,228,314	£6,228,314	£5,977,740	£5,852,454
70% AR : 30% SO	20%	£5,845,994	£5,599,546	£5,567,473	£5,567,473	£5,316,898	£5,191,611
70% AR : 30% SO	25%	£5,515,573	£5,269,125	£5,237,052	£5,237,052	£4,986,477	£4,861,190
70% AR : 30% SO	30%	£5,185,152	£4,938,704	£4,906,631	£4,906,631	£4,656,056	£4,530,769
70% AR : 30% SO	35%	£4,854,731	£4,608,283	£4,576,210	£4,576,210	£4,325,635	£4,200,348
4% AR : 1% SO : 20% SH	25%	£5,512,186	£5,265,739	£5,233,665	£5,233,665	£4,983,090	£4,857,194
8% AR : 2% SO : 20% SH	30%	£5,150,521	£4,904,075	£4,872,000	£4,872,000	£4,621,418	£4,495,560
12% AR : 3% SO : 20% SH	35%	£4,788,684	£4,542,237	£4,510,163	£4,510,163	£4,259,589	£4,133,777

**Proposed Amended Policy SP7**

Tenure	% AH	Base costs	Base Costs & S106	Base Costs, S106 & M4(2)	Base Costs, S106, M4(2) & M4(3)	Base Costs, S106, M4(2), M4(3) & Sustainability (Sus)	Base Costs, S106, M4(2), M4(3), Sus & SUDS
70% AR : 30% SO	0%	£7,167,678	£6,921,230	£6,873,120	£6,853,575	£6,603,001	£6,477,714
70% AR : 30% SO	10%	£6,506,836	£6,260,388	£6,212,278	£6,192,733	£5,942,158	£5,816,872
70% AR : 30% SO	20%	£5,845,994	£5,599,546	£5,551,436	£5,531,891	£5,281,316	£5,156,030
70% AR : 30% SO	25%	£5,515,573	£5,269,125	£5,221,015	£5,201,470	£4,950,895	£4,825,609
70% AR : 30% SO	30%	£5,185,152	£4,938,704	£4,890,594	£4,871,049	£4,620,474	£4,495,187
70% AR : 30% SO	35%	£4,854,731	£4,608,283	£4,560,173	£4,540,628	£4,290,053	£4,164,766
4% AR : 1% SO : 20% SH	25%	£5,512,186	£5,265,739	£5,217,628	£5,198,083	£4,947,509	£4,821,031
8% AR : 2% SO : 20% SH	30%	£5,150,521	£4,904,075	£4,855,963	£4,836,417	£4,585,836	£4,459,396
12% AR : 3% SO : 20% SH	35%	£4,788,684	£4,542,237	£4,494,126	£4,474,582	£4,224,007	£4,097,614





**WELWYN HATFIELD BOROUGH COUNCIL  
LOCAL PLAN VIABILITY TESTING – ACCESSABILITY COSTS  
JUNE 2018**

**Social rent**

**Submitted Policy SP7**

Tenure	% AH	Base costs	Base Costs & S106	Base Costs, S106 & M4(2)	Base Costs, S106, M4(2) & M4(3)	Base Costs, S106, M4(2) & Sustainability (SUS)	Base Costs, S106, M4(2), Sus & SUDS
50% SR: 20% AR : 30% SO	0%	£7,167,678	£6,921,230	£6,889,156	£6,889,156	£6,638,582	£6,513,295
50% SR: 20% AR : 30% SO	10%	£6,396,248	£6,149,801	£6,117,727	£6,117,727	£5,867,153	£5,741,865
50% SR: 20% AR : 30% SO	20%	£5,624,818	£5,378,371	£5,346,297	£5,346,297	£5,095,723	£4,970,436
50% SR: 20% AR : 30% SO	25%	£5,239,103	£4,992,655	£4,960,583	£4,960,583	£4,710,008	£4,584,721
50% SR: 20% AR : 30% SO	30%	£4,853,389	£4,606,941	£4,574,868	£4,574,868	£4,324,293	£4,199,006
50% SR: 20% AR : 30% SO	35%	£4,467,674	£4,221,226	£4,189,153	£4,189,153	£3,938,578	£3,813,292
2.5% SR : 1.5% AR : 1% SO : 20% SH	25%	£5,448,993	£5,202,546	£5,170,472	£5,170,472	£4,919,898	£4,792,967
5% SR : 3% AR : 2% SO : 20% SH	30%	£5,024,120	£4,777,673	£4,745,598	£4,745,598	£4,494,432	£4,367,092
7.5% SR : 4.5% AR : 3% SO : 20% SH	35%	£4,599,081	£4,352,634	£4,320,561	£4,320,561	£4,068,410	£3,941,073

**Proposed Amended Policy SP7**

Tenure	% AH	Base costs	Base Costs & S106	Base Costs, S106 & M4(2)	Base Costs, S106, M4(2) & M4(3)	Base Costs, S106, M4(2), M4(3) & Sustainability (Sus)	Base Costs, S106, M4(2), M4(3), Sus & SUDS
50% SR: 20% AR : 30% SO	0%	£7,167,678	£6,921,230	£6,873,120	£6,853,575	£6,603,001	£6,477,714
50% SR: 20% AR : 30% SO	10%	£6,396,248	£6,149,801	£6,101,690	£6,082,146	£5,831,571	£5,706,284
50% SR: 20% AR : 30% SO	20%	£5,624,818	£5,378,371	£5,330,260	£5,310,715	£5,060,142	£4,934,854
50% SR: 20% AR : 30% SO	25%	£5,239,103	£4,992,655	£4,944,546	£4,925,001	£4,674,426	£4,549,139
50% SR: 20% AR : 30% SO	30%	£4,853,389	£4,606,941	£4,558,831	£4,539,286	£4,288,711	£4,163,424
50% SR: 20% AR : 30% SO	35%	£4,467,674	£4,221,226	£4,173,116	£4,153,571	£3,902,997	£3,777,710
2.5% SR : 1.5% AR : 1% SO : 20% SH	25%	£5,448,993	£5,202,546	£5,154,435	£5,134,891	£4,884,140	£4,756,804
5% SR : 3% AR : 2% SO : 20% SH	30%	£5,024,120	£4,777,673	£4,729,561	£4,710,015	£4,458,267	£4,330,927
7.5% SR : 4.5% AR : 3% SO : 20% SH	35%	£4,599,081	£4,352,634	£4,304,524	£4,284,979	£4,032,246	£3,904,910

**TYOLOGY 10**

**Affordable Rent**

**Submitted Policy SP7**

Tenure	% AH	Base costs	Base Costs & S106	Base Costs, S106 & M4(2)	Base Costs, S106, M4(2) & Sustainability (SUS)	Base Costs, S106, M4(2), Sus & SUDS
70% AR : 30% SO	0%	£20,285,448	£19,433,065	£19,326,417	£18,493,234	£18,072,092
70% AR : 30% SO	10%	£18,367,896	£17,517,441	£17,412,379	£16,581,980	£16,164,114
70% AR : 30% SO	20%	£16,446,477	£15,601,700	£15,496,638	£14,670,726	£14,254,134
70% AR : 30% SO	25%	£15,485,767	£14,643,829	£14,538,767	£13,715,099	£13,298,507
70% AR : 30% SO	30%	£14,525,058	£13,685,959	£13,580,896	£12,759,471	£12,342,880
70% AR : 30% SO	35%	£13,561,646	£12,725,797	£12,622,165	£11,802,230	£11,387,252
4% AR : 1% SO : 20% SH	25%	£15,262,526	£14,382,154	£14,273,763	£13,426,952	£13,001,990
8% AR : 2% SO : 20% SH	30%	£14,211,309	£13,330,938	£13,222,542	£12,375,706	£11,948,645
12% AR : 3% SO : 20% SH	35%	£13,159,727	£12,279,355	£12,170,964	£11,324,153	£10,895,019





**WELWYN HATFIELD BOROUGH COUNCIL  
LOCAL PLAN VIABILITY TESTING – ACCESSABILITY COSTS  
JUNE 2018**

**Proposed Amended Policy SP7**

Tenure	% AH	Base costs	Base Costs & S106	Base Costs, S106 & M4(2)	Base Costs, S106, M4(2) & M4(3)	Base Costs, S106, M4(2), M4(3) & Sustainability (Sus)	Base Costs, S106, M4(2), M4(3) Sus & SUDS
70% AR : 30% SO	0%	£20,285,448	£19,433,065	£19,273,094	£19,208,105	£18,374,922	£17,951,845
70% AR : 30% SO	10%	£18,367,896	£17,517,441	£17,359,848	£17,295,826	£16,463,668	£16,043,867
70% AR : 30% SO	20%	£16,446,477	£15,601,700	£15,444,107	£15,380,085	£14,552,414	£14,135,822
70% AR : 30% SO	25%	£15,485,767	£14,643,829	£14,486,236	£14,422,214	£13,596,787	£13,180,195
70% AR : 30% SO	30%	£14,525,058	£13,685,959	£13,528,366	£13,464,343	£12,641,160	£12,224,568
70% AR : 30% SO	35%	£13,561,646	£12,725,797	£12,570,348	£12,506,473	£11,685,533	£11,268,941
4% AR : 1% SO : 20% SH	25%	£15,262,526	£14,382,154	£14,219,567	£14,153,515	£13,306,706	£12,879,776
8% AR : 2% SO : 20% SH	30%	£14,211,309	£13,330,938	£13,168,345	£13,102,292	£12,255,456	£11,826,429
12% AR : 3% SO : 20% SH	35%	£13,159,727	£12,279,355	£12,116,768	£12,050,716	£11,203,136	£10,772,805

**Social rent**

**Submitted Policy SP7**

Tenure	% AH	Base costs	Base Costs & S106	Base Costs, S106 & M4(2)	Base Costs, S106, M4(2) & Sustainability (SUS)	Base Costs, S106, M4(2), Sus & SUDS
70% AR : 30% SO	0%	£20,285,448	£19,433,065	£19,326,417	£18,493,234	£18,072,092
70% AR : 30% SO	10%	£18,036,408	£17,183,482	£17,076,835	£16,243,651	£15,820,252
70% AR : 30% SO	20%	£15,787,368	£14,933,899	£14,827,251	£13,991,818	£13,568,412
70% AR : 30% SO	25%	£14,662,848	£13,809,108	£13,702,461	£12,865,898	£12,442,493
70% AR : 30% SO	30%	£13,538,329	£12,684,317	£12,577,669	£11,739,977	£11,316,572
70% AR : 30% SO	35%	£12,413,675	£11,559,525	£11,452,877	£10,614,058	£10,190,653
4% AR : 1% SO : 20% SH	25%	£15,066,034	£14,185,662	£14,077,270	£13,230,460	£12,802,284
8% AR : 2% SO : 20% SH	30%	£13,818,275	£12,937,903	£12,829,509	£11,979,526	£11,549,183
12% AR : 3% SO : 20% SH	35%	£12,570,176	£11,689,804	£11,581,412	£10,726,156	£10,295,825

**Proposed Amended Policy SP7**

Tenure	% AH	Base costs	Base Costs & S106	Base Costs, S106 & M4(2)	Base Costs, S106, M4(2) & M4(3)	Base Costs, S106, M4(2), M4(3) & Sustainability (Sus)	Base Costs, S106, M4(2), M4(3) Sus & SUDS
50% SR : 20% AR : 30% SO	0%	£20,285,448	£19,433,065	£19,273,094	£19,208,105	£18,374,922	£17,951,845
50% SR : 20% AR : 30% SO	10%	£18,036,408	£17,183,482	£17,023,511	£16,958,523	£16,123,410	£15,700,005
50% SR : 20% AR : 30% SO	20%	£15,787,368	£14,933,899	£14,773,928	£14,708,940	£13,871,570	£13,448,165
50% SR : 20% AR : 30% SO	25%	£14,662,848	£13,809,108	£13,649,136	£13,584,148	£12,745,651	£12,322,245
50% SR : 20% AR : 30% SO	30%	£13,538,329	£12,684,317	£12,524,346	£12,459,357	£11,619,731	£11,196,326
50% SR : 20% AR : 30% SO	35%	£12,413,675	£11,559,525	£11,399,554	£11,334,566	£10,493,810	£10,070,405
2.5% SR : 1.5% AR : 1% SO : 20% SH	25%	£15,066,034	£14,185,662	£14,023,074	£13,957,023	£13,110,213	£12,680,070
5% SR : 3% AR : 2% SO : 20% SH	30%	£13,818,275	£12,937,903	£12,775,311	£12,709,257	£11,857,309	£11,426,966
7.5% SR : 4.5% AR : 3% SO : 20% SH	35%	£12,570,176	£11,689,804	£11,527,217	£11,461,165	£10,603,942	£10,173,612



**WELWYN HATFIELD BOROUGH COUNCIL  
LOCAL PLAN VIABILITY TESTING – ACCESSABILITY COSTS  
JUNE 2018**

**Area 6 - Brookman's Park and Little Heath**

**TYOLOGY 5**

**Affordable Rent**

**Submitted Policy SP7**

Tenure	% AH	Base costs	Base Costs & S106	Base Costs, S106 & M4(2)	Base Costs, S106, M4(2) & M4(3)	Base Costs, S106, M4(2) & Sustainability (SUS)	Base Costs, S106, M4(2), Sus & SUDS
70% AR : 30% SO	0%	£1,089,173	£968,943	£953,169	£953,169	£829,943	£768,331
70% AR : 30% SO	10%	£862,798	£742,569	£726,796	£726,796	£603,570	£541,957
70% AR : 30% SO	20%	£636,425	£516,196	£500,423	£500,423	£377,196	£315,583
70% AR : 30% SO	25%	£523,238	£403,008	£387,236	£387,236	£264,010	£202,396
70% AR : 30% SO	30%	£410,051	£289,821	£274,049	£274,049	£150,823	£89,209
70% AR : 30% SO	35%	£296,864	£176,635	£160,861	£160,861	£37,635	-£23,977
4% AR : 1% SO : 20% SH	25%	£390,579	£270,350	£254,577	£254,577	£131,351	£69,737
8% AR : 2% SO : 20% SH	30%	£266,418	£146,189	£130,415	£130,415	£7,185	-£54,430
12% AR : 3% SO : 20% SH	35%	£142,329	£22,100	£6,326	£6,326	-£116,900	-£179,401

**Proposed Amended Policy SP7**

Tenure	% AH	Base costs	Base Costs & S106	Base Costs, S106 & M4(2)	Base Costs, S106, M4(2) & M4(3)	Base Costs, S106, M4(2), M4(3) & Sustainability (Sus)	Base Costs, S106, M4(2), M4(3), Sus & SUDS
70% AR : 30% SO	0%	£1,089,173	£968,943	£945,283	£945,283	£822,057	£760,444
70% AR : 30% SO	10%	£862,798	£742,569	£718,909	£718,909	£595,683	£534,071
70% AR : 30% SO	20%	£636,425	£516,196	£492,536	£492,536	£369,310	£307,696
70% AR : 30% SO	25%	£523,238	£403,008	£379,349	£379,349	£256,123	£194,509
70% AR : 30% SO	30%	£410,051	£289,821	£266,163	£266,163	£142,936	£81,323
70% AR : 30% SO	35%	£296,864	£176,635	£152,976	£152,976	£29,750	-£31,864
4% AR : 1% SO : 20% SH	25%	£390,579	£270,350	£246,690	£246,690	£123,464	£61,850
8% AR : 2% SO : 20% SH	30%	£266,418	£146,189	£122,528	£122,528	-£702	-£62,316
12% AR : 3% SO : 20% SH	35%	£142,329	£22,100	-£1,560	-£1,560	-£124,796	-£187,416

**Social rent**

**Submitted Policy SP7**

Tenure	% AH	Base costs	Base Costs & S106	Base Costs, S106 & M4(2)	Base Costs, S106, M4(2) & M4(3)	Base Costs, S106, M4(2) & Sustainability (SUS)	Base Costs, S106, M4(2), Sus & SUDS
50% SR: 20% AR : 30% SO	0%	£1,089,173	£968,943	£953,169	£953,169	£829,943	£768,331
50% SR: 20% AR : 30% SO	10%	£829,530	£709,300	£693,528	£693,528	£570,302	£508,688
50% SR: 20% AR : 30% SO	20%	£569,888	£449,659	£433,886	£433,886	£310,660	£249,047
50% SR: 20% AR : 30% SO	25%	£440,068	£319,838	£304,065	£304,065	£180,839	£119,226
50% SR: 20% AR : 30% SO	30%	£310,247	£190,017	£174,244	£174,244	£51,018	-£10,595
50% SR: 20% AR : 30% SO	35%	£180,426	£60,196	£44,424	£44,424	-£78,802	-£140,681
2.5% SR : 1.5% AR : 1% SO : 20% SH	25%	£371,569	£251,339	£235,566	£235,566	£112,340	£50,727
5% SR : 3% AR : 2% SO : 20% SH	30%	£228,392	£108,163	£92,390	£92,390	-£30,840	-£92,455
7.5% SR : 4.5% AR : 3% SO : 20% SH	35%	£85,290	-£34,939	-£50,712	-£50,712	-£174,751	-£237,372



**WELWYN HATFIELD BOROUGH COUNCIL  
LOCAL PLAN VIABILITY TESTING – ACCESSABILITY COSTS  
JUNE 2018**

**Proposed Amended Policy SP7**

Tenure	% AH	Base costs	Base Costs & S106	Base Costs, S106 & M4(2)	Base Costs, S106, M4(2) & M4(3)	Base Costs, S106, M4(2), M4(3) & Sustainability (Sus)	Base Costs, S106, M4(2) M4(3), Sus & SUDS
50% SR: 20% AR : 30% SO	0%	£1,089,173	£968,943	£945,283	£945,283	£822,057	£760,444
50% SR: 20% AR : 30% SO	10%	£829,530	£709,300	£685,642	£685,642	£562,415	£500,802
50% SR: 20% AR : 30% SO	20%	£569,888	£449,659	£426,000	£426,000	£302,773	£241,161
50% SR: 20% AR : 30% SO	25%	£440,068	£319,838	£296,178	£296,178	£172,952	£111,340
50% SR: 20% AR : 30% SO	30%	£310,247	£190,017	£166,357	£166,357	£43,131	£-18,481
50% SR: 20% AR : 30% SO	35%	£180,426	£60,196	£36,537	£36,537	£-86,689	£-148,696
2.5% SR : 1.5% AR : 1% SO : 20% SH	25%	£371,569	£251,339	£227,680	£227,680	£104,454	£42,840
5% SR : 3% AR : 2% SO : 20% SH	30%	£228,392	£108,163	£84,503	£84,503	£-38,727	£-100,342
7.5% SR : 4.5% AR : 3% SO : 20% SH	35%	£85,290	£-34,939	£-58,599	£-58,599	£-182,766	£-245,387

**TYOLOGY 6**

**Affordable Rent**

**Submitted Policy SP7**

Tenure	% AH	Base costs	Base Costs & S106	Base Costs, S106 & M4(2)	Base Costs, S106, M4(2) & M4(3)	Base Costs, S106, M4(2) & Sustainability (SUS)	Base Costs, S106, M4(2), Sus & SUDS
70% AR : 30% SO	0%	£7,986,415	£7,739,968	£7,707,894	£7,707,894	£7,457,320	£7,332,032
70% AR : 30% SO	10%	£7,264,510	£7,018,063	£6,985,989	£6,985,989	£6,735,414	£6,610,128
70% AR : 30% SO	20%	£6,542,605	£6,296,157	£6,264,084	£6,264,084	£6,013,510	£5,888,223
70% AR : 30% SO	25%	£6,181,653	£5,935,205	£5,903,132	£5,903,132	£5,652,557	£5,527,270
70% AR : 30% SO	30%	£5,820,700	£5,574,252	£5,542,180	£5,542,180	£5,291,605	£5,166,318
70% AR : 30% SO	35%	£5,459,748	£5,213,300	£5,181,227	£5,181,227	£4,930,652	£4,805,365
4% AR : 1% SO : 20% SH	25%	£6,133,176	£5,886,729	£5,854,655	£5,854,655	£5,604,081	£5,478,793
8% AR : 2% SO : 20% SH	30%	£5,737,518	£5,491,071	£5,458,997	£5,458,997	£5,208,415	£5,083,124
12% AR : 3% SO : 20% SH	35%	£5,341,671	£5,095,223	£5,063,150	£5,063,150	£4,812,575	£4,687,289

**Proposed Amended Policy SP7**

Tenure	% AH	Base costs	Base Costs & S106	Base Costs, S106 & M4(2)	Base Costs, S106, M4(2) & M4(3)	Base Costs, S106, M4(2), M4(3) & Sustainability (Sus)	Base Costs, S106, M4(2) M4(3), Sus & SUDS
70% AR : 30% SO	0%	£7,986,415	£7,739,968	£7,691,857	£7,672,313	£7,421,738	£7,296,451
70% AR : 30% SO	10%	£7,264,510	£7,018,063	£6,969,952	£6,950,407	£6,699,833	£6,574,546
70% AR : 30% SO	20%	£6,542,605	£6,296,157	£6,248,047	£6,228,502	£5,977,929	£5,852,641
70% AR : 30% SO	25%	£6,181,653	£5,935,205	£5,887,095	£5,867,550	£5,616,975	£5,491,688
70% AR : 30% SO	30%	£5,820,700	£5,574,252	£5,526,143	£5,506,598	£5,256,023	£5,130,736
70% AR : 30% SO	35%	£5,459,748	£5,213,300	£5,165,190	£5,145,645	£4,895,070	£4,769,784
4% AR : 1% SO : 20% SH	25%	£6,133,176	£5,886,729	£5,838,618	£5,819,074	£5,568,499	£5,443,212
8% AR : 2% SO : 20% SH	30%	£5,737,518	£5,491,071	£5,442,960	£5,423,414	£5,172,833	£5,047,541
12% AR : 3% SO : 20% SH	35%	£5,341,671	£5,095,223	£5,047,113	£5,027,568	£4,776,994	£4,651,707



**WELWYN HATFIELD BOROUGH COUNCIL  
LOCAL PLAN VIABILITY TESTING – ACCESSABILITY COSTS  
JUNE 2018**

**Social rent**

**Submitted Policy SP7**

Tenure	% AH	Base costs	Base Costs & S106	Base Costs, S106 & M4(2)	Base Costs, S106, M4(2) & M4(3)	Base Costs, S106, M4(2) & Sustainability (SUS)	Base Costs, S106, M4(2), Sus & SUDS
50% SR: 20% AR : 30% SO	0%	£7,986,415	£7,739,968	£7,707,894	£7,707,894	£7,457,320	£7,332,032
50% SR: 20% AR : 30% SO	10%	£7,158,695	£6,912,248	£6,880,175	£6,880,175	£6,629,601	£6,504,313
50% SR: 20% AR : 30% SO	20%	£6,330,976	£6,084,529	£6,052,455	£6,052,455	£5,801,881	£5,676,593
50% SR: 20% AR : 30% SO	25%	£5,917,117	£5,670,670	£5,638,596	£5,638,596	£5,388,021	£5,262,734
50% SR: 20% AR : 30% SO	30%	£5,503,257	£5,256,809	£5,224,736	£5,224,736	£4,974,162	£4,848,875
50% SR: 20% AR : 30% SO	35%	£5,089,397	£4,842,950	£4,810,876	£4,810,876	£4,560,302	£4,435,015
% SR : 1.5% AR : 1% SO : 20% SH	25%	£6,072,710	£5,826,263	£5,794,189	£5,794,189	£5,543,616	£5,418,328
% SR : 3% AR : 2% SO : 20% SH	30%	£5,616,573	£5,370,126	£5,338,051	£5,338,051	£5,087,469	£4,962,178
% SR : 4.5% AR : 3% SO : 20% SH	35%	£5,160,251	£4,913,805	£4,881,731	£4,881,731	£4,631,157	£4,505,869

**Proposed Amended Policy SP7**

Tenure	% AH	Base costs	Base Costs & S106	Base Costs, S106 & M4(2)	Base Costs, S106, M4(2) & M4(3)	Base Costs, S106, M4(2), M4(3) & Sustainability (Sus)	Base Costs, S106, M4(2), M4(3), Sus & SUDS
50% SR: 20% AR : 30% SO	0%	£7,986,415	£7,739,968	£7,691,857	£7,672,313	£7,421,738	£7,296,451
50% SR: 20% AR : 30% SO	10%	£7,158,695	£6,912,248	£6,864,138	£6,844,594	£6,594,019	£6,468,732
50% SR: 20% AR : 30% SO	20%	£6,330,976	£6,084,529	£6,036,419	£6,016,874	£5,766,299	£5,641,013
50% SR: 20% AR : 30% SO	25%	£5,917,117	£5,670,670	£5,622,559	£5,603,014	£5,352,440	£5,227,152
50% SR: 20% AR : 30% SO	30%	£5,503,257	£5,256,809	£5,208,700	£5,189,155	£4,938,580	£4,813,293
50% SR: 20% AR : 30% SO	35%	£5,089,397	£4,842,950	£4,794,839	£4,775,294	£4,524,721	£4,399,433
2.5% SR : 1.5% AR : 1% SO : 20% SH	25%	£6,072,710	£5,826,263	£5,778,153	£5,758,609	£5,508,034	£5,382,747
5% SR : 3% AR : 2% SO : 20% SH	30%	£5,616,573	£5,370,126	£5,322,014	£5,302,468	£5,051,887	£4,926,595
7.5% SR : 4.5% AR : 3% SO : 20% SH	35%	£5,160,251	£4,913,805	£4,865,694	£4,846,150	£4,595,575	£4,470,288

**TYOLOGY 10**

**Affordable Rent**

**Submitted Policy SP7**

Tenure	% AH	Base costs	Base Costs & S106	Base Costs, S106 & M4(2)	Base Costs, S106, M4(2) & Sustainability (SUS)	Base Costs, S106, M4(2), Sus & SUDS
70% AR : 30% SO	0%	£22,689,829	£21,848,797	£21,743,735	£20,922,939	£20,510,022
70% AR : 30% SO	10%	£20,590,227	£19,751,675	£19,648,043	£18,828,357	£18,417,959
70% AR : 30% SO	20%	£18,486,688	£17,652,073	£17,548,440	£16,733,776	£16,323,378
70% AR : 30% SO	25%	£17,433,705	£16,602,271	£16,498,639	£15,686,486	£15,276,088
70% AR : 30% SO	30%	£16,380,722	£15,552,470	£15,448,838	£14,639,194	£14,228,797
70% AR : 30% SO	35%	£15,327,739	£14,502,668	£14,399,036	£13,589,407	£13,181,506
4% AR : 1% SO : 20% SH	25%	£17,110,423	£16,244,111	£16,135,720	£15,288,909	£14,865,504
8% AR : 2% SO : 20% SH	30%	£15,958,709	£15,091,793	£14,983,398	£14,136,563	£13,713,145
12% AR : 3% SO : 20% SH	35%	£14,806,578	£13,939,056	£13,830,665	£12,983,854	£12,560,449



**WELWYN HATFIELD BOROUGH COUNCIL  
LOCAL PLAN VIABILITY TESTING – ACCESSABILITY COSTS  
JUNE 2018**

**Proposed Amended Policy SP7**

Tenure	% AH	Base costs	Base Costs & S106	Base Costs, S106 & M4(2)	Base Costs, S106, M4(2) & M4(3)	Base Costs, S106, M4(2), M4(3) & Sustainability (Sus)	Base Costs, S106, M4(2), M4(3) Sus & SUDS
70% AR : 30% SO	0%	£22,689,829	£21,848,797	£21,691,204	£21,627,182	£20,806,386	£20,391,710
70% AR : 30% SO	10%	£20,590,227	£19,751,675	£19,596,226	£19,532,601	£18,711,804	£18,300,786
70% AR : 30% SO	20%	£18,486,688	£17,652,073	£17,496,623	£17,433,473	£16,617,223	£16,206,825
70% AR : 30% SO	25%	£17,433,705	£16,602,271	£16,446,822	£16,383,671	£15,569,932	£15,159,535
70% AR : 30% SO	30%	£16,380,722	£15,552,470	£15,397,021	£15,333,870	£14,522,641	£14,112,243
70% AR : 30% SO	35%	£15,327,739	£14,502,668	£14,347,219	£14,284,069	£13,474,440	£13,064,953
4% AR : 1% SO : 20% SH	25%	£17,110,423	£16,244,111	£16,081,524	£16,015,472	£15,168,663	£14,745,257
8% AR : 2% SO : 20% SH	30%	£15,958,709	£15,091,793	£14,929,201	£14,863,147	£14,016,312	£13,592,895
12% AR : 3% SO : 20% SH	35%	£14,806,578	£13,939,056	£13,776,468	£13,710,417	£12,863,608	£12,440,202

**Social rent**

**Submitted Policy SP7**

Tenure	% AH	Base costs	Base Costs & S106	Base Costs, S106 & M4(2)	Base Costs, S106, M4(2) & Sustainability (SUS)	Base Costs, S106, M4(2), Sus & SUDS
70% AR : 30% SO	0%	£22,689,829	£21,848,797	£21,743,735	£20,922,939	£20,510,022
70% AR : 30% SO	10%	£20,275,654	£19,435,303	£19,330,241	£18,509,446	£18,095,372
70% AR : 30% SO	20%	£17,861,477	£17,021,809	£16,916,748	£16,095,951	£15,680,723
70% AR : 30% SO	25%	£16,654,389	£15,815,062	£15,710,001	£14,889,204	£14,473,398
70% AR : 30% SO	30%	£15,447,302	£14,608,315	£14,503,254	£13,682,458	£13,266,073
70% AR : 30% SO	35%	£14,240,214	£13,401,569	£13,296,507	£12,475,340	£12,058,748
4% AR : 1% SO : 20% SH	25%	£16,925,437	£16,056,100	£15,947,708	£15,100,898	£14,677,493
8% AR : 2% SO : 20% SH	30%	£15,588,692	£14,715,724	£14,607,328	£13,760,493	£13,337,076
12% AR : 3% SO : 20% SH	35%	£14,251,550	£13,374,951	£13,266,560	£12,419,750	£11,996,345

**Proposed Amended Policy SP7**

Tenure	% AH	Base costs	Base Costs & S106	Base Costs, S106 & M4(2)	Base Costs, S106, M4(2) & M4(3)	Base Costs, S106, M4(2), M4(3) & Sustainability (Sus)	Base Costs, S106, M4(2), M4(3) Sus & SUDS
50% SR : 20% AR : 30% SO	0%	£22,689,829	£21,848,797	£21,691,204	£21,627,182	£20,806,386	£20,391,710
50% SR : 20% AR : 30% SO	10%	£20,275,654	£19,435,303	£19,277,710	£19,213,688	£18,392,892	£17,977,060
50% SR : 20% AR : 30% SO	20%	£17,861,477	£17,021,809	£16,864,217	£16,800,195	£15,979,002	£15,562,410
50% SR : 20% AR : 30% SO	25%	£16,654,389	£15,815,062	£15,657,470	£15,593,448	£14,771,677	£14,355,086
50% SR : 20% AR : 30% SO	30%	£15,447,302	£14,608,315	£14,450,722	£14,386,701	£13,564,352	£13,147,761
50% SR : 20% AR : 30% SO	35%	£14,240,214	£13,401,569	£13,243,976	£13,179,954	£12,357,028	£11,940,436
2.5% SR : 1.5% AR : 1% SO : 20% SH	25%	£16,925,437	£16,056,100	£15,893,513	£15,827,461	£14,980,651	£14,557,246
5% SR : 3% AR : 2% SO : 20% SH	30%	£15,588,692	£14,715,724	£14,553,131	£14,487,078	£13,640,242	£13,216,824
7.5% SR : 4.5% AR : 3% SO : 20% SH	35%	£14,251,550	£13,374,951	£13,212,364	£13,146,313	£12,299,502	£11,875,328



**WELWYN HATFIELD BOROUGH COUNCIL  
LOCAL PLAN VIABILITY TESTING – ACCESSABILITY COSTS  
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**Table 2.2.2: Viability of developments – Development Typology 5 (24 flats at 160 uph), Development Typology 6 (50 houses at 40 uph) and Development Typology 10 (200 flats and houses at 80 uph) – using benchmark land value 3 (higher greenfield)**

**Area 1 - South Hatfield**

**TYOLOGY 5**

**Affordable Rent**

**Submitted Policy SP7**

% of AH	% of AH as rented	Base costs	Base Costs & S106	Base Costs, S106 & M4(2)	Base Costs, S106, M4(2) & M4(3)	Base Costs, S106, M4(2) & Sustainability (SUS)	Base Costs, S106, M4(2), Sus & SUDS
70% AR : 30% SO	0%	-£727,337	-£849,532	-£865,564	-£865,564	-£990,805	-£1,053,426
70% AR : 30% SO	10%	-£816,113	-£938,308	-£954,339	-£954,339	-£1,079,581	-£1,142,202
70% AR : 30% SO	20%	-£904,888	-£1,027,084	-£1,043,115	-£1,043,115	-£1,168,356	-£1,230,978
70% AR : 30% SO	25%	-£949,276	-£1,071,472	-£1,087,503	-£1,087,503	-£1,212,745	-£1,275,365
70% AR : 30% SO	30%	-£993,664	-£1,115,860	-£1,131,891	-£1,131,891	-£1,257,132	-£1,319,753
70% AR : 30% SO	35%	-£1,038,052	-£1,160,248	-£1,176,278	-£1,176,278	-£1,301,521	-£1,364,141
4% AR : 1% SO : 20% SH	25%	-£1,102,184	-£1,224,379	-£1,240,410	-£1,240,410	-£1,365,652	-£1,428,273
8% AR : 2% SO : 20% SH	30%	-£1,149,546	-£1,271,741	-£1,287,773	-£1,287,773	-£1,413,019	-£1,475,642
12% AR : 3% SO : 20% SH	35%	-£1,196,776	-£1,318,971	-£1,335,003	-£1,335,003	-£1,460,244	-£1,522,865

**Proposed Amended Policy SP7**

% of AH	% of AH as rented	Base costs	Base Costs & S106	Base Costs, S106 & M4(2)	Base Costs, S106, M4(2) & M4(3)	Base Costs, S106, M4(2), M4(3) & Sustainability (Sus)	Base Costs, S106, M4(2), M4(3), Sus & SUDS
70% AR : 30% SO	0%	-£727,337	-£849,532	-£873,579	-£873,579	-£998,820	-£1,061,441
70% AR : 30% SO	10%	-£816,113	-£938,308	-£962,355	-£962,355	-£1,087,596	-£1,150,217
70% AR : 30% SO	20%	-£904,888	-£1,027,084	-£1,051,130	-£1,051,130	-£1,176,372	-£1,238,993
70% AR : 30% SO	25%	-£949,276	-£1,071,472	-£1,095,518	-£1,095,518	-£1,220,760	-£1,283,381
70% AR : 30% SO	30%	-£993,664	-£1,115,860	-£1,139,906	-£1,139,906	-£1,265,147	-£1,327,769
70% AR : 30% SO	35%	-£1,038,052	-£1,160,248	-£1,184,295	-£1,184,295	-£1,309,536	-£1,372,157
4% AR : 1% SO : 20% SH	25%	-£1,102,184	-£1,224,379	-£1,248,426	-£1,248,426	-£1,373,667	-£1,436,288
8% AR : 2% SO : 20% SH	30%	-£1,149,546	-£1,271,741	-£1,295,789	-£1,295,789	-£1,421,034	-£1,483,657
12% AR : 3% SO : 20% SH	35%	-£1,196,776	-£1,318,971	-£1,343,018	-£1,343,018	-£1,468,260	-£1,530,880

**Social rent**

**Submitted Policy SP7**

% of AH	% of AH as rented	Base costs	Base Costs & S106	Base Costs, S106 & M4(2)	Base Costs, S106, M4(2) & M4(3)	Base Costs, S106, M4(2) & Sustainability (SUS)	Base Costs, S106, M4(2), Sus & SUDS
50% SR : 20% AR : 30% SO	0%	-£727,337	-£849,532	-£865,564	-£865,564	-£990,805	-£1,053,426
50% SR : 20% AR : 30% SO	10%	-£865,134	-£987,330	-£1,003,361	-£1,003,361	-£1,128,603	-£1,191,224
50% SR : 20% AR : 30% SO	20%	-£1,002,932	-£1,125,128	-£1,141,159	-£1,141,159	-£1,266,401	-£1,329,022
50% SR : 20% AR : 30% SO	25%	-£1,071,831	-£1,194,027	-£1,210,058	-£1,210,058	-£1,335,300	-£1,397,920
50% SR : 20% AR : 30% SO	30%	-£1,140,730	-£1,262,927	-£1,278,957	-£1,278,957	-£1,404,199	-£1,466,819
50% SR : 20% AR : 30% SO	35%	-£1,209,629	-£1,331,826	-£1,347,886	-£1,347,886	-£1,473,098	-£1,535,718
2.5% SR : 1.5% AR : 1% SO : 20% SH	25%	-£1,130,196	-£1,252,392	-£1,268,422	-£1,268,422	-£1,393,665	-£1,456,285
5% SR : 3% AR : 2% SO : 20% SH	30%	-£1,205,578	-£1,327,774	-£1,343,805	-£1,343,805	-£1,469,050	-£1,531,673
7.5% SR : 4.5% AR : 3% SO : 20% SH	35%	-£1,280,825	-£1,403,020	-£1,419,051	-£1,419,051	-£1,544,293	-£1,606,914



**WELWYN HATFIELD BOROUGH COUNCIL  
LOCAL PLAN VIABILITY TESTING – ACCESSABILITY COSTS  
JUNE 2018**

**Proposed Amended Policy SP7**

Tenure	% AH	Base costs	Base Costs & S106	Base Costs, S106 & M4(2)	Base Costs, S106, M4(2) & M4(3)	Base Costs, S106, M4(2), M4(3) & Sustainability (Sus)	Base Costs, S106, M4(2) M4(3), Sus & SUDS
50% SR: 20% AR : 30% SO	0%	-£746,837	-£869,032	-£893,079	-£893,079	-£1,018,320	-£1,080,941
50% SR: 20% AR : 30% SO	10%	-£884,634	-£1,006,830	-£1,030,877	-£1,030,877	-£1,156,118	-£1,218,739
50% SR: 20% AR : 30% SO	20%	-£1,022,432	-£1,144,628	-£1,168,675	-£1,168,675	-£1,293,916	-£1,356,537
50% SR: 20% AR : 30% SO	25%	-£1,091,331	-£1,213,527	-£1,237,574	-£1,237,574	-£1,362,815	-£1,425,436
50% SR: 20% AR : 30% SO	30%	-£1,160,230	-£1,282,427	-£1,306,473	-£1,306,473	-£1,431,714	-£1,494,335
50% SR: 20% AR : 30% SO	35%	-£1,229,129	-£1,351,326	-£1,375,371	-£1,375,371	-£1,500,613	-£1,563,234
2.5% SR : 1.5% AR : 1% SO : 20% SH	25%	-£1,149,696	-£1,271,892	-£1,295,938	-£1,295,938	-£1,421,180	-£1,483,801
5% SR : 3% AR : 2% SO : 20% SH	30%	-£1,225,078	-£1,347,274	-£1,371,321	-£1,371,321	-£1,496,567	-£1,559,190
7.5% SR : 4.5% AR : 3% SO : 20% SH	35%	-£1,300,325	-£1,422,520	-£1,446,567	-£1,446,567	-£1,571,808	-£1,634,429

**TYOLOGY 6**

**Affordable Rent**

**Submitted Policy SP7**

% of AH	% of AH as rented	Base costs	Base Costs & S106	Base Costs, S106 & M4(2)	Base Costs, S106, M4(2) & M4(3)	Base Costs, S106, M4(2) & Sustainability (SUS)	Base Costs, S106, M4(2), Sus & SUDS
70% AR : 30% SO	0%	£2,669,348	£2,418,870	£2,386,271	£2,386,271	£2,131,599	£2,004,263
70% AR : 30% SO	10%	£2,402,525	£2,152,047	£2,119,449	£2,119,449	£1,864,777	£1,737,440
70% AR : 30% SO	20%	£2,135,702	£1,885,225	£1,852,626	£1,852,626	£1,597,953	£1,470,617
70% AR : 30% SO	25%	£2,002,291	£1,751,812	£1,719,215	£1,719,215	£1,464,542	£1,337,206
70% AR : 30% SO	30%	£1,868,879	£1,618,401	£1,585,804	£1,585,804	£1,331,131	£1,203,795
70% AR : 30% SO	35%	£1,735,468	£1,484,990	£1,452,392	£1,452,392	£1,197,720	£1,070,384
4% AR : 1% SO : 20% SH	25%	£2,113,812	£1,863,335	£1,830,737	£1,830,737	£1,576,064	£1,448,728
8% AR : 2% SO : 20% SH	30%	£1,971,154	£1,720,676	£1,688,078	£1,688,078	£1,433,398	£1,306,057
12% AR : 3% SO : 20% SH	35%	£1,828,459	£1,577,981	£1,545,383	£1,545,383	£1,290,710	£1,163,374

**Proposed Amended Policy SP7**

% of AH	% of AH as rented	Base costs	Base Costs & S106	Base Costs, S106 & M4(2)	Base Costs, S106, M4(2) & M4(3)	Base Costs, S106, M4(2), M4(3) & Sustainability (Sus)	Base Costs, S106, M4(2) M4(3), Sus & SUDS
70% AR : 30% SO	0%	£2,669,348	£2,418,870	£2,369,973	£2,350,108	£2,095,435	£1,968,100
70% AR : 30% SO	10%	£2,402,525	£2,152,047	£2,103,150	£2,083,286	£1,828,613	£1,701,277
70% AR : 30% SO	20%	£2,135,702	£1,885,225	£1,836,327	£1,816,463	£1,561,790	£1,434,453
70% AR : 30% SO	25%	£2,002,291	£1,751,812	£1,702,916	£1,683,051	£1,428,379	£1,301,042
70% AR : 30% SO	30%	£1,868,879	£1,618,401	£1,569,504	£1,549,640	£1,294,968	£1,167,631
70% AR : 30% SO	35%	£1,735,468	£1,484,990	£1,436,093	£1,416,228	£1,161,556	£1,034,220
4% AR : 1% SO : 20% SH	25%	£2,113,812	£1,863,335	£1,814,437	£1,794,574	£1,539,901	£1,412,565
8% AR : 2% SO : 20% SH	30%	£1,971,154	£1,720,676	£1,671,778	£1,651,912	£1,397,232	£1,269,892
12% AR : 3% SO : 20% SH	35%	£1,828,459	£1,577,981	£1,529,084	£1,509,219	£1,254,547	£1,127,210





**WELWYN HATFIELD BOROUGH COUNCIL  
LOCAL PLAN VIABILITY TESTING – ACCESSABILITY COSTS  
JUNE 2018**

**Social rent**

**Submitted Policy SP7**

% of AH	% of AH as rented	Base costs	Base Costs & S106	Base Costs, S106 & M4(2)	Base Costs, S106, M4(2) & M4(3)	Base Costs, S106, M4(2) & Sustainability (SUS)	Base Costs, S106, M4(2), Sus & SUDS
50% SR: 20% AR : 30% SO	0%	£2,669,348	£2,418,870	£2,386,271	£2,386,271	£2,131,599	£2,004,263
50% SR: 20% AR : 30% SO	10%	£2,246,603	£1,996,125	£1,963,527	£1,963,527	£1,708,854	£1,581,517
50% SR: 20% AR : 30% SO	20%	£1,823,857	£1,573,379	£1,540,782	£1,540,782	£1,286,109	£1,158,773
50% SR: 20% AR : 30% SO	25%	£1,612,485	£1,362,007	£1,329,409	£1,329,409	£1,074,736	£947,400
50% SR: 20% AR : 30% SO	30%	£1,401,112	£1,150,634	£1,118,037	£1,118,037	£863,364	£736,028
50% SR: 20% AR : 30% SO	35%	£1,189,740	£939,261	£906,664	£906,664	£651,991	£524,655
2.5% SR : 1.5% AR : 1% SO : 20% SH	25%	£2,024,714	£1,774,236	£1,741,638	£1,741,638	£1,486,966	£1,359,630
5% SR : 3% AR : 2% SO : 20% SH	30%	£1,792,935	£1,542,457	£1,509,858	£1,509,858	£1,255,178	£1,127,838
7.5% SR : 4.5% AR : 3% SO : 20% SH	35%	£1,561,130	£1,310,652	£1,278,054	£1,278,054	£1,023,382	£896,045

**Proposed Amended Policy SP7**

% of AH	% of AH as rented	Base costs	Base Costs & S106	Base Costs, S106 & M4(2)	Base Costs, S106, M4(2) & M4(3)	Base Costs, S106, M4(2), M4(3) & Sustainability (Sus)	Base Costs, S106, M4(2), M4(3), Sus & SUDS
50% SR: 20% AR : 30% SO	0%	£2,669,348	£2,418,870	£2,369,973	£2,350,108	£2,095,435	£1,968,100
50% SR: 20% AR : 30% SO	10%	£2,246,603	£1,996,125	£1,947,228	£1,927,363	£1,672,690	£1,545,354
50% SR: 20% AR : 30% SO	20%	£1,823,857	£1,573,379	£1,524,483	£1,504,618	£1,249,945	£1,122,609
50% SR: 20% AR : 30% SO	25%	£1,612,485	£1,362,007	£1,313,110	£1,293,245	£1,038,572	£911,236
50% SR: 20% AR : 30% SO	30%	£1,401,112	£1,150,634	£1,101,737	£1,081,872	£827,200	£699,864
50% SR: 20% AR : 30% SO	35%	£1,189,740	£939,261	£890,365	£870,500	£615,828	£488,491
2.5% SR : 1.5% AR : 1% SO : 20% SH	25%	£2,024,714	£1,774,236	£1,725,339	£1,705,474	£1,450,802	£1,323,466
5% SR : 3% AR : 2% SO : 20% SH	30%	£1,792,935	£1,542,457	£1,493,558	£1,473,693	£1,219,013	£1,091,673
7.5% SR : 4.5% AR : 3% SO : 20% SH	35%	£1,561,130	£1,310,652	£1,261,755	£1,241,890	£987,218	£859,882

**TYOLOGY 10**

**Affordable Rent**

**Submitted Policy SP7**

% of AH	% of AH as rented	Base costs	Base Costs & S106	Base Costs, S106 & M4(2)	Base Costs, S106, M4(2) & Sustainability (SUS)	Base Costs, S106, M4(2), Sus & SUDS
70% AR : 30% SO	0%	£6,014,635	£5,082,954	£4,967,296	£4,063,712	£3,608,044
70% AR : 30% SO	10%	£5,276,281	£4,343,606	£4,227,947	£3,324,098	£2,864,917
70% AR : 30% SO	20%	£4,537,926	£3,604,259	£3,488,600	£2,580,970	£2,121,790
70% AR : 30% SO	25%	£4,168,749	£3,234,585	£3,118,926	£2,209,406	£1,750,225
70% AR : 30% SO	30%	£3,799,571	£2,864,910	£2,749,252	£1,837,842	£1,378,661
70% AR : 30% SO	35%	£3,430,394	£2,495,237	£2,379,579	£1,466,279	£1,007,098
4% AR : 1% SO : 20% SH	25%	£3,965,945	£3,021,939	£2,904,389	£1,986,028	£1,522,470
8% AR : 2% SO : 20% SH	30%	£3,565,986	£2,619,594	£2,502,040	£1,582,973	£1,116,269
12% AR : 3% SO : 20% SH	35%	£3,166,132	£2,217,358	£2,099,808	£1,176,962	£710,271





**WELWYN HATFIELD BOROUGH COUNCIL  
LOCAL PLAN VIABILITY TESTING – ACCESSABILITY COSTS  
JUNE 2018**

**Proposed Amended Policy SP7**

% of AH	% of AH as rented	Base costs	Base Costs & S106	Base Costs, S106 & M4(2)	Base Costs, S106, M4(2) & M4(3)	Base Costs, S106, M4(2), M4(3) & Sustainability (Sus)	Base Costs, S106, M4(2), M4(3) Sus & SUDS
70% AR : 30% SO	0%	£6,014,635	£5,082,954	£4,909,466	£4,838,986	£3,935,404	£3,477,637
70% AR : 30% SO	10%	£5,276,281	£4,343,606	£4,170,119	£4,099,639	£3,193,690	£2,734,510
70% AR : 30% SO	20%	£4,537,926	£3,604,259	£3,430,771	£3,360,291	£2,450,563	£1,991,382
70% AR : 30% SO	25%	£4,168,749	£3,234,585	£3,061,096	£2,990,618	£2,078,999	£1,619,818
70% AR : 30% SO	30%	£3,799,571	£2,864,910	£2,691,423	£2,620,944	£1,707,435	£1,248,254
70% AR : 30% SO	35%	£3,430,394	£2,495,237	£2,321,749	£2,251,270	£1,335,871	£875,181
4% AR : 1% SO : 20% SH	25%	£3,965,945	£3,021,939	£2,845,614	£2,773,982	£1,855,621	£1,389,929
8% AR : 2% SO : 20% SH	30%	£3,565,986	£2,619,594	£2,443,263	£2,371,629	£1,450,429	£983,724
12% AR : 3% SO : 20% SH	35%	£3,166,132	£2,217,358	£2,041,033	£1,969,401	£1,044,422	£577,731

**Social rent**

**Submitted Policy SP7**

% of AH	% of AH as rented	Base costs	Base Costs & S106	Base Costs, S106 & M4(2)	Base Costs, S106, M4(2) & Sustainability (SUS)	Base Costs, S106, M4(2), Sus & SUDS
70% AR : 30% SO	0%	£6,014,635	£5,082,954	£4,967,296	£4,063,712	£3,608,044
70% AR : 30% SO	10%	£4,773,995	£3,834,601	£3,718,942	£2,806,768	£2,347,587
70% AR : 30% SO	20%	£3,525,643	£2,582,221	£2,464,671	£1,546,309	£1,080,749
70% AR : 30% SO	25%	£2,901,465	£1,951,991	£1,834,441	£909,673	£442,984
70% AR : 30% SO	30%	£2,276,521	£1,321,763	£1,204,212	£271,908	£-197,192
70% AR : 30% SO	35%	£1,646,293	£686,996	£567,523	£-369,679	£-844,003
4% AR : 1% SO : 20% SH	25%	£3,675,085	£2,726,322	£2,608,772	£1,688,708	£1,222,017
8% AR : 2% SO : 20% SH	30%	£2,983,044	£2,028,286	£1,910,732	£981,994	£515,289
12% AR : 3% SO : 20% SH	35%	£2,285,154	£1,328,346	£1,208,873	£275,492	£-196,144

**Proposed Amended Policy SP7**

% of AH	% of AH as rented	Base costs	Base Costs & S106	Base Costs, S106 & M4(2)	Base Costs, S106, M4(2) & M4(3)	Base Costs, S106, M4(2), M4(3) & Sustainability (Sus)	Base Costs, S106, M4(2), M4(3) Sus & SUDS
50% SR : 20% AR : 30% SO	0%	£6,014,635	£5,082,954	£4,909,466	£4,838,986	£3,935,404	£3,477,637
50% SR : 20% AR : 30% SO	10%	£4,773,995	£3,834,601	£3,661,112	£3,590,634	£2,676,360	£2,217,180
50% SR : 20% AR : 30% SO	20%	£3,525,643	£2,582,221	£2,405,895	£2,334,263	£1,414,899	£948,209
50% SR : 20% AR : 30% SO	25%	£2,901,465	£1,951,991	£1,775,666	£1,704,034	£777,134	£310,443
50% SR : 20% AR : 30% SO	30%	£2,276,521	£1,321,763	£1,145,438	£1,072,749	£139,368	£-331,900
50% SR : 20% AR : 30% SO	35%	£1,646,293	£686,996	£507,786	£434,983	£-504,388	£-978,711
2.5% SR : 1.5% AR : 1% SO : 20% SH	25%	£3,675,085	£2,726,322	£2,549,997	£2,478,364	£1,556,167	£1,089,478
5% SR : 3% AR : 2% SO : 20% SH	30%	£2,983,044	£2,028,286	£1,851,955	£1,780,321	£849,449	£382,745
7.5% SR : 4.5% AR : 3% SO : 20% SH	35%	£2,285,154	£1,328,346	£1,149,137	£1,076,334	£142,952	£-330,851



**WELWYN HATFIELD BOROUGH COUNCIL  
LOCAL PLAN VIABILITY TESTING – ACCESSABILITY COSTS  
JUNE 2018**

**Area 2 - Hatfield and Birchwood**

**TYOLOGY 5**

**Affordable Rent**

**Submitted Policy SP7**

Tenure	% AH	Base costs	Base Costs & S106	Base Costs, S106 & M4(2)	Base Costs, S106, M4(2) & M4(3)	Base Costs, S106, M4(2) & Sustainability (SUS)	Base Costs, S106, M4(2), Sus & SUDS
70% AR : 30% SO	0%	-£160,956	-£283,152	-£299,183	-£299,183	-£424,425	-£487,046
70% AR : 30% SO	10%	-£291,741	-£413,936	-£429,967	-£429,967	-£555,209	-£617,830
70% AR : 30% SO	20%	-£422,524	-£544,720	-£560,751	-£560,751	-£685,992	-£748,613
70% AR : 30% SO	25%	-£487,916	-£610,112	-£626,143	-£626,143	-£751,384	-£814,005
70% AR : 30% SO	30%	-£553,308	-£675,504	-£691,535	-£691,535	-£816,776	-£879,397
70% AR : 30% SO	35%	-£618,700	-£740,896	-£756,927	-£756,927	-£882,168	-£944,789
4% AR : 1% SO : 20% SH	25%	-£619,659	-£741,856	-£757,886	-£757,886	-£883,128	-£945,748
8% AR : 2% SO : 20% SH	30%	-£690,457	-£812,652	-£828,684	-£828,684	-£953,929	-£1,016,552
12% AR : 3% SO : 20% SH	35%	-£761,141	-£883,338	-£899,368	-£899,368	-£1,024,610	-£1,087,230

**Proposed Amended Policy SP7**

Tenure	% AH	Base costs	Base Costs & S106	Base Costs, S106 & M4(2)	Base Costs, S106, M4(2) & M4(3)	Base Costs, S106, M4(2), M4(3) & Sustainability (Sus)	Base Costs, S106, M4(2), M4(3), Sus & SUDS
70% AR : 30% SO	0%	-£160,956	-£283,152	-£307,199	-£307,199	-£432,440	-£495,061
70% AR : 30% SO	10%	-£291,741	-£413,936	-£437,983	-£437,983	-£563,224	-£625,845
70% AR : 30% SO	20%	-£422,524	-£544,720	-£568,766	-£568,766	-£694,008	-£756,629
70% AR : 30% SO	25%	-£487,916	-£610,112	-£634,158	-£634,158	-£759,399	-£822,021
70% AR : 30% SO	30%	-£553,308	-£675,504	-£699,550	-£699,550	-£824,792	-£887,413
70% AR : 30% SO	35%	-£618,700	-£740,896	-£764,942	-£764,942	-£890,184	-£952,804
4% AR : 1% SO : 20% SH	25%	-£619,659	-£741,856	-£765,901	-£765,901	-£891,143	-£953,764
8% AR : 2% SO : 20% SH	30%	-£690,457	-£812,652	-£836,700	-£836,700	-£961,946	-£1,024,567
12% AR : 3% SO : 20% SH	35%	-£761,141	-£883,338	-£907,384	-£907,384	-£1,032,626	-£1,095,247

**Social rent**

**Submitted Policy SP7**

Tenure	% AH	Base costs	Base Costs & S106	Base Costs, S106 & M4(2)	Base Costs, S106, M4(2) & M4(3)	Base Costs, S106, M4(2) & Sustainability (SUS)	Base Costs, S106, M4(2), Sus & SUDS
50% SR : 20% AR : 30% SO	0%	-£160,956	-£283,152	-£299,183	-£299,183	-£424,425	-£487,046
50% SR : 20% AR : 30% SO	10%	-£336,025	-£458,220	-£474,251	-£474,251	-£599,493	-£662,114
50% SR : 20% AR : 30% SO	20%	-£511,092	-£633,289	-£649,319	-£649,319	-£774,561	-£837,181
50% SR : 20% AR : 30% SO	25%	-£598,627	-£720,822	-£736,854	-£736,854	-£862,095	-£924,716
50% SR : 20% AR : 30% SO	30%	-£686,161	-£808,357	-£824,388	-£824,388	-£949,629	-£1,012,250
50% SR : 20% AR : 30% SO	35%	-£773,695	-£895,891	-£911,921	-£911,921	-£1,037,163	-£1,099,785
2.5% SR : 1.5% AR : 1% SO : 20% SH	25%	-£644,965	-£767,160	-£783,192	-£783,192	-£908,433	-£971,054
5% SR : 3% AR : 2% SO : 20% SH	30%	-£741,074	-£863,269	-£879,300	-£879,300	-£1,004,546	-£1,067,169
7.5% SR : 4.5% AR : 3% SO : 20% SH	35%	-£837,067	-£959,263	-£975,294	-£975,294	-£1,100,536	-£1,163,156



**WELWYN HATFIELD BOROUGH COUNCIL  
LOCAL PLAN VIABILITY TESTING – ACCESSABILITY COSTS  
JUNE 2018**

**Proposed Amended Policy SP7**

Tenure	% AH	Base costs	Base Costs & S106	Base Costs, S106 & M4(2)	Base Costs, S106, M4(2) & M4(3)	Base Costs, S106, M4(2), M4(3) & Sustainability (Sus)	Base Costs, S106, M4(2) M4(3), Sus & SUDS
50% SR: 20% AR : 30% SO	0%	-£180,456	-£302,652	-£326,699	-£326,699	-£451,940	-£514,561
50% SR: 20% AR : 30% SO	10%	-£355,525	-£477,720	-£501,767	-£501,767	-£627,009	-£689,629
50% SR: 20% AR : 30% SO	20%	-£530,592	-£652,789	-£676,835	-£676,835	-£802,076	-£864,698
50% SR: 20% AR : 30% SO	25%	-£618,127	-£740,322	-£764,369	-£764,369	-£889,611	-£952,231
50% SR: 20% AR : 30% SO	30%	-£705,661	-£827,857	-£851,903	-£851,903	-£977,144	-£1,039,765
50% SR: 20% AR : 30% SO	35%	-£793,195	-£915,391	-£939,437	-£939,437	-£1,064,679	-£1,127,300
2.5% SR : 1.5% AR : 1% SO : 20% SH	25%	-£664,465	-£786,660	-£810,707	-£810,707	-£935,948	-£998,569
5% SR : 3% AR : 2% SO : 20% SH	30%	-£760,574	-£882,769	-£906,817	-£906,817	-£1,032,062	-£1,094,684
7.5% SR : 4.5% AR : 3% SO : 20% SH	35%	-£856,567	-£978,763	-£1,002,810	-£1,002,810	-£1,128,051	-£1,190,672

**TYOLOGY 6  
Affordable Rent**

**Submitted Policy SP7**

Tenure	% AH	Base costs	Base Costs & S106	Base Costs, S106 & M4(2)	Base Costs, S106, M4(2) & M4(3)	Base Costs, S106, M4(2) & Sustainability (SUS)	Base Costs, S106, M4(2), Sus & SUDS
70% AR : 30% SO	0%	£4,485,300	£4,234,822	£4,202,224	£4,202,224	£3,947,551	£3,820,215
70% AR : 30% SO	10%	£4,083,415	£3,832,937	£3,800,338	£3,800,338	£3,545,666	£3,418,330
70% AR : 30% SO	20%	£3,681,530	£3,431,052	£3,398,453	£3,398,453	£3,143,781	£3,016,444
70% AR : 30% SO	25%	£3,480,587	£3,230,109	£3,197,510	£3,197,510	£2,942,839	£2,815,502
70% AR : 30% SO	30%	£3,279,644	£3,029,166	£2,996,568	£2,996,568	£2,741,896	£2,614,559
70% AR : 30% SO	35%	£3,077,470	£2,828,223	£2,795,625	£2,795,625	£2,540,953	£2,413,616
4% AR : 1% SO : 20% SH	25%	£3,601,348	£3,350,870	£3,318,271	£3,318,271	£3,063,599	£2,936,263
8% AR : 2% SO : 20% SH	30%	£3,383,424	£3,132,946	£3,100,347	£3,100,347	£2,845,666	£2,718,326
12% AR : 3% SO : 20% SH	35%	£3,165,408	£2,914,930	£2,882,331	£2,882,331	£2,627,659	£2,500,322

**Proposed Amended Policy SP7**

Tenure	% AH	Base costs	Base Costs & S106	Base Costs, S106 & M4(2)	Base Costs, S106, M4(2) & M4(3)	Base Costs, S106, M4(2), M4(3) & Sustainability (Sus)	Base Costs, S106, M4(2) M4(3), Sus & SUDS
70% AR : 30% SO	0%	£4,485,300	£4,234,822	£4,185,925	£4,166,061	£3,911,388	£3,784,052
70% AR : 30% SO	10%	£4,083,415	£3,832,937	£3,784,039	£3,764,175	£3,509,503	£3,382,167
70% AR : 30% SO	20%	£3,681,530	£3,431,052	£3,382,155	£3,362,290	£3,107,617	£2,980,281
70% AR : 30% SO	25%	£3,480,587	£3,230,109	£3,181,212	£3,161,347	£2,906,674	£2,779,339
70% AR : 30% SO	30%	£3,279,644	£3,029,166	£2,980,269	£2,960,405	£2,705,732	£2,578,396
70% AR : 30% SO	35%	£3,077,470	£2,828,223	£2,779,327	£2,759,462	£2,504,789	£2,377,453
4% AR : 1% SO : 20% SH	25%	£3,601,348	£3,350,870	£3,301,973	£3,282,108	£3,027,435	£2,900,100
8% AR : 2% SO : 20% SH	30%	£3,383,424	£3,132,946	£3,084,047	£3,064,182	£2,809,502	£2,682,162
12% AR : 3% SO : 20% SH	35%	£3,165,408	£2,914,930	£2,866,032	£2,846,168	£2,591,495	£2,464,159



**WELWYN HATFIELD BOROUGH COUNCIL  
LOCAL PLAN VIABILITY TESTING – ACCESSABILITY COSTS  
JUNE 2018**

**Social rent**

**Submitted Policy SP7**

Tenure	% AH	Base costs	Base Costs & S106	Base Costs, S106 & M4(2)	Base Costs, S106, M4(2) & M4(3)	Base Costs, S106, M4(2) & Sustainability (SUS)	Base Costs, S106, M4(2), Sus & SUDS
50% SR: 20% AR : 30% SO	0%	£4,485,300	£4,234,822	£4,202,224	£4,202,224	£3,947,551	£3,820,215
50% SR: 20% AR : 30% SO	10%	£3,942,561	£3,692,084	£3,659,486	£3,659,486	£3,404,813	£3,277,477
50% SR: 20% AR : 30% SO	20%	£3,399,823	£3,149,346	£3,116,748	£3,116,748	£2,862,075	£2,734,739
50% SR: 20% AR : 30% SO	25%	£3,128,455	£2,877,977	£2,845,378	£2,845,378	£2,590,706	£2,463,369
50% SR: 20% AR : 30% SO	30%	£2,857,085	£2,606,607	£2,574,010	£2,574,010	£2,319,337	£2,192,001
50% SR: 20% AR : 30% SO	35%	£2,585,717	£2,335,238	£2,302,640	£2,302,640	£2,047,968	£1,920,631
2.5% SR : 1.5% AR : 1% SO : 20% SH	25%	£3,520,860	£3,270,383	£3,237,784	£3,237,784	£2,983,112	£2,855,776
5% SR : 3% AR : 2% SO : 20% SH	30%	£3,222,429	£2,971,951	£2,939,352	£2,939,352	£2,684,672	£2,557,332
7.5% SR : 4.5% AR : 3% SO : 20% SH	35%	£2,923,915	£2,673,438	£2,640,839	£2,640,839	£2,386,166	£2,258,831

**Proposed Amended Policy SP7**

Tenure	% AH	Base costs	Base Costs & S106	Base Costs, S106 & M4(2)	Base Costs, S106, M4(2) & M4(3)	Base Costs, S106, M4(2), M4(3) & Sustainability (Sus)	Base Costs, S106, M4(2), M4(3), Sus & SUDS
50% SR: 20% AR : 30% SO	0%	£4,485,300	£4,234,822	£4,185,925	£4,166,061	£3,911,388	£3,784,052
50% SR: 20% AR : 30% SO	10%	£3,942,561	£3,692,084	£3,643,186	£3,623,323	£3,368,650	£3,241,313
50% SR: 20% AR : 30% SO	20%	£3,399,823	£3,149,346	£3,100,448	£3,080,585	£2,825,912	£2,698,575
50% SR: 20% AR : 30% SO	25%	£3,128,455	£2,877,977	£2,829,080	£2,809,215	£2,554,542	£2,427,206
50% SR: 20% AR : 30% SO	30%	£2,857,085	£2,606,607	£2,557,710	£2,537,845	£2,283,174	£2,155,837
50% SR: 20% AR : 30% SO	35%	£2,585,717	£2,335,238	£2,286,342	£2,266,477	£2,011,804	£1,884,468
2.5% SR : 1.5% AR : 1% SO : 20% SH	25%	£3,520,860	£3,270,383	£3,221,485	£3,201,620	£2,946,949	£2,819,612
5% SR : 3% AR : 2% SO : 20% SH	30%	£3,222,429	£2,971,951	£2,923,052	£2,903,188	£2,648,507	£2,521,167
7.5% SR : 4.5% AR : 3% SO : 20% SH	35%	£2,923,915	£2,673,438	£2,624,540	£2,604,675	£2,350,003	£2,222,666

**TYOLOGY 10**

**Affordable Rent**

**Submitted Policy SP7**

Tenure	% AH	Base costs	Base Costs & S106	Base Costs, S106 & M4(2)	Base Costs, S106, M4(2) & Sustainability (SUS)	Base Costs, S106, M4(2), Sus & SUDS
70% AR : 30% SO	0%	£11,530,481	£10,631,698	£10,519,731	£9,644,995	£9,207,627
70% AR : 30% SO	10%	£10,385,664	£9,487,970	£9,376,004	£8,501,268	£8,063,900
70% AR : 30% SO	20%	£9,240,846	£8,344,243	£8,232,276	£7,357,540	£6,920,172
70% AR : 30% SO	25%	£8,668,438	£7,772,379	£7,660,412	£6,785,677	£6,348,309
70% AR : 30% SO	30%	£8,096,029	£7,200,515	£7,088,549	£6,213,813	£5,775,513
70% AR : 30% SO	35%	£7,523,621	£6,628,651	£6,516,685	£5,641,949	£5,202,552
4% AR : 1% SO : 20% SH	25%	£8,576,851	£7,667,447	£7,553,654	£6,664,612	£6,220,091
8% AR : 2% SO : 20% SH	30%	£7,951,230	£7,039,852	£6,926,051	£6,036,982	£5,592,448
12% AR : 3% SO : 20% SH	35%	£7,325,525	£6,412,172	£6,298,374	£5,409,332	£4,962,937



**WELWYN HATFIELD BOROUGH COUNCIL  
LOCAL PLAN VIABILITY TESTING – ACCESSABILITY COSTS  
JUNE 2018**

**Proposed Amended Policy SP7**

Tenure	% AH	Base costs	Base Costs & S106	Base Costs, S106 & M4(2)	Base Costs, S106, M4(2) & M4(3)	Base Costs, S106, M4(2), M4(3) & Sustainability (Sus)	Base Costs, S106, M4(2), M4(3) Sus & SUDS
70% AR : 30% SO	0%	£11,530,481	£10,631,698	£10,463,748	£10,395,519	£9,520,783	£9,083,415
70% AR : 30% SO	10%	£10,385,664	£9,487,970	£9,320,021	£9,251,791	£8,377,056	£7,939,688
70% AR : 30% SO	20%	£9,240,846	£8,344,243	£8,176,293	£8,108,064	£7,233,328	£6,795,192
70% AR : 30% SO	25%	£8,668,438	£7,772,379	£7,604,430	£7,536,200	£6,661,464	£6,222,231
70% AR : 30% SO	30%	£8,096,029	£7,200,515	£7,032,566	£6,964,336	£6,089,601	£5,649,269
70% AR : 30% SO	35%	£7,523,621	£6,628,651	£6,460,702	£6,392,473	£5,517,737	£5,076,308
4% AR : 1% SO : 20% SH	25%	£8,576,851	£7,667,447	£7,496,756	£7,427,410	£6,538,368	£6,093,847
8% AR : 2% SO : 20% SH	30%	£7,951,230	£7,039,852	£6,869,151	£6,799,803	£5,910,734	£5,465,920
12% AR : 3% SO : 20% SH	35%	£7,325,525	£6,412,172	£6,241,476	£6,172,130	£5,283,088	£4,834,628

**Social rent**

**Submitted Policy SP7**

Tenure	% AH	Base costs	Base Costs & S106	Base Costs, S106 & M4(2)	Base Costs, S106, M4(2) & Sustainability (SUS)	Base Costs, S106, M4(2), Sus & SUDS
70% AR : 30% SO	0%	£11,530,481	£10,631,698	£10,519,731	£9,644,995	£9,207,627
70% AR : 30% SO	10%	£9,947,695	£9,042,838	£8,930,872	£8,056,136	£7,614,945
70% AR : 30% SO	20%	£8,363,383	£7,453,979	£7,342,013	£6,461,132	£6,016,611
70% AR : 30% SO	25%	£7,568,953	£6,659,549	£6,547,583	£5,661,966	£5,217,444
70% AR : 30% SO	30%	£6,774,524	£5,865,119	£5,751,841	£4,862,798	£4,418,248
70% AR : 30% SO	35%	£5,980,094	£5,066,471	£4,952,673	£4,063,631	£3,612,615
4% AR : 1% SO : 20% SH	25%	£8,322,491	£7,408,931	£7,295,133	£6,406,090	£5,961,569
8% AR : 2% SO : 20% SH	30%	£7,442,444	£6,522,745	£6,408,944	£5,519,875	£5,068,668
12% AR : 3% SO : 20% SH	35%	£6,560,789	£5,636,512	£5,522,715	£4,626,382	£4,174,590

**Proposed Amended Policy SP7**

Tenure	% AH	Base costs	Base Costs & S106	Base Costs, S106 & M4(2)	Base Costs, S106, M4(2) & M4(3)	Base Costs, S106, M4(2), M4(3) & Sustainability (Sus)	Base Costs, S106, M4(2), M4(3) Sus & SUDS
50% SR : 20% AR : 30% SO	0%	£11,530,481	£10,631,698	£10,463,748	£10,395,519	£9,520,783	£9,083,415
50% SR : 20% AR : 30% SO	10%	£9,947,695	£9,042,838	£8,874,889	£8,806,659	£7,931,923	£7,488,702
50% SR : 20% AR : 30% SO	20%	£8,363,383	£7,453,979	£7,286,030	£7,217,800	£6,334,889	£5,890,367
50% SR : 20% AR : 30% SO	25%	£7,568,953	£6,659,549	£6,491,599	£6,423,370	£5,535,721	£5,091,200
50% SR : 20% AR : 30% SO	30%	£6,774,524	£5,865,119	£5,694,942	£5,625,597	£4,736,554	£4,289,939
50% SR : 20% AR : 30% SO	35%	£5,980,094	£5,066,471	£4,895,775	£4,826,429	£3,936,097	£3,484,306
2.5% SR : 1.5% AR : 1% SO : 20% SH	25%	£8,322,491	£7,408,931	£7,238,234	£7,168,889	£6,279,846	£5,834,479
5% SR : 3% AR : 2% SO : 20% SH	30%	£7,442,444	£6,522,745	£6,352,043	£6,282,696	£5,392,161	£4,940,355
7.5% SR : 4.5% AR : 3% SO : 20% SH	35%	£6,560,789	£5,636,512	£5,465,815	£5,396,470	£4,498,073	£4,046,282



**WELWYN HATFIELD BOROUGH COUNCIL  
LOCAL PLAN VIABILITY TESTING – ACCESSABILITY COSTS  
JUNE 2018**

*Area 3 - Welwyn Garden City East, Panshanger, Hall Grove, Hatfield Hyde & Mill Green, The Ryde, Hatfield House and Park area (circa postcode area AL9 5), Hatfield Garden Village, Ellenbrook, rural area to south west of Welwyn Garden City and north west of Hatfield*

**TYPOLGY 5**

**Affordable Rent**

**Submitted Policy SP7**

Tenure	% AH	Base costs	Base Costs & S106	Base Costs, S106 & M4(2)	Base Costs, S106, M4(2) & M4(3)	Base Costs, S106, M4(2) & Sustainability (SUS)	Base Costs, S106, M4(2), Sus & SUDS
70% AR : 30% SO	0%	-£57,978	-£180,174	-£196,205	-£196,205	-£321,446	-£384,067
70% AR : 30% SO	10%	-£196,400	-£318,596	-£334,627	-£334,627	-£459,869	-£522,489
70% AR : 30% SO	20%	-£334,822	-£457,018	-£473,048	-£473,048	-£598,290	-£660,911
70% AR : 30% SO	25%	-£404,033	-£526,229	-£542,259	-£542,259	-£667,502	-£730,122
70% AR : 30% SO	30%	-£473,244	-£595,439	-£611,471	-£611,471	-£736,712	-£799,333
70% AR : 30% SO	35%	-£542,455	-£664,651	-£680,682	-£680,682	-£805,923	-£868,544
4% AR : 1% SO : 20% SH	25%	-£531,928	-£654,124	-£670,155	-£670,155	-£795,396	-£858,017
8% AR : 2% SO : 20% SH	30%	-£606,986	-£729,182	-£745,214	-£745,214	-£870,458	-£933,081
12% AR : 3% SO : 20% SH	35%	-£681,935	-£804,132	-£820,162	-£820,162	-£945,404	-£1,008,024

**Proposed Amended Policy SP7**

Tenure	% AH	Base costs	Base Costs & S106	Base Costs, S106 & M4(2)	Base Costs, S106, M4(2) & M4(3)	Base Costs, S106, M4(2), M4(3) & Sustainability (Sus)	Base Costs, S106, M4(2) M4(3), Sus & SUDS
70% AR : 30% SO	0%	-£57,978	-£180,174	-£204,220	-£204,220	-£329,461	-£392,082
70% AR : 30% SO	10%	-£196,400	-£318,596	-£342,642	-£342,642	-£467,884	-£530,505
70% AR : 30% SO	20%	-£334,822	-£457,018	-£481,064	-£481,064	-£606,305	-£668,927
70% AR : 30% SO	25%	-£404,033	-£526,229	-£550,275	-£550,275	-£675,517	-£738,138
70% AR : 30% SO	30%	-£473,244	-£595,439	-£619,486	-£619,486	-£744,728	-£807,348
70% AR : 30% SO	35%	-£542,455	-£664,651	-£688,697	-£688,697	-£813,938	-£876,559
4% AR : 1% SO : 20% SH	25%	-£531,928	-£654,124	-£678,170	-£678,170	-£803,411	-£866,032
8% AR : 2% SO : 20% SH	30%	-£606,986	-£729,182	-£753,229	-£753,229	-£878,475	-£941,097
12% AR : 3% SO : 20% SH	35%	-£681,935	-£804,132	-£828,178	-£828,178	-£953,420	-£1,016,041

**Social rent**

**Submitted Policy SP7**

Tenure	% AH	Base costs	Base Costs & S106	Base Costs, S106 & M4(2)	Base Costs, S106, M4(2) & M4(3)	Base Costs, S106, M4(2) & Sustainability (SUS)	Base Costs, S106, M4(2), Sus & SUDS
50% SR : 20% AR : 30% SO	0%	-£57,978	-£180,174	-£196,205	-£196,205	-£321,446	-£384,067
50% SR : 20% AR : 30% SO	10%	-£239,823	-£362,018	-£378,049	-£378,049	-£503,291	-£565,912
50% SR : 20% AR : 30% SO	20%	-£421,667	-£543,863	-£559,894	-£559,894	-£685,136	-£747,757
50% SR : 20% AR : 30% SO	25%	-£512,590	-£634,786	-£650,816	-£650,816	-£776,058	-£838,679
50% SR : 20% AR : 30% SO	30%	-£603,512	-£725,708	-£741,739	-£741,739	-£866,980	-£929,601
50% SR : 20% AR : 30% SO	35%	-£694,434	-£816,630	-£832,661	-£832,661	-£957,902	-£1,020,524
2.5% SR : 1.5% AR : 1% SO : 20% SH	25%	-£556,741	-£678,936	-£694,968	-£694,968	-£820,209	-£882,830
5% SR : 3% AR : 2% SO : 20% SH	30%	-£656,619	-£778,814	-£794,845	-£794,845	-£920,091	-£982,713
7.5% SR : 4.5% AR : 3% SO : 20% SH	35%	-£756,384	-£878,580	-£894,610	-£894,610	-£1,019,853	-£1,082,474



**WELWYN HATFIELD BOROUGH COUNCIL  
LOCAL PLAN VIABILITY TESTING – ACCESSABILITY COSTS  
JUNE 2018**

**Proposed Amended Policy SP7**

Tenure	% AH	Base costs	Base Costs & S106	Base Costs, S106 & M4(2)	Base Costs, S106, M4(2) & M4(3)	Base Costs, S106, M4(2), M4(3) & Sustainability (Sus)	Base Costs, S106, M4(2), M4(3), Sus & SUDS
50% SR: 20% AR : 30% SO	0%	-£77,478	-£199,674	-£223,720	-£223,720	-£348,961	-£411,582
50% SR: 20% AR : 30% SO	10%	-£259,323	-£381,518	-£405,565	-£405,565	-£530,807	-£593,427
50% SR: 20% AR : 30% SO	20%	-£441,167	-£563,363	-£587,410	-£587,410	-£712,651	-£775,272
50% SR: 20% AR : 30% SO	25%	-£532,090	-£654,286	-£678,332	-£678,332	-£803,573	-£866,194
50% SR: 20% AR : 30% SO	30%	-£623,012	-£745,208	-£769,254	-£769,254	-£894,495	-£957,117
50% SR: 20% AR : 30% SO	35%	-£713,934	-£836,130	-£860,176	-£860,176	-£985,419	-£1,048,039
2.5% SR : 1.5% AR : 1% SO : 20% SH	25%	-£576,241	-£698,436	-£722,483	-£722,483	-£847,725	-£910,345
5% SR : 3% AR : 2% SO : 20% SH	30%	-£676,119	-£798,314	-£822,362	-£822,362	-£947,606	-£1,010,229
7.5% SR : 4.5% AR : 3% SO : 20% SH	35%	-£775,884	-£898,080	-£922,127	-£922,127	-£1,047,368	-£1,109,989

**TYPOLGY 6**

**Affordable Rent**

**Submitted Policy SP7**

Tenure	% AH	Base costs	Base Costs & S106	Base Costs, S106 & M4(2)	Base Costs, S106, M4(2) & M4(3)	Base Costs, S106, M4(2) & Sustainability (SUS)	Base Costs, S106, M4(2), Sus & SUDS
70% AR : 30% SO	0%	£4,815,473	£4,564,995	£4,532,397	£4,532,397	£4,277,725	£4,150,388
70% AR : 30% SO	10%	£4,389,030	£4,138,553	£4,105,954	£4,105,954	£3,851,282	£3,723,946
70% AR : 30% SO	20%	£3,962,588	£3,712,111	£3,679,512	£3,679,512	£3,424,839	£3,297,503
70% AR : 30% SO	25%	£3,748,278	£3,498,888	£3,466,291	£3,466,291	£3,211,618	£3,084,282
70% AR : 30% SO	30%	£3,533,877	£3,285,667	£3,253,070	£3,253,070	£2,998,397	£2,871,061
70% AR : 30% SO	35%	£3,319,476	£3,072,446	£3,039,849	£3,039,849	£2,785,176	£2,657,840
4% AR : 1% SO : 20% SH	25%	£3,871,809	£3,621,331	£3,588,732	£3,588,732	£3,334,060	£3,206,724
8% AR : 2% SO : 20% SH	30%	£3,640,200	£3,389,721	£3,357,123	£3,357,123	£3,102,443	£2,975,103
12% AR : 3% SO : 20% SH	35%	£3,408,488	£3,158,010	£3,125,413	£3,125,413	£2,870,740	£2,743,404

**Proposed Amended Policy SP7**

Tenure	% AH	Base costs	Base Costs & S106	Base Costs, S106 & M4(2)	Base Costs, S106, M4(2) & M4(3)	Base Costs, S106, M4(2), M4(3) & Sustainability (Sus)	Base Costs, S106, M4(2), M4(3), Sus & SUDS
70% AR : 30% SO	0%	£4,815,473	£4,564,995	£4,516,098	£4,496,234	£4,241,561	£4,114,225
70% AR : 30% SO	10%	£4,389,030	£4,138,553	£4,089,655	£4,069,791	£3,815,119	£3,687,783
70% AR : 30% SO	20%	£3,962,588	£3,712,111	£3,663,213	£3,643,348	£3,388,676	£3,261,339
70% AR : 30% SO	25%	£3,748,278	£3,498,888	£3,449,992	£3,430,127	£3,175,455	£3,048,118
70% AR : 30% SO	30%	£3,533,877	£3,285,667	£3,236,771	£3,216,906	£2,962,234	£2,834,897
70% AR : 30% SO	35%	£3,319,476	£3,072,446	£3,023,549	£3,003,685	£2,749,012	£2,621,676
4% AR : 1% SO : 20% SH	25%	£3,871,809	£3,621,331	£3,572,433	£3,552,569	£3,297,896	£3,170,560
8% AR : 2% SO : 20% SH	30%	£3,640,200	£3,389,721	£3,340,823	£3,320,958	£3,066,278	£2,938,938
12% AR : 3% SO : 20% SH	35%	£3,408,488	£3,158,010	£3,109,114	£3,089,249	£2,834,577	£2,707,240





**WELWYN HATFIELD BOROUGH COUNCIL  
LOCAL PLAN VIABILITY TESTING – ACCESSABILITY COSTS  
JUNE 2018**

**Social rent**

**Submitted Policy SP7**

Tenure	% AH	Base costs	Base Costs & S106	Base Costs, S106 & M4(2)	Base Costs, S106, M4(2) & M4(3)	Base Costs, S106, M4(2) & Sustainability (SUS)	Base Costs, S106, M4(2), Sus & SUDS
50% SR: 20% AR : 30% SO	0%	£4,815,473	£4,564,995	£4,532,397	£4,532,397	£4,277,725	£4,150,388
50% SR: 20% AR : 30% SO	10%	£4,250,918	£4,000,440	£3,967,842	£3,967,842	£3,713,169	£3,585,833
50% SR: 20% AR : 30% SO	20%	£3,686,363	£3,435,884	£3,403,287	£3,403,287	£3,148,614	£3,021,278
50% SR: 20% AR : 30% SO	25%	£3,404,085	£3,153,607	£3,121,009	£3,121,009	£2,866,336	£2,739,000
50% SR: 20% AR : 30% SO	30%	£3,121,808	£2,871,329	£2,838,731	£2,838,731	£2,584,059	£2,456,722
50% SR: 20% AR : 30% SO	35%	£2,839,530	£2,589,052	£2,556,454	£2,556,454	£2,301,781	£2,174,445
2.5% SR : 1.5% AR : 1% SO : 20% SH	25%	£3,792,887	£3,542,409	£3,509,812	£3,509,812	£3,255,139	£3,127,802
5% SR : 3% AR : 2% SO : 20% SH	30%	£3,482,337	£3,231,859	£3,199,260	£3,199,260	£2,944,580	£2,817,239
7.5% SR : 4.5% AR : 3% SO : 20% SH	35%	£3,171,694	£2,921,216	£2,888,619	£2,888,619	£2,633,946	£2,506,609

**Proposed Amended Policy SP7**

Tenure	% AH	Base costs	Base Costs & S106	Base Costs, S106 & M4(2)	Base Costs, S106, M4(2) & M4(3)	Base Costs, S106, M4(2), M4(3) & Sustainability (Sus)	Base Costs, S106, M4(2), M4(3), Sus & SUDS
50% SR: 20% AR : 30% SO	0%	£4,815,473	£4,564,995	£4,516,098	£4,496,234	£4,241,561	£4,114,225
50% SR: 20% AR : 30% SO	10%	£4,250,918	£4,000,440	£3,951,543	£3,931,679	£3,677,006	£3,549,669
50% SR: 20% AR : 30% SO	20%	£3,686,363	£3,435,884	£3,386,988	£3,367,123	£3,112,450	£2,985,114
50% SR: 20% AR : 30% SO	25%	£3,404,085	£3,153,607	£3,104,710	£3,084,846	£2,830,173	£2,702,836
50% SR: 20% AR : 30% SO	30%	£3,121,808	£2,871,329	£2,822,433	£2,802,568	£2,547,895	£2,420,559
50% SR: 20% AR : 30% SO	35%	£2,839,530	£2,589,052	£2,540,155	£2,520,290	£2,265,618	£2,138,281
2.5% SR : 1.5% AR : 1% SO : 20% SH	25%	£3,792,887	£3,542,409	£3,493,512	£3,473,647	£3,218,975	£3,091,639
5% SR : 3% AR : 2% SO : 20% SH	30%	£3,482,337	£3,231,859	£3,182,960	£3,163,095	£2,908,415	£2,781,075
7.5% SR : 4.5% AR : 3% SO : 20% SH	35%	£3,171,694	£2,921,216	£2,872,319	£2,852,455	£2,597,782	£2,470,446

**TYOLOGY 10**

**Affordable Rent**

**Submitted Policy SP7**

Tenure	% AH	Base costs	Base Costs & S106	Base Costs, S106 & M4(2)	Base Costs, S106, M4(2) & Sustainability (SUS)	Base Costs, S106, M4(2), Sus & SUDS
70% AR : 30% SO	0%	£12,521,309	£11,626,539	£11,516,375	£10,646,231	£10,208,863
70% AR : 30% SO	10%	£11,303,715	£10,408,944	£10,298,780	£9,429,116	£8,991,748
70% AR : 30% SO	20%	£10,086,121	£9,191,351	£9,081,186	£8,212,000	£7,774,632
70% AR : 30% SO	25%	£9,477,324	£8,582,553	£8,472,389	£7,603,444	£7,166,076
70% AR : 30% SO	30%	£8,868,526	£7,973,756	£7,863,592	£6,994,886	£6,557,518
70% AR : 30% SO	35%	£8,259,127	£7,364,959	£7,254,795	£6,386,328	£5,948,960
4% AR : 1% SO : 20% SH	25%	£9,405,796	£8,496,393	£8,384,426	£7,503,158	£7,058,636
8% AR : 2% SO : 20% SH	30%	£8,739,037	£7,829,634	£7,717,664	£6,833,959	£6,389,424
12% AR : 3% SO : 20% SH	35%	£8,072,163	£7,162,759	£7,050,793	£6,164,707	£5,720,186





**WELWYN HATFIELD BOROUGH COUNCIL  
LOCAL PLAN VIABILITY TESTING – ACCESSABILITY COSTS  
JUNE 2018**

**Proposed Amended Policy SP7**

Tenure	% AH	Base costs	Base Costs & S106	Base Costs, S106 & M4(2)	Base Costs, S106, M4(2) & M4(3)	Base Costs, S106, M4(2), M4(3) & Sustainability (Sus)	Base Costs, S106, M4(2), M4(3) Sus & SUDS
70% AR : 30% SO	0%	£12,521,309	£11,626,539	£11,461,293	£11,394,161	£10,522,018	£10,084,650
70% AR : 30% SO	10%	£11,303,715	£10,408,944	£10,243,698	£10,176,567	£9,304,904	£8,867,536
70% AR : 30% SO	20%	£10,086,121	£9,191,351	£9,026,103	£8,958,972	£8,087,788	£7,650,420
70% AR : 30% SO	25%	£9,477,324	£8,582,553	£8,417,307	£8,350,175	£7,479,230	£7,041,862
70% AR : 30% SO	30%	£8,868,526	£7,973,756	£7,808,510	£7,741,378	£6,870,674	£6,433,306
70% AR : 30% SO	35%	£8,259,127	£7,364,959	£7,199,712	£7,132,581	£6,262,116	£5,824,748
4% AR : 1% SO : 20% SH	25%	£9,405,796	£8,496,393	£8,328,443	£8,260,214	£7,376,914	£6,932,391
8% AR : 2% SO : 20% SH	30%	£8,739,037	£7,829,634	£7,661,679	£7,593,447	£6,707,711	£6,263,176
12% AR : 3% SO : 20% SH	35%	£8,072,163	£7,162,759	£6,994,809	£6,926,581	£6,038,463	£5,593,942

**Social rent**

**Submitted Policy SP7**

Tenure	% AH	Base costs	Base Costs & S106	Base Costs, S106 & M4(2)	Base Costs, S106, M4(2) & Sustainability (SUS)	Base Costs, S106, M4(2), Sus & SUDS
70% AR : 30% SO	0%	£12,521,309	£11,626,539	£11,516,375	£10,646,231	£10,208,863
70% AR : 30% SO	10%	£10,874,267	£9,979,346	£9,867,380	£8,992,644	£8,555,276
70% AR : 30% SO	20%	£9,227,224	£8,325,759	£8,213,793	£7,339,057	£6,898,784
70% AR : 30% SO	25%	£8,403,703	£7,498,966	£7,386,999	£6,511,486	£6,066,965
70% AR : 30% SO	30%	£7,580,181	£6,672,172	£6,560,206	£5,679,668	£5,235,147
70% AR : 30% SO	35%	£6,754,782	£5,845,378	£5,733,412	£4,847,849	£4,403,327
4% AR : 1% SO : 20% SH	25%	£9,156,384	£8,246,979	£8,135,014	£7,249,666	£6,805,145
8% AR : 2% SO : 20% SH	30%	£8,240,150	£7,329,781	£7,215,981	£6,326,912	£5,882,377
12% AR : 3% SO : 20% SH	35%	£7,323,831	£6,406,977	£6,293,179	£5,404,137	£4,954,877

**Proposed Amended Policy SP7**

Tenure	% AH	Base costs	Base Costs & S106	Base Costs, S106 & M4(2)	Base Costs, S106, M4(2) & M4(3)	Base Costs, S106, M4(2), M4(3) & Sustainability (Sus)	Base Costs, S106, M4(2), M4(3) Sus & SUDS
50% SR : 20% AR : 30% SO	0%	£12,521,309	£11,626,539	£11,461,293	£11,394,161	£10,522,018	£10,084,650
50% SR : 20% AR : 30% SO	10%	£10,874,267	£9,979,346	£9,811,396	£9,743,167	£8,868,431	£8,431,063
50% SR : 20% AR : 30% SO	20%	£9,227,224	£8,325,759	£8,157,809	£8,089,580	£7,214,844	£6,772,539
50% SR : 20% AR : 30% SO	25%	£8,403,703	£7,498,966	£7,331,015	£7,262,786	£6,385,242	£5,940,721
50% SR : 20% AR : 30% SO	30%	£7,580,181	£6,672,172	£6,504,222	£6,435,992	£5,553,424	£5,108,903
50% SR : 20% AR : 30% SO	35%	£6,754,782	£5,845,378	£5,677,428	£5,609,199	£4,721,605	£4,277,083
2.5% SR : 1.5% AR : 1% SO : 20% SH	25%	£9,156,384	£8,246,979	£8,079,030	£8,010,801	£7,123,422	£6,678,901
5% SR : 3% AR : 2% SO : 20% SH	30%	£8,240,150	£7,329,781	£7,159,081	£7,089,734	£6,200,664	£5,756,129
7.5% SR : 4.5% AR : 3% SO : 20% SH	35%	£7,323,831	£6,406,977	£6,236,281	£6,166,935	£5,277,893	£4,826,568



**WELWYN HATFIELD BOROUGH COUNCIL  
LOCAL PLAN VIABILITY TESTING – ACCESSABILITY COSTS  
JUNE 2018**

**Area 4 - Welwyn Garden City West and Welham Green**

**TYPOLGY 5**

**Affordable Rent**

**Submitted Policy SP7**

Tenure	% AH	Base costs	Base Costs & S106	Base Costs, S106 & M4(2)	Base Costs, S106, M4(2) & M4(3)	Base Costs, S106, M4(2) & Sustainability (SUS)	Base Costs, S106, M4(2), Sus & SUDS
70% AR : 30% SO	0%	£448,667	£328,438	£312,665	£312,665	£189,439	£127,825
70% AR : 30% SO	10%	£274,898	£154,669	£138,896	£138,896	£15,669	£45,943
70% AR : 30% SO	20%	£101,129	£19,101	£34,874	£34,874	£159,778	£222,399
70% AR : 30% SO	25%	£14,244	£106,811	£122,842	£122,842	£248,084	£310,704
70% AR : 30% SO	30%	£72,921	£195,116	£211,148	£211,148	£336,389	£399,010
70% AR : 30% SO	35%	£161,226	£283,422	£299,453	£299,453	£424,695	£487,315
4% AR : 1% SO : 20% SH	25%	£93,269	£215,466	£231,496	£231,496	£356,738	£419,358
8% AR : 2% SO : 20% SH	30%	£189,633	£311,828	£327,859	£327,859	£453,105	£515,728
12% AR : 3% SO : 20% SH	35%	£285,904	£408,101	£424,131	£424,131	£549,373	£611,994

**Proposed Amended Policy SP7**

Tenure	% AH	Base costs	Base Costs & S106	Base Costs, S106 & M4(2)	Base Costs, S106, M4(2) & M4(3)	Base Costs, S106, M4(2), M4(3) & Sustainability (Sus)	Base Costs, S106, M4(2), M4(3), Sus & SUDS
70% AR : 30% SO	0%	£448,667	£328,438	£304,779	£304,779	£181,552	£119,939
70% AR : 30% SO	10%	£274,898	£154,669	£131,009	£131,009	£7,783	£53,830
70% AR : 30% SO	20%	£101,129	£19,101	£42,760	£42,760	£167,793	£230,414
70% AR : 30% SO	25%	£14,244	£106,811	£130,857	£130,857	£256,099	£318,720
70% AR : 30% SO	30%	£72,921	£195,116	£219,163	£219,163	£344,404	£407,025
70% AR : 30% SO	35%	£161,226	£283,422	£307,468	£307,468	£432,710	£495,331
4% AR : 1% SO : 20% SH	25%	£93,269	£215,466	£239,512	£239,512	£364,753	£427,375
8% AR : 2% SO : 20% SH	30%	£189,633	£311,828	£335,875	£335,875	£461,120	£523,743
12% AR : 3% SO : 20% SH	35%	£285,904	£408,101	£432,147	£432,147	£557,389	£620,010

**Social rent**

**Submitted Policy SP7**

Tenure	% AH	Base costs	Base Costs & S106	Base Costs, S106 & M4(2)	Base Costs, S106, M4(2) & M4(3)	Base Costs, S106, M4(2) & Sustainability (SUS)	Base Costs, S106, M4(2), Sus & SUDS
50% SR : 20% AR : 30% SO	0%	£448,667	£328,438	£312,665	£312,665	£189,439	£127,825
50% SR : 20% AR : 30% SO	10%	£236,412	£116,183	£100,410	£100,410	£22,817	£84,903
50% SR : 20% AR : 30% SO	20%	£24,156	£96,736	£112,768	£112,768	£238,009	£300,630
50% SR : 20% AR : 30% SO	25%	£82,404	£204,600	£220,631	£220,631	£345,873	£408,493
50% SR : 20% AR : 30% SO	30%	£190,268	£312,464	£328,495	£328,495	£453,736	£516,357
50% SR : 20% AR : 30% SO	35%	£298,131	£420,327	£436,358	£436,358	£561,599	£624,220
2.5% SR : 1.5% AR : 1% SO : 20% SH	25%	£115,621	£237,817	£253,848	£253,848	£379,089	£441,711
5% SR : 3% AR : 2% SO : 20% SH	30%	£234,341	£356,538	£372,569	£372,569	£497,814	£560,437
7.5% SR : 4.5% AR : 3% SO : 20% SH	35%	£352,968	£475,165	£491,195	£491,195	£616,437	£679,057



**WELWYN HATFIELD BOROUGH COUNCIL  
LOCAL PLAN VIABILITY TESTING – ACCESSABILITY COSTS  
JUNE 2018**

**Proposed Amended Policy SP7**

Tenure	% AH	Base costs	Base Costs & S106	Base Costs, S106 & M4(2)	Base Costs, S106, M4(2) & M4(3)	Base Costs, S106, M4(2), M4(3) & Sustainability (Sus)	Base Costs, S106, M4(2) M4(3), Sus & SUDS
50% SR: 20% AR : 30% SO	0%	£429,167	£308,938	£285,279	£285,279	£162,052	£100,439
50% SR: 20% AR : 30% SO	10%	£216,912	£96,683	£73,023	£73,023	-£50,203	-£112,419
50% SR: 20% AR : 30% SO	20%	£4,656	-£116,236	-£140,283	-£140,283	-£265,525	-£328,145
50% SR: 20% AR : 30% SO	25%	-£101,904	-£224,100	-£248,146	-£248,146	-£373,388	-£436,009
50% SR: 20% AR : 30% SO	30%	-£209,768	-£331,964	-£356,010	-£356,010	-£481,251	-£543,872
50% SR: 20% AR : 30% SO	35%	-£317,631	-£439,827	-£463,873	-£463,873	-£589,115	-£651,736
2.5% SR : 1.5% AR : 1% SO : 20% SH	25%	-£135,121	-£257,317	-£281,363	-£281,363	-£406,806	-£469,226
5% SR : 3% AR : 2% SO : 20% SH	30%	-£253,841	-£376,038	-£400,084	-£400,084	-£525,330	-£587,952
7.5% SR : 4.5% AR : 3% SO : 20% SH	35%	-£372,468	-£494,665	-£518,711	-£518,711	-£643,952	-£706,574

**TYOLOGY 6**

**Affordable Rent**

**Submitted Policy SP7**

Tenure	% AH	Base costs	Base Costs & S106	Base Costs, S106 & M4(2)	Base Costs, S106, M4(2) & M4(3)	Base Costs, S106, M4(2) & Sustainability (SUS)	Base Costs, S106, M4(2), Sus & SUDS
70% AR : 30% SO	0%	£6,457,760	£6,211,312	£6,179,239	£6,179,239	£5,928,590	£5,801,254
70% AR : 30% SO	10%	£5,906,831	£5,660,384	£5,628,310	£5,628,310	£5,377,736	£5,252,027
70% AR : 30% SO	20%	£5,355,902	£5,109,454	£5,077,381	£5,077,381	£4,826,807	£4,701,520
70% AR : 30% SO	25%	£5,080,437	£4,833,991	£4,801,917	£4,801,917	£4,551,342	£4,426,055
70% AR : 30% SO	30%	£4,804,973	£4,558,526	£4,526,452	£4,526,452	£4,275,878	£4,150,590
70% AR : 30% SO	35%	£4,529,508	£4,283,061	£4,250,987	£4,250,987	£4,000,414	£3,875,126
4% AR : 1% SO : 20% SH	25%	£5,158,214	£4,908,586	£4,875,987	£4,875,987	£4,621,316	£4,493,979
8% AR : 2% SO : 20% SH	30%	£4,857,737	£4,608,550	£4,575,951	£4,575,951	£4,321,271	£4,193,931
12% AR : 3% SO : 20% SH	35%	£4,557,118	£4,308,371	£4,275,774	£4,275,774	£4,021,101	£3,893,765

**Proposed Amended Policy SP7**

Tenure	% AH	Base costs	Base Costs & S106	Base Costs, S106 & M4(2)	Base Costs, S106, M4(2) & M4(3)	Base Costs, S106, M4(2), M4(3) & Sustainability (Sus)	Base Costs, S106, M4(2) M4(3), Sus & SUDS
70% AR : 30% SO	0%	£6,457,760	£6,211,312	£6,163,202	£6,143,657	£5,892,427	£5,765,090
70% AR : 30% SO	10%	£5,906,831	£5,660,384	£5,612,273	£5,592,729	£5,342,154	£5,215,864
70% AR : 30% SO	20%	£5,355,902	£5,109,454	£5,061,345	£5,041,800	£4,791,225	£4,665,938
70% AR : 30% SO	25%	£5,080,437	£4,833,991	£4,785,880	£4,766,335	£4,515,761	£4,390,473
70% AR : 30% SO	30%	£4,804,973	£4,558,526	£4,510,415	£4,490,871	£4,240,296	£4,115,009
70% AR : 30% SO	35%	£4,529,508	£4,283,061	£4,234,951	£4,215,406	£3,964,832	£3,839,545
4% AR : 1% SO : 20% SH	25%	£5,158,214	£4,908,586	£4,859,689	£4,839,824	£4,585,152	£4,457,816
8% AR : 2% SO : 20% SH	30%	£4,857,737	£4,608,550	£4,559,652	£4,539,786	£4,285,106	£4,157,766
12% AR : 3% SO : 20% SH	35%	£4,557,118	£4,308,371	£4,259,475	£4,239,610	£3,984,938	£3,857,601



**WELWYN HATFIELD BOROUGH COUNCIL  
LOCAL PLAN VIABILITY TESTING – ACCESSABILITY COSTS  
JUNE 2018**

**Social rent**

**Submitted Policy SP7**

Tenure	% AH	Base costs	Base Costs & S106	Base Costs, S106 & M4(2)	Base Costs, S106, M4(2) & M4(3)	Base Costs, S106, M4(2) & Sustainability (SUS)	Base Costs, S106, M4(2), Sus & SUDS
50% SR: 20% AR : 30% SO	0%	£6,457,760	£6,211,312	£6,179,239	£6,179,239	£5,928,590	£5,801,254
50% SR: 20% AR : 30% SO	10%	£5,784,420	£5,537,972	£5,505,898	£5,505,898	£5,254,950	£5,127,613
50% SR: 20% AR : 30% SO	20%	£5,111,079	£4,864,632	£4,832,558	£4,832,558	£4,581,309	£4,453,972
50% SR: 20% AR : 30% SO	25%	£4,774,409	£4,527,962	£4,495,888	£4,495,888	£4,244,488	£4,117,152
50% SR: 20% AR : 30% SO	30%	£4,437,739	£4,191,292	£4,159,218	£4,159,218	£3,907,668	£3,780,332
50% SR: 20% AR : 30% SO	35%	£4,101,069	£3,854,621	£3,822,548	£3,822,548	£3,570,848	£3,443,512
2.5% SR : 1.5% AR : 1% SO : 20% SH	25%	£5,087,971	£4,837,492	£4,804,894	£4,804,894	£4,550,222	£4,422,885
5% SR : 3% AR : 2% SO : 20% SH	30%	£4,716,823	£4,466,345	£4,433,747	£4,433,747	£4,179,067	£4,051,727
7.5% SR : 4.5% AR : 3% SO : 20% SH	35%	£4,345,542	£4,095,065	£4,062,467	£4,062,467	£3,807,794	£3,680,458

**Proposed Amended Policy SP7**

Tenure	% AH	Base costs	Base Costs & S106	Base Costs, S106 & M4(2)	Base Costs, S106, M4(2) & M4(3)	Base Costs, S106, M4(2), M4(3) & Sustainability (Sus)	Base Costs, S106, M4(2), M4(3), Sus & SUDS
50% SR: 20% AR : 30% SO	0%	£6,457,760	£6,211,312	£6,163,202	£6,143,657	£5,892,427	£5,765,090
50% SR: 20% AR : 30% SO	10%	£5,784,420	£5,537,972	£5,489,862	£5,470,317	£5,218,786	£5,091,450
50% SR: 20% AR : 30% SO	20%	£5,111,079	£4,864,632	£4,816,521	£4,796,977	£4,545,145	£4,417,809
50% SR: 20% AR : 30% SO	25%	£4,774,409	£4,527,962	£4,479,851	£4,460,306	£4,208,325	£4,080,989
50% SR: 20% AR : 30% SO	30%	£4,437,739	£4,191,292	£4,143,181	£4,123,636	£3,871,505	£3,744,168
50% SR: 20% AR : 30% SO	35%	£4,101,069	£3,854,621	£3,806,511	£3,786,966	£3,534,685	£3,407,348
2.5% SR : 1.5% AR : 1% SO : 20% SH	25%	£5,087,971	£4,837,492	£4,788,596	£4,768,731	£4,514,058	£4,386,722
5% SR : 3% AR : 2% SO : 20% SH	30%	£4,716,823	£4,466,345	£4,417,447	£4,397,582	£4,142,901	£4,015,561
7.5% SR : 4.5% AR : 3% SO : 20% SH	35%	£4,345,542	£4,095,065	£4,046,168	£4,026,304	£3,771,631	£3,644,294

**TYOLOGY 10**

**Affordable Rent**

**Submitted Policy SP7**

Tenure	% AH	Base costs	Base Costs & S106	Base Costs, S106 & M4(2)	Base Costs, S106, M4(2) & Sustainability (SUS)	Base Costs, S106, M4(2), Sus & SUDS
70% AR : 30% SO	0%	£17,441,760	£16,561,389	£16,452,997	£15,606,187	£15,179,528
70% AR : 30% SO	10%	£15,478,371	£14,598,000	£14,489,609	£13,641,530	£13,211,201
70% AR : 30% SO	20%	£13,514,983	£12,634,611	£12,526,219	£11,673,204	£11,242,875
70% AR : 30% SO	25%	£12,533,287	£11,652,916	£11,544,524	£10,689,041	£10,258,712
70% AR : 30% SO	30%	£11,551,593	£10,671,221	£10,562,830	£9,704,878	£9,274,549
70% AR : 30% SO	35%	£10,569,898	£9,689,527	£9,581,135	£8,720,715	£8,290,384
4% AR : 1% SO : 20% SH	25%	£13,173,603	£12,278,833	£12,168,669	£11,308,009	£10,873,270
8% AR : 2% SO : 20% SH	30%	£12,082,622	£11,187,851	£11,077,683	£10,213,428	£9,776,046
12% AR : 3% SO : 20% SH	35%	£10,991,407	£10,096,637	£9,986,473	£9,116,045	£8,678,677



**WELWYN HATFIELD BOROUGH COUNCIL  
LOCAL PLAN VIABILITY TESTING – ACCESSABILITY COSTS  
JUNE 2018**

**Proposed Amended Policy SP7**

Tenure	% AH	Base costs	Base Costs & S106	Base Costs, S106 & M4(2)	Base Costs, S106, M4(2) & M4(3)	Base Costs, S106, M4(2), M4(3) & Sustainability (Sus)	Base Costs, S106, M4(2), M4(3) Sus & SUDS
50% SR: 20% AR : 30% SO	0%	£17,441,760	£16,561,389	£16,398,801	£16,332,750	£15,485,940	£15,057,314
50% SR: 20% AR : 30% SO	10%	£15,478,371	£14,598,000	£14,435,412	£14,369,361	£13,519,317	£13,088,988
50% SR: 20% AR : 30% SO	20%	£13,514,983	£12,634,611	£12,472,023	£12,405,972	£11,550,991	£11,120,661
50% SR: 20% AR : 30% SO	25%	£12,533,287	£11,652,916	£11,490,328	£11,424,277	£10,566,827	£10,136,498
50% SR: 20% AR : 30% SO	30%	£11,551,593	£10,671,221	£10,508,634	£10,442,582	£9,582,664	£9,152,334
50% SR: 20% AR : 30% SO	35%	£10,569,898	£9,689,527	£9,526,292	£9,459,161	£8,598,501	£8,168,171
2.5% SR : 1.5% AR : 1% SO : 20% SH	25%	£13,173,603	£12,278,833	£12,113,586	£12,046,455	£11,185,795	£10,749,057
5% SR : 3% AR : 2% SO : 20% SH	30%	£12,082,622	£11,187,851	£11,022,599	£10,955,466	£10,089,212	£9,651,830
7.5% SR : 4.5% AR : 3% SO : 20% SH	35%	£10,991,407	£10,096,637	£9,931,389	£9,864,258	£8,991,832	£8,554,464

**Social rent**

**Submitted Policy SP7**

Tenure	% AH	Base costs	Base Costs & S106	Base Costs, S106 & M4(2)	Base Costs, S106, M4(2) & Sustainability (SUS)	Base Costs, S106, M4(2), Sus & SUDS
70% AR : 30% SO	0%	£17,441,760	£16,561,389	£16,452,997	£15,606,187	£15,179,528
70% AR : 30% SO	10%	£15,858,958	£14,978,627	£14,870,235	£14,023,425	£13,598,054
70% AR : 30% SO	20%	£14,271,109	£13,395,865	£13,287,473	£12,440,662	£12,016,579
70% AR : 30% SO	25%	£13,477,184	£12,604,483	£12,496,091	£11,649,282	£11,225,841
70% AR : 30% SO	30%	£12,683,260	£11,813,102	£11,704,711	£10,857,900	£10,434,495
70% AR : 30% SO	35%	£11,886,557	£11,021,720	£10,913,329	£10,066,519	£9,643,114
4% AR : 1% SO : 20% SH	25%	£13,391,701	£12,499,892	£12,389,727	£11,529,068	£11,097,944
8% AR : 2% SO : 20% SH	30%	£12,522,464	£11,630,023	£11,519,856	£10,659,170	£10,225,450
12% AR : 3% SO : 20% SH	35%	£11,652,966	£10,759,895	£10,649,730	£9,789,070	£9,352,782

**Proposed Amended Policy SP7**

Tenure	% AH	Base costs	Base Costs & S106	Base Costs, S106 & M4(2)	Base Costs, S106, M4(2) & M4(3)	Base Costs, S106, M4(2), M4(3) & Sustainability (Sus)	Base Costs, S106, M4(2), M4(3) Sus & SUDS
70% AR : 30% SO	0%	£17,441,760	£16,561,389	£16,398,801	£16,332,750	£15,485,940	£15,057,314
70% AR : 30% SO	10%	£15,858,958	£14,978,627	£14,816,039	£14,749,988	£13,903,178	£13,475,840
70% AR : 30% SO	20%	£14,271,109	£13,395,865	£13,233,277	£13,167,225	£12,320,416	£11,894,365
70% AR : 30% SO	25%	£13,477,184	£12,604,483	£12,441,896	£12,375,845	£11,529,034	£11,103,628
70% AR : 30% SO	30%	£12,683,260	£11,813,102	£11,650,515	£11,584,463	£10,737,653	£10,312,891
70% AR : 30% SO	35%	£11,886,557	£11,021,720	£10,859,133	£10,793,082	£9,946,272	£9,522,154
4% AR : 1% SO : 20% SH	25%	£13,391,701	£12,499,892	£12,334,645	£12,267,514	£11,406,854	£10,973,732
8% AR : 2% SO : 20% SH	30%	£12,522,464	£11,630,023	£11,464,772	£11,397,638	£10,536,953	£10,101,234
12% AR : 3% SO : 20% SH	35%	£11,652,966	£10,759,895	£10,594,648	£10,527,516	£9,665,938	£9,228,570



**WELWYN HATFIELD BOROUGH COUNCIL  
LOCAL PLAN VIABILITY TESTING – ACCESSABILITY COSTS  
JUNE 2018**

*Area 5 - Welwyn, Woolmer Green, Oaklands, Mardley Heath, Digswell, Cuffley, Essendon and surrounding rural*

**TYOLOGY 5**

**Affordable Rent**

**Submitted Policy SP7**

Tenure	% AH	Base costs	Base Costs & S106	Base Costs, S106 & M4(2)	Base Costs, S106, M4(2) & M4(3)	Base Costs, S106, M4(2) & Sustainability (SUS)	Base Costs, S106, M4(2), Sus & SUDS
70% AR : 30% SO	0%	£904,612	£784,383	£768,610	£768,610	£645,384	£583,771
70% AR : 30% SO	10%	£697,026	£576,797	£561,024	£561,024	£437,797	£376,184
70% AR : 30% SO	20%	£489,439	£369,211	£353,437	£353,437	£230,211	£168,598
70% AR : 30% SO	25%	£385,646	£265,417	£249,644	£249,644	£126,418	£64,804
70% AR : 30% SO	30%	£281,853	£161,623	£145,851	£145,851	£22,625	£-38,989
70% AR : 30% SO	35%	£178,060	£57,830	£42,058	£42,058	£-81,589	£-144,210
4% AR : 1% SO : 20% SH	25%	£267,164	£146,934	£131,162	£131,162	£7,936	£-53,678
8% AR : 2% SO : 20% SH	30%	£153,485	£33,255	£17,482	£17,482	£-106,570	£-169,193
12% AR : 3% SO : 20% SH	35%	£39,883	£-80,753	£-96,784	£-96,784	£-222,025	£-284,646

**Proposed Amended Policy SP7**

Tenure	% AH	Base costs	Base Costs & S106	Base Costs, S106 & M4(2)	Base Costs, S106, M4(2) & M4(3)	Base Costs, S106, M4(2), M4(3) & Sustainability (Sus)	Base Costs, S106, M4(2) M4(3), Sus & SUDS
70% AR : 30% SO	0%	£904,612	£784,383	£760,723	£760,723	£637,497	£575,884
70% AR : 30% SO	10%	£697,026	£576,797	£553,137	£553,137	£429,911	£368,298
70% AR : 30% SO	20%	£489,439	£369,211	£345,551	£345,551	£222,325	£160,711
70% AR : 30% SO	25%	£385,646	£265,417	£241,758	£241,758	£118,531	£56,918
70% AR : 30% SO	30%	£281,853	£161,623	£137,965	£137,965	£14,738	£-46,875
70% AR : 30% SO	35%	£178,060	£57,830	£34,171	£34,171	£-89,804	£-152,225
4% AR : 1% SO : 20% SH	25%	£267,164	£146,934	£123,275	£123,275	£49	£-61,663
8% AR : 2% SO : 20% SH	30%	£153,485	£33,255	£9,596	£9,596	£-114,585	£-177,208
12% AR : 3% SO : 20% SH	35%	£39,883	£-80,753	£-104,799	£-104,799	£-230,041	£-292,661

**Social rent**

**Submitted Policy SP7**

Tenure	% AH	Base costs	Base Costs & S106	Base Costs, S106 & M4(2)	Base Costs, S106, M4(2) & M4(3)	Base Costs, S106, M4(2) & Sustainability (SUS)	Base Costs, S106, M4(2), Sus & SUDS
50% SR : 20% AR : 30% SO	0%	£904,612	£784,383	£768,610	£768,610	£645,384	£583,771
50% SR : 20% AR : 30% SO	10%	£662,257	£542,028	£526,254	£526,254	£403,028	£341,416
50% SR : 20% AR : 30% SO	20%	£419,902	£299,672	£283,900	£283,900	£160,674	£99,060
50% SR : 20% AR : 30% SO	25%	£298,724	£178,494	£162,722	£162,722	£39,496	£-22,118
50% SR : 20% AR : 30% SO	30%	£177,547	£57,318	£41,545	£41,545	£-82,110	£-144,731
50% SR : 20% AR : 30% SO	35%	£56,369	£-63,997	£-80,028	£-80,028	£-205,270	£-267,891
2.5% SR : 1.5% AR : 1% SO : 20% SH	25%	£247,296	£127,067	£111,294	£111,294	£-11,933	£-73,841
5% SR : 3% AR : 2% SO : 20% SH	30%	£113,744	£-6,485	£-22,258	£-22,258	£-146,961	£-209,583
7.5% SR : 4.5% AR : 3% SO : 20% SH	35%	£-19,728	£-141,339	£-157,369	£-157,369	£-282,612	£-345,233



**WELWYN HATFIELD BOROUGH COUNCIL  
LOCAL PLAN VIABILITY TESTING – ACCESSABILITY COSTS  
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**Proposed Amended Policy SP7**

Tenure	% AH	Base costs	Base Costs & S106	Base Costs, S106 & M4(2)	Base Costs, S106, M4(2) & M4(3)	Base Costs, S106, M4(2), M4(3) & Sustainability (Sus)	Base Costs, S106, M4(2), M4(3), Sus & SUDS
50% SR: 20% AR: 30% SO	0%	£885,112	£764,883	£741,223	£741,223	£617,997	£556,384
50% SR: 20% AR: 30% SO	10%	£642,757	£522,528	£498,869	£498,869	£375,642	£314,029
50% SR: 20% AR: 30% SO	20%	£400,402	£280,172	£256,513	£256,513	£133,287	£71,673
50% SR: 20% AR: 30% SO	25%	£279,224	£158,994	£135,336	£135,336	£12,109	£-49,504
50% SR: 20% AR: 30% SO	30%	£158,047	£37,818	£14,158	£14,158	£-109,626	£-172,247
50% SR: 20% AR: 30% SO	35%	£36,869	£-83,497	£-107,544	£-107,544	£-232,785	£-295,406
2.5% SR: 1.5% AR: 1% SO: 20% SH	25%	£227,796	£107,567	£83,907	£83,907	£-39,319	£-101,356
5% SR: 3% AR: 2% SO: 20% SH	30%	£94,244	£-25,985	£-49,646	£-49,646	£-174,476	£-237,099
7.5% SR: 4.5% AR: 3% SO: 20% SH	35%	£-39,228	£-160,839	£-184,886	£-184,886	£-310,127	£-372,748

**TYOLOGY 6**

**Affordable Rent**

**Submitted Policy SP7**

Tenure	% AH	Base costs	Base Costs & S106	Base Costs, S106 & M4(2)	Base Costs, S106, M4(2) & M4(3)	Base Costs, S106, M4(2) & Sustainability (SUS)	Base Costs, S106, M4(2), Sus & SUDS
70% AR: 30% SO	0%	£7,931,488	£7,685,040	£7,652,966	£7,652,966	£7,402,392	£7,277,105
70% AR: 30% SO	10%	£7,270,646	£7,024,198	£6,992,124	£6,992,124	£6,741,550	£6,616,264
70% AR: 30% SO	20%	£6,609,804	£6,363,356	£6,331,283	£6,331,283	£6,080,708	£5,955,421
70% AR: 30% SO	25%	£6,279,383	£6,032,935	£6,000,862	£6,000,862	£5,750,287	£5,625,000
70% AR: 30% SO	30%	£5,948,962	£5,702,514	£5,670,441	£5,670,441	£5,419,866	£5,294,579
70% AR: 30% SO	35%	£5,618,541	£5,372,093	£5,340,020	£5,340,020	£5,089,445	£4,964,158
4% AR: 1% SO: 20% SH	25%	£6,275,996	£6,029,549	£5,997,475	£5,997,475	£5,746,900	£5,621,004
8% AR: 2% SO: 20% SH	30%	£5,914,331	£5,667,885	£5,635,810	£5,635,810	£5,385,228	£5,259,370
12% AR: 3% SO: 20% SH	35%	£5,552,494	£5,306,047	£5,273,973	£5,273,973	£5,023,399	£4,897,587

**Proposed Amended Policy SP7**

Tenure	% AH	Base costs	Base Costs & S106	Base Costs, S106 & M4(2)	Base Costs, S106, M4(2) & M4(3)	Base Costs, S106, M4(2), M4(3) & Sustainability (Sus)	Base Costs, S106, M4(2), M4(3), Sus & SUDS
70% AR: 30% SO	0%	£7,931,488	£7,685,040	£7,636,930	£7,617,385	£7,366,811	£7,241,524
70% AR: 30% SO	10%	£7,270,646	£7,024,198	£6,976,088	£6,956,543	£6,705,968	£6,580,682
70% AR: 30% SO	20%	£6,609,804	£6,363,356	£6,315,246	£6,295,701	£6,045,126	£5,919,840
70% AR: 30% SO	25%	£6,279,383	£6,032,935	£5,984,825	£5,965,280	£5,714,705	£5,589,419
70% AR: 30% SO	30%	£5,948,962	£5,702,514	£5,654,404	£5,634,859	£5,384,284	£5,258,997
70% AR: 30% SO	35%	£5,618,541	£5,372,093	£5,323,983	£5,304,438	£5,053,863	£4,928,576
4% AR: 1% SO: 20% SH	25%	£6,275,996	£6,029,549	£5,981,438	£5,961,893	£5,711,319	£5,584,841
8% AR: 2% SO: 20% SH	30%	£5,914,331	£5,667,885	£5,619,773	£5,600,227	£5,349,646	£5,223,206
12% AR: 3% SO: 20% SH	35%	£5,552,494	£5,306,047	£5,257,936	£5,238,392	£4,987,817	£4,861,424





**WELWYN HATFIELD BOROUGH COUNCIL  
LOCAL PLAN VIABILITY TESTING – ACCESSABILITY COSTS  
JUNE 2018**

**Social rent**

**Submitted Policy SP7**

Tenure	% AH	Base costs	Base Costs & S106	Base Costs, S106 & M4(2)	Base Costs, S106, M4(2) & M4(3)	Base Costs, S106, M4(2) & Sustainability (SUS)	Base Costs, S106, M4(2), Sus & SUDS
50% SR: 20% AR : 30% SO	0%	£7,931,488	£7,685,040	£7,652,966	£7,652,966	£7,402,392	£7,277,105
50% SR: 20% AR : 30% SO	10%	£7,160,058	£6,913,611	£6,881,537	£6,881,537	£6,630,963	£6,505,675
50% SR: 20% AR : 30% SO	20%	£6,388,628	£6,142,181	£6,110,107	£6,110,107	£5,859,533	£5,734,246
50% SR: 20% AR : 30% SO	25%	£6,002,913	£5,756,465	£5,724,393	£5,724,393	£5,473,818	£5,348,531
50% SR: 20% AR : 30% SO	30%	£5,617,199	£5,370,751	£5,338,678	£5,338,678	£5,088,103	£4,962,816
50% SR: 20% AR : 30% SO	35%	£5,231,484	£4,985,036	£4,952,963	£4,952,963	£4,702,388	£4,577,102
2.5% SR : 1.5% AR : 1% SO : 20% SH	25%	£6,212,803	£5,966,356	£5,934,282	£5,934,282	£5,683,708	£5,556,777
5% SR : 3% AR : 2% SO : 20% SH	30%	£5,787,930	£5,541,483	£5,509,408	£5,509,408	£5,258,242	£5,130,902
7.5% SR : 4.5% AR : 3% SO : 20% SH	35%	£5,362,891	£5,116,444	£5,084,371	£5,084,371	£4,832,220	£4,704,883

**Proposed Amended Policy SP7**

Tenure	% AH	Base costs	Base Costs & S106	Base Costs, S106 & M4(2)	Base Costs, S106, M4(2) & M4(3)	Base Costs, S106, M4(2), M4(3) & Sustainability (Sus)	Base Costs, S106, M4(2), M4(3), Sus & SUDS
50% SR: 20% AR : 30% SO	0%	£7,931,488	£7,685,040	£7,636,930	£7,617,385	£7,366,811	£7,241,524
50% SR: 20% AR : 30% SO	10%	£7,160,058	£6,913,611	£6,865,500	£6,845,956	£6,595,381	£6,470,094
50% SR: 20% AR : 30% SO	20%	£6,388,628	£6,142,181	£6,094,070	£6,074,525	£5,823,952	£5,698,664
50% SR: 20% AR : 30% SO	25%	£6,002,913	£5,756,465	£5,708,356	£5,688,811	£5,438,236	£5,312,949
50% SR: 20% AR : 30% SO	30%	£5,617,199	£5,370,751	£5,322,641	£5,303,096	£5,052,521	£4,927,234
50% SR: 20% AR : 30% SO	35%	£5,231,484	£4,985,036	£4,936,926	£4,917,381	£4,666,807	£4,541,520
2.5% SR : 1.5% AR : 1% SO : 20% SH	25%	£6,212,803	£5,966,356	£5,918,245	£5,898,701	£5,647,950	£5,520,614
5% SR : 3% AR : 2% SO : 20% SH	30%	£5,787,930	£5,541,483	£5,493,371	£5,473,825	£5,222,077	£5,094,737
7.5% SR : 4.5% AR : 3% SO : 20% SH	35%	£5,362,891	£5,116,444	£5,068,334	£5,048,789	£4,796,056	£4,668,720

**TYOLOGY 10**

**Affordable Rent**

**Submitted Policy SP7**

Tenure	% AH	Base costs	Base Costs & S106	Base Costs, S106 & M4(2)	Base Costs, S106, M4(2) & Sustainability (SUS)	Base Costs, S106, M4(2), Sus & SUDS
70% AR : 30% SO	0%	£21,813,068	£20,960,685	£20,854,037	£20,020,854	£19,599,712
70% AR : 30% SO	10%	£19,895,516	£19,045,061	£18,939,999	£18,109,600	£17,691,734
70% AR : 30% SO	20%	£17,974,097	£17,129,320	£17,024,258	£16,198,346	£15,781,754
70% AR : 30% SO	25%	£17,013,387	£16,171,449	£16,066,387	£15,242,719	£14,826,127
70% AR : 30% SO	30%	£16,052,678	£15,213,579	£15,108,516	£14,287,091	£13,870,500
70% AR : 30% SO	35%	£15,089,266	£14,253,417	£14,149,785	£13,329,850	£12,914,872
4% AR : 1% SO : 20% SH	25%	£16,790,146	£15,909,774	£15,801,383	£14,954,572	£14,529,610
8% AR : 2% SO : 20% SH	30%	£15,738,929	£14,858,558	£14,750,162	£13,903,326	£13,476,265
12% AR : 3% SO : 20% SH	35%	£14,687,347	£13,806,975	£13,698,584	£12,851,773	£12,422,639



**WELWYN HATFIELD BOROUGH COUNCIL  
LOCAL PLAN VIABILITY TESTING – ACCESSABILITY COSTS  
JUNE 2018**

**Proposed Amended Policy SP7**

Tenure	% AH	Base costs	Base Costs & S106	Base Costs, S106 & M4(2)	Base Costs, S106, M4(2) & M4(3)	Base Costs, S106, M4(2), M4(3) & Sustainability (Sus)	Base Costs, S106, M4(2), M4(3) Sus & SUDS
70% AR : 30% SO	0%	£21,813,068	£20,960,685	£20,800,714	£20,735,725	£19,902,542	£19,479,465
70% AR : 30% SO	10%	£19,895,516	£19,045,061	£18,887,468	£18,823,446	£17,991,288	£17,571,487
70% AR : 30% SO	20%	£17,974,097	£17,129,320	£16,971,727	£16,907,705	£16,080,034	£15,663,442
70% AR : 30% SO	25%	£17,013,387	£16,171,449	£16,013,856	£15,949,834	£15,124,407	£14,707,815
70% AR : 30% SO	30%	£16,052,678	£15,213,579	£15,055,986	£14,991,963	£14,168,780	£13,752,188
70% AR : 30% SO	35%	£15,089,266	£14,253,417	£14,097,968	£14,034,093	£13,213,153	£12,796,561
4% AR : 1% SO : 20% SH	25%	£16,790,146	£15,909,774	£15,747,187	£15,681,135	£14,834,326	£14,407,396
8% AR : 2% SO : 20% SH	30%	£15,738,929	£14,858,558	£14,695,965	£14,629,912	£13,783,076	£13,354,049
12% AR : 3% SO : 20% SH	35%	£14,687,347	£13,806,975	£13,644,388	£13,578,336	£12,730,756	£12,300,425

**Social rent**

**Submitted Policy SP7**

Tenure	% AH	Base costs	Base Costs & S106	Base Costs, S106 & M4(2)	Base Costs, S106, M4(2) & Sustainability (SUS)	Base Costs, S106, M4(2), Sus & SUDS
70% AR : 30% SO	0%	£21,813,068	£20,960,685	£20,854,037	£20,020,854	£19,599,712
70% AR : 30% SO	10%	£19,564,028	£18,711,102	£18,604,455	£17,771,271	£17,347,872
70% AR : 30% SO	20%	£17,314,988	£16,461,519	£16,354,871	£15,519,438	£15,096,032
70% AR : 30% SO	25%	£16,190,468	£15,336,728	£15,230,081	£14,393,518	£13,970,113
70% AR : 30% SO	30%	£15,065,949	£14,211,937	£14,105,289	£13,267,597	£12,844,192
70% AR : 30% SO	35%	£13,941,295	£13,087,145	£12,980,497	£12,141,678	£11,718,273
4% AR : 1% SO : 20% SH	25%	£16,593,654	£15,713,282	£15,604,890	£14,758,080	£14,329,904
8% AR : 2% SO : 20% SH	30%	£15,345,895	£14,465,523	£14,357,129	£13,507,146	£13,076,803
12% AR : 3% SO : 20% SH	35%	£14,097,796	£13,217,424	£13,109,032	£12,253,776	£11,823,445

**Proposed Amended Policy SP7**

Tenure	% AH	Base costs	Base Costs & S106	Base Costs, S106 & M4(2)	Base Costs, S106, M4(2) & M4(3)	Base Costs, S106, M4(2), M4(3) & Sustainability (Sus)	Base Costs, S106, M4(2), M4(3) Sus & SUDS
50% SR : 20% AR : 30% SO	0%	£21,813,068	£20,960,685	£20,800,714	£20,735,725	£19,902,542	£19,479,465
50% SR : 20% AR : 30% SO	10%	£19,564,028	£18,711,102	£18,551,131	£18,486,143	£17,651,030	£17,227,625
50% SR : 20% AR : 30% SO	20%	£17,314,988	£16,461,519	£16,301,548	£16,236,560	£15,399,190	£14,975,785
50% SR : 20% AR : 30% SO	25%	£16,190,468	£15,336,728	£15,176,756	£15,111,768	£14,273,271	£13,849,865
50% SR : 20% AR : 30% SO	30%	£15,065,949	£14,211,937	£14,051,966	£13,986,977	£13,147,351	£12,723,946
50% SR : 20% AR : 30% SO	35%	£13,941,295	£13,087,145	£12,927,174	£12,862,186	£12,021,430	£11,598,025
2.5% SR : 1.5% AR : 1% SO : 20% SH	25%	£16,593,654	£15,713,282	£15,550,694	£15,484,643	£14,637,833	£14,207,690
5% SR : 3% AR : 2% SO : 20% SH	30%	£15,345,895	£14,465,523	£14,302,931	£14,236,877	£13,384,929	£12,954,586
7.5% SR : 4.5% AR : 3% SO : 20% SH	35%	£14,097,796	£13,217,424	£13,054,837	£12,988,785	£12,131,562	£11,701,232



**WELWYN HATFIELD BOROUGH COUNCIL  
LOCAL PLAN VIABILITY TESTING – ACCESSABILITY COSTS  
JUNE 2018**

**Area 6 - Brookman's Park and Little Heath**

**TYOLOGY 5**

**Affordable Rent**

**Submitted Policy SP7**

Tenure	% AH	Base costs	Base Costs & S106	Base Costs, S106 & M4(2)	Base Costs, S106, M4(2) & M4(3)	Base Costs, S106, M4(2) & Sustainability (SUS)	Base Costs, S106, M4(2), Sus & SUDS
70% AR : 30% SO	0%	£1,157,916	£1,037,686	£1,021,912	£1,021,912	£898,686	£837,074
70% AR : 30% SO	10%	£931,541	£811,312	£795,539	£795,539	£672,313	£610,699
70% AR : 30% SO	20%	£705,168	£584,939	£569,166	£569,166	£445,939	£384,326
70% AR : 30% SO	25%	£591,981	£471,751	£455,979	£455,979	£332,753	£271,139
70% AR : 30% SO	30%	£478,794	£358,564	£342,791	£342,791	£219,565	£157,952
70% AR : 30% SO	35%	£365,607	£245,378	£229,604	£229,604	£106,378	£44,766
4% AR : 1% SO : 20% SH	25%	£459,322	£339,093	£323,320	£323,320	£200,094	£138,480
8% AR : 2% SO : 20% SH	30%	£335,161	£214,932	£199,158	£199,158	£75,928	£14,313
12% AR : 3% SO : 20% SH	35%	£211,072	£90,843	£75,069	£75,069	£-48,157	£-110,658

**Proposed Amended Policy SP7**

Tenure	% AH	Base costs	Base Costs & S106	Base Costs, S106 & M4(2)	Base Costs, S106, M4(2) & M4(3)	Base Costs, S106, M4(2), M4(3) & Sustainability (Sus)	Base Costs, S106, M4(2), M4(3), Sus & SUDS
70% AR : 30% SO	0%	£1,157,916	£1,037,686	£1,014,026	£1,014,026	£890,800	£829,187
70% AR : 30% SO	10%	£931,541	£811,312	£787,652	£787,652	£664,426	£602,814
70% AR : 30% SO	20%	£705,168	£584,939	£561,279	£561,279	£438,053	£376,439
70% AR : 30% SO	25%	£591,981	£471,751	£448,092	£448,092	£324,866	£263,252
70% AR : 30% SO	30%	£478,794	£358,564	£334,906	£334,906	£211,679	£150,066
70% AR : 30% SO	35%	£365,607	£245,378	£221,718	£221,718	£98,492	£36,879
4% AR : 1% SO : 20% SH	25%	£459,322	£339,093	£315,433	£315,433	£192,207	£130,593
8% AR : 2% SO : 20% SH	30%	£335,161	£214,932	£191,271	£191,271	£68,041	£6,427
12% AR : 3% SO : 20% SH	35%	£211,072	£90,843	£67,183	£67,183	£-56,053	£-118,673

**Social rent**

**Submitted Policy SP7**

Tenure	% AH	Base costs	Base Costs & S106	Base Costs, S106 & M4(2)	Base Costs, S106, M4(2) & M4(3)	Base Costs, S106, M4(2) & Sustainability (SUS)	Base Costs, S106, M4(2), Sus & SUDS
50% SR : 20% AR : 30% SO	0%	£1,157,916	£1,037,686	£1,021,912	£1,021,912	£898,686	£837,074
50% SR : 20% AR : 30% SO	10%	£898,273	£778,043	£762,271	£762,271	£639,045	£577,431
50% SR : 20% AR : 30% SO	20%	£638,631	£518,402	£502,629	£502,629	£379,403	£317,789
50% SR : 20% AR : 30% SO	25%	£508,810	£388,581	£372,808	£372,808	£249,582	£187,969
50% SR : 20% AR : 30% SO	30%	£378,990	£258,760	£242,987	£242,987	£119,761	£58,148
50% SR : 20% AR : 30% SO	35%	£249,169	£128,939	£113,166	£113,166	£-10,060	£-71,938
2.5% SR : 1.5% AR : 1% SO : 20% SH	25%	£440,312	£320,082	£304,309	£304,309	£181,083	£119,470
5% SR : 3% AR : 2% SO : 20% SH	30%	£297,135	£176,906	£161,132	£161,132	£37,903	£-23,712
7.5% SR : 4.5% AR : 3% SO : 20% SH	35%	£154,033	£33,804	£18,031	£18,031	£-106,008	£-168,629



**WELWYN HATFIELD BOROUGH COUNCIL  
LOCAL PLAN VIABILITY TESTING – ACCESSABILITY COSTS  
JUNE 2018**

**Proposed Amended Policy SP7**

Tenure	% AH	Base costs	Base Costs & S106	Base Costs, S106 & M4(2)	Base Costs, S106, M4(2) & M4(3)	Base Costs, S106, M4(2), M4(3) & Sustainability (Sus)	Base Costs, S106, M4(2) M4(3), Sus & SUDS
50% SR : 20% AR : 30% SO	0%	£1,138,416	£1,018,186	£994,526	£994,526	£871,300	£809,687
50% SR : 20% AR : 30% SO	10%	£878,773	£758,543	£734,885	£734,885	£611,658	£550,045
50% SR : 20% AR : 30% SO	20%	£619,131	£498,902	£475,243	£475,243	£352,016	£290,404
50% SR : 20% AR : 30% SO	25%	£489,310	£369,081	£345,421	£345,421	£222,195	£160,583
50% SR : 20% AR : 30% SO	30%	£359,490	£239,260	£215,600	£215,600	£92,374	£30,762
50% SR : 20% AR : 30% SO	35%	£229,669	£109,439	£85,780	£85,780	£-37,446	£-89,453
2.5% SR : 1.5% AR : 1% SO : 20% SH	25%	£420,812	£300,582	£276,922	£276,922	£153,696	£92,083
5% SR : 3% AR : 2% SO : 20% SH	30%	£277,635	£157,406	£133,746	£133,746	£10,516	£-51,099
7.5% SR : 4.5% AR : 3% SO : 20% SH	35%	£134,533	£14,304	£-9,356	£-9,356	£-133,523	£-196,144

**TYOLOGY 6**

**Affordable Rent**

**Submitted Policy SP7**

Tenure	% AH	Base costs	Base Costs & S106	Base Costs, S106 & M4(2)	Base Costs, S106, M4(2) & M4(3)	Base Costs, S106, M4(2) & Sustainability (SUS)	Base Costs, S106, M4(2), Sus & SUDS
70% AR : 30% SO	0%	£8,750,225	£8,503,778	£8,471,704	£8,471,704	£8,221,130	£8,095,842
70% AR : 30% SO	10%	£8,028,320	£7,781,873	£7,749,799	£7,749,799	£7,499,224	£7,373,938
70% AR : 30% SO	20%	£7,306,415	£7,059,967	£7,027,894	£7,027,894	£6,777,320	£6,652,033
70% AR : 30% SO	25%	£6,945,463	£6,699,015	£6,666,942	£6,666,942	£6,416,367	£6,291,080
70% AR : 30% SO	30%	£6,584,510	£6,338,062	£6,305,990	£6,305,990	£6,055,415	£5,930,128
70% AR : 30% SO	35%	£6,223,558	£5,977,110	£5,945,037	£5,945,037	£5,694,462	£5,569,175
4% AR : 1% SO : 20% SH	25%	£6,896,986	£6,650,539	£6,618,465	£6,618,465	£6,367,891	£6,242,603
8% AR : 2% SO : 20% SH	30%	£6,501,328	£6,254,881	£6,222,807	£6,222,807	£5,972,225	£5,846,934
12% AR : 3% SO : 20% SH	35%	£6,105,481	£5,859,033	£5,826,960	£5,826,960	£5,576,385	£5,451,099

**Proposed Amended Policy SP7**

Tenure	% AH	Base costs	Base Costs & S106	Base Costs, S106 & M4(2)	Base Costs, S106, M4(2) & M4(3)	Base Costs, S106, M4(2), M4(3) & Sustainability (Sus)	Base Costs, S106, M4(2) M4(3), Sus & SUDS
70% AR : 30% SO	0%	£8,750,225	£8,503,778	£8,455,667	£8,436,123	£8,185,548	£8,060,261
70% AR : 30% SO	10%	£8,028,320	£7,781,873	£7,733,762	£7,714,217	£7,463,643	£7,338,356
70% AR : 30% SO	20%	£7,306,415	£7,059,967	£7,011,857	£6,992,312	£6,741,739	£6,616,451
70% AR : 30% SO	25%	£6,945,463	£6,699,015	£6,650,905	£6,631,360	£6,380,785	£6,255,498
70% AR : 30% SO	30%	£6,584,510	£6,338,062	£6,289,953	£6,270,408	£6,019,833	£5,894,546
70% AR : 30% SO	35%	£6,223,558	£5,977,110	£5,929,000	£5,909,455	£5,658,880	£5,533,594
4% AR : 1% SO : 20% SH	25%	£6,896,986	£6,650,539	£6,602,428	£6,582,884	£6,332,309	£6,207,022
8% AR : 2% SO : 20% SH	30%	£6,501,328	£6,254,881	£6,206,770	£6,187,224	£5,936,643	£5,811,351
12% AR : 3% SO : 20% SH	35%	£6,105,481	£5,859,033	£5,810,923	£5,791,378	£5,540,804	£5,415,517



**WELWYN HATFIELD BOROUGH COUNCIL  
LOCAL PLAN VIABILITY TESTING – ACCESSABILITY COSTS  
JUNE 2018**

**Social rent**

**Submitted Policy SP7**

Tenure	% AH	Base costs	Base Costs & S106	Base Costs, S106 & M4(2)	Base Costs, S106, M4(2) & M4(3)	Base Costs, S106, M4(2) & Sustainability (SUS)	Base Costs, S106, M4(2), Sus & SUDS
50% SR: 20% AR : 30% SO	0%	£8,750,225	£8,503,778	£8,471,704	£8,471,704	£8,221,130	£8,095,842
50% SR: 20% AR : 30% SO	10%	£7,922,505	£7,676,058	£7,643,985	£7,643,985	£7,393,411	£7,268,123
50% SR: 20% AR : 30% SO	20%	£7,094,786	£6,848,339	£6,816,265	£6,816,265	£6,565,691	£6,440,403
50% SR: 20% AR : 30% SO	25%	£6,680,927	£6,434,480	£6,402,406	£6,402,406	£6,151,831	£6,026,544
50% SR: 20% AR : 30% SO	30%	£6,267,067	£6,020,619	£5,988,546	£5,988,546	£5,737,972	£5,612,685
50% SR: 20% AR : 30% SO	35%	£5,853,207	£5,606,760	£5,574,686	£5,574,686	£5,324,112	£5,198,825
2.5% SR : 1.5% AR : 1% SO : 20% SH	25%	£6,836,520	£6,590,073	£6,557,999	£6,557,999	£6,307,426	£6,182,138
5% SR : 3% AR : 2% SO : 20% SH	30%	£6,380,383	£6,133,936	£6,101,861	£6,101,861	£5,851,279	£5,725,988
7.5% SR : 4.5% AR : 3% SO : 20% SH	35%	£5,924,061	£5,677,615	£5,645,541	£5,645,541	£5,394,967	£5,269,679

**Proposed Amended Policy SP7**

Tenure	% AH	Base costs	Base Costs & S106	Base Costs, S106 & M4(2)	Base Costs, S106, M4(2) & M4(3)	Base Costs, S106, M4(2), M4(3) & Sustainability (Sus)	Base Costs, S106, M4(2), M4(3), Sus & SUDS
50% SR: 20% AR : 30% SO	0%	£8,750,225	£8,503,778	£8,455,667	£8,436,123	£8,185,548	£8,060,261
50% SR: 20% AR : 30% SO	10%	£7,922,505	£7,676,058	£7,627,948	£7,608,404	£7,357,829	£7,232,542
50% SR: 20% AR : 30% SO	20%	£7,094,786	£6,848,339	£6,800,229	£6,780,684	£6,530,109	£6,404,823
50% SR: 20% AR : 30% SO	25%	£6,680,927	£6,434,480	£6,386,369	£6,366,824	£6,116,250	£5,990,962
50% SR: 20% AR : 30% SO	30%	£6,267,067	£6,020,619	£5,972,510	£5,952,965	£5,702,390	£5,577,103
50% SR: 20% AR : 30% SO	35%	£5,853,207	£5,606,760	£5,558,649	£5,539,104	£5,288,531	£5,163,243
2.5% SR : 1.5% AR : 1% SO : 20% SH	25%	£6,836,520	£6,590,073	£6,541,963	£6,522,419	£6,271,844	£6,146,557
5% SR : 3% AR : 2% SO : 20% SH	30%	£6,380,383	£6,133,936	£6,085,824	£6,066,278	£5,815,697	£5,690,405
7.5% SR : 4.5% AR : 3% SO : 20% SH	35%	£5,924,061	£5,677,615	£5,629,504	£5,609,960	£5,359,385	£5,234,098

**TYOLOGY 10**

**Affordable Rent**

**Submitted Policy SP7**

Tenure	% AH	Base costs	Base Costs & S106	Base Costs, S106 & M4(2)	Base Costs, S106, M4(2) & Sustainability (SUS)	Base Costs, S106, M4(2), Sus & SUDS
70% AR : 30% SO	0%	£24,217,449	£23,376,417	£23,271,355	£22,450,559	£22,037,642
70% AR : 30% SO	10%	£22,117,847	£21,279,295	£21,175,663	£20,355,977	£19,945,579
70% AR : 30% SO	20%	£20,014,308	£19,179,693	£19,076,060	£18,261,396	£17,850,998
70% AR : 30% SO	25%	£18,961,325	£18,129,891	£18,026,259	£17,214,106	£16,803,708
70% AR : 30% SO	30%	£17,908,342	£17,080,090	£16,976,458	£16,166,814	£15,756,417
70% AR : 30% SO	35%	£16,855,359	£16,030,288	£15,926,656	£15,117,027	£14,709,126
4% AR : 1% SO : 20% SH	25%	£18,638,043	£17,771,731	£17,663,340	£16,816,529	£16,393,124
8% AR : 2% SO : 20% SH	30%	£17,486,329	£16,619,413	£16,511,018	£15,664,183	£15,240,765
12% AR : 3% SO : 20% SH	35%	£16,334,198	£15,466,676	£15,358,285	£14,511,474	£14,088,069



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LOCAL PLAN VIABILITY TESTING – ACCESSABILITY COSTS  
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**Proposed Amended Policy SP7**

Tenure	% AH	Base costs	Base Costs & S106	Base Costs, S106 & M4(2)	Base Costs, S106, M4(2) & M4(3)	Base Costs, S106, M4(2), M4(3) & Sustainability (Sus)	Base Costs, S106, M4(2), M4(3) Sus & SUDS
70% AR : 30% SO	0%	£24,217,449	£23,376,417	£23,218,824	£23,154,802	£22,334,006	£21,919,330
70% AR : 30% SO	10%	£22,117,847	£21,279,295	£21,123,846	£21,060,221	£20,239,424	£19,828,406
70% AR : 30% SO	20%	£20,014,308	£19,179,693	£19,024,243	£18,961,093	£18,144,843	£17,734,445
70% AR : 30% SO	25%	£18,961,325	£18,129,891	£17,974,442	£17,911,291	£17,097,552	£16,687,155
70% AR : 30% SO	30%	£17,908,342	£17,080,090	£16,924,641	£16,861,490	£16,050,261	£15,639,863
70% AR : 30% SO	35%	£16,855,359	£16,030,288	£15,874,839	£15,811,689	£15,002,060	£14,592,573
4% AR : 1% SO : 20% SH	25%	£18,638,043	£17,771,731	£17,609,144	£17,543,092	£16,696,283	£16,272,877
8% AR : 2% SO : 20% SH	30%	£17,486,329	£16,619,413	£16,456,821	£16,390,767	£15,543,932	£15,120,515
12% AR : 3% SO : 20% SH	35%	£16,334,198	£15,466,676	£15,304,088	£15,238,037	£14,391,228	£13,967,822

**Social rent**

**Submitted Policy SP7**

Tenure	% AH	Base costs	Base Costs & S106	Base Costs, S106 & M4(2)	Base Costs, S106, M4(2) & Sustainability (SUS)	Base Costs, S106, M4(2), Sus & SUDS
70% AR : 30% SO	0%	£24,217,449	£23,376,417	£23,271,355	£22,450,559	£22,037,642
70% AR : 30% SO	10%	£21,803,274	£20,962,923	£20,857,861	£20,037,066	£19,622,992
70% AR : 30% SO	20%	£19,389,097	£18,549,429	£18,444,368	£17,623,571	£17,208,343
70% AR : 30% SO	25%	£18,182,009	£17,342,682	£17,237,621	£16,416,824	£16,001,018
70% AR : 30% SO	30%	£16,974,922	£16,135,935	£16,030,874	£15,210,078	£14,793,693
70% AR : 30% SO	35%	£15,767,834	£14,929,189	£14,824,127	£14,002,960	£13,586,368
4% AR : 1% SO : 20% SH	25%	£18,453,057	£17,583,720	£17,475,328	£16,628,518	£16,205,113
8% AR : 2% SO : 20% SH	30%	£17,116,312	£16,243,344	£16,134,948	£15,288,113	£14,864,696
12% AR : 3% SO : 20% SH	35%	£15,779,170	£14,902,571	£14,794,180	£13,947,370	£13,523,965

**Proposed Amended Policy SP7**

Tenure	% AH	Base costs	Base Costs & S106	Base Costs, S106 & M4(2)	Base Costs, S106, M4(2) & M4(3)	Base Costs, S106, M4(2), M4(3) & Sustainability (Sus)	Base Costs, S106, M4(2), M4(3) Sus & SUDS
50% SR : 20% AR : 30% SO	0%	£24,217,449	£23,376,417	£23,218,824	£23,154,802	£22,334,006	£21,919,330
50% SR : 20% AR : 30% SO	10%	£21,803,274	£20,962,923	£20,805,330	£20,741,308	£19,920,512	£19,504,680
50% SR : 20% AR : 30% SO	20%	£19,389,097	£18,549,429	£18,391,837	£18,327,815	£17,506,622	£17,090,030
50% SR : 20% AR : 30% SO	25%	£18,182,009	£17,342,682	£17,185,090	£17,121,068	£16,299,297	£15,882,706
50% SR : 20% AR : 30% SO	30%	£16,974,922	£16,135,935	£15,978,342	£15,914,321	£15,091,972	£14,675,381
50% SR : 20% AR : 30% SO	35%	£15,767,834	£14,929,189	£14,771,596	£14,707,574	£13,884,648	£13,468,056
2.5% SR : 1.5% AR : 1% SO : 20% SH	25%	£18,453,057	£17,583,720	£17,421,133	£17,355,081	£16,508,271	£16,084,866
5% SR : 3% AR : 2% SO : 20% SH	30%	£17,116,312	£16,243,344	£16,080,751	£16,014,698	£15,167,862	£14,744,444
7.5% SR : 4.5% AR : 3% SO : 20% SH	35%	£15,779,170	£14,902,571	£14,739,984	£14,673,933	£13,827,122	£13,402,948



## **WELWYN HATFIELD BOROUGH COUNCIL LOCAL PLAN VIABILITY TESTING – ACCESSABILITY COSTS JUNE 2018**

### **3 Conclusion and recommendations**

The NPPF states that the cumulative impact of emerging local planning authority standards and policies “*should not put implementation of the plan at serious risk, and should facilitate development throughout the economic cycle*”. This update note and its supporting appendices test this proposition within the Borough of Welwyn Hatfield.

We have tested the impact of both the Council’s emerging submitted Policy SP7 on accessibility and the proposed amended policy position along with other requirements including affordable housing policy targets (ranging between 25% to 35%) sustainability, SUDs and Section 106. The results generated by these appraisals indicate that although many developments could viably provide all or a large majority of the policy requirements, in order to ensure the delivery of the required growth in the borough, particularly in the lower value areas, the Council needs to apply its policies flexibly. In this regard we consider that the Council’s flexible approach to the application of its policies identified as having cost implications will assist in the delivery of the Council’s LPPS.

In considering the outputs of the appraisals, it is important to recognise that some developments will be unviable regardless of the Council’s requirements. In these cases, the value of the existing building or the base costs (excluding policy requirements) will be higher than a redevelopment opportunity over the medium term. However, this situation should not be taken as an indication of the viability (or otherwise) of the Council’s policies and requirements. In these situations, there will be little pressure from owners to redevelop for residential use and they might re-consider the situation when values change over time.

The results of our appraisals indicate that development can support both the Council’s submitted Policy SP7 position as well as the amended proposed position on accessibility with minimal impact between the two options on development in the Borough. The testing has identified that in limited instances this reflects at most a difference of no more than a 5% difference of affordable housing achievable. The increased obligation required as part of the emerging amended proposed policy i.e. 30% as opposed to 20% M4(2) accommodation in schemes over 5 units and 1.5% M4(3) wheelchair accommodation on schemes of 50 units or more.

As identified by our previous testing, the appraisals identify that the Council’s affordable housing targets as identified in Policy SP 7 of between 25% - 35% remain reasonable and reflect the viability of the various areas and likely development that is to be delivered in these locations. In particular the viability of development in value areas 1 and 2 is identified by the appraisals as being more challenging than the remainder of the Borough, which is recognised by the Council in the lower affordable housing target set for this part of the Borough.

Across the Borough housing schemes are identified by the appraisals as being the most viable form of development. Such schemes in the majority of the Borough are identified as being able to support full policy levels of affordable housing, S106 contributions, sustainability requirements, SUDs and lifetime homes across all benchmark land values. It is evident from the results that flatted schemes however, are less viable given their increased build costs, particularly those which are of higher density. Consequently such development in the low value areas is identified as being more challenging.

Taking the above into consideration we consider that the Council’s proposed amendment to Policy SP7 in relation to accessibility would not have notable impact on the viability and hence the deliverability of development in the Borough. Notwithstanding this, we highlight that the flexibility built into Policy SP7, which identifies that the targets will be sought “subject to viability”, will appropriately ensure that a range of development will come forward across the borough over the life of the plan.





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The sensitivity testing of affordable housing tenures as part of this assessment identifies that viability can be seen to improve where Affordable Rent is sought in place of social rent units. However, many of the schemes tested demonstrated that they could viably support 50% of the affordable housing requirement as social rented units. We therefore consider that the flexibility in Policy SP 7 with respect to the mix of tenure and well as the type and size of housing further assists in the deliverability of schemes as well as allowing the Council to be able to consider delivery of sites on a case by case basis over the life of the plan so that they are best able to address the housing needs in the Borough.

It is evident from the results of our appraisals that the costs associated with delivering schemes with sustainability requirements and SUDs impact on the viability of schemes and in some cases the cumulative impact of these policy requirements is identified as being the tipping point for schemes' viable delivery. It is also identified that when these requirements are incorporated, the levels of affordable housing reduce to accommodate these requirements in some cases. In particular we would highlight that sustainability is identified as likely to be the largest of all of these costs (when considering that accessibility is based on delivery of 20% of units onsite). We note that the Council have taken this into consideration in developing the LPPS and in particular they identify in the supporting text to SADM 13 Para 11.29 that,

*“Applicants are strongly advised to integrate the solutions required to satisfy SADM 13 at the earliest appropriate stage so that they inform feasibility, viability and design appraisals alongside other policy requirements that need to be met. Where an applicant considers the BREEAM or water efficiency requirements to be unfeasible or unviable, this will need to be supported by a robust viability appraisal.”*

BNP Paribas Real Estate would also highlight that the technology and methods to deliver sustainability measures continues to be researched and developed. In line with recent trends and as widely acknowledged by the industry, such costs are likely to continue to reduce in the future as new technology and methods of attaining sustainable development are discovered.

We note that the Council has identified in the supporting text at Para 27.27 in the Implementation and Monitoring section of the LPPS that “Flexibility in the implementation of the policies in the Local Plan will be required in order to deal with the wider changes that will inevitably occur during its lifetime to 2032”. Included in the Council's identified list of examples of such changes is “Economic downturns, which may restrict developers' ability to provide affordable housing or important contributions towards infrastructure and may even prevent some sites from being able to come forward for development at all... The LPPS expands further on this point at Para 27.28:

*“In negotiating with developers on financial viability, the Council will employ accepted financial appraisal techniques (such as its bespoke version of the Three Dragons Toolkit) and commission its own specialist advice to assess the viability of proposed schemes on particular sites.”*

The NPPF identifies at Para 173 that, *“Pursuing sustainable development requires careful attention to viability and costs in plan-making and decision-taking. Plans should be deliverable.”* On the basis of the results of this study, BNP Paribas Real Estate considers that the LPPS builds in an appropriate level of flexibility both specifically where policies have cost implications as well as identifying an overarching flexible approach to the implementation of the Local Plan to deal with *“wider changes that will inevitably occur during the Lifetime of the Plan”*. BNP Paribas Real Estate supports the Council's flexible approach to the implementation of its policies which will allow the Council to strike a balance between achieving its sustainability objectives, including meeting needs for affordable housing and ensuring that developments generate competitive returns to willing landowners and willing developers. We consider that this approach will assist the Council, as and where appropriate, in lightening the *‘scale of obligations and policy burdens’* (Para 174 of the NPPF) to ensure that sites are, as far as possible, able to be developed viably.



**BNP PARIBAS  
REAL ESTATE**

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This study demonstrates that the Council's proposed amendment to Policy SP7 in relation to accessibility will not impact significantly upon development and the flexible approach to applying the affordable housing and sustainability policy requirements will ensure that these objectives are balanced appropriately to facilitate the growth envisaged by the Council's plans throughout the economic cycle.