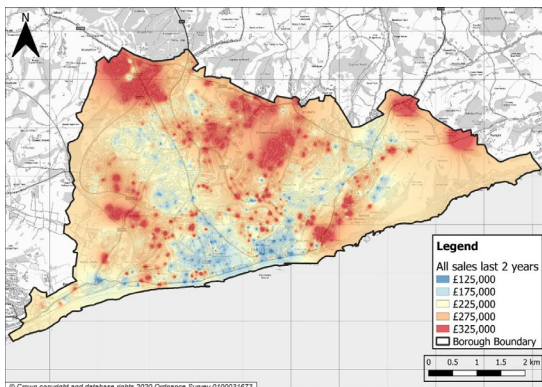


Project Experience

Hastings Local Plan Viability and CIL Assessment – Hastings Borough Council



Our Role

The main objective of the viability study was to provide the Council with an evidence base to assist in identifying the viability impacts of emerging planning policies in its Regulation 18 draft Local Plan.

Once this has been submitted AspinallVerdi are to be retained to respond to any representations, update our report to be submitted at Regulation 19 stage and attend Examination in Public if required.

Work Undertaken

Throughout the project AspinallVerdi provided the following services:

- Property market analysis of residential, older persons, retail, office and industrial markets to inform values to uses in the appraisals.
- Review of draft policies and analysis of the cost of such policies including; biodiversity, renewable technology, carbon reduction and water efficiency.
- Assistance in drafting affordable housing policy
- Analysis of planned growth.
- Creation of typologies to use in the testing based on planned growth.
- Assessment of development costs.
- Benchmark land value assessment – based on Existing Use plus Premium method.
- Creation of MS Excel development appraisals
- Telephone consultations with local agents.
- Telephone stakeholder consultation, with a specific focus on strategic sites

Outcome

AspinallVerdi provided the Council with advice on the viability of their draft policies along with setting out “mix and match” options of different packages of policy options with varying levels of affordable housing.