

Copeland Local Plan 2021-2038

Examination Hearings

Matter 19 – Implementation and Viability

Wednesday 8 March 2023 9.30 am

AGENDA

1) Local Plan Viability Study (Policy DS5PU)

- Preparation process
- Consultation and engagement
- How has feedback been taken into account?

2) Methodology

- Methodology:
 - Residual methodology
 - Residential site and typologies
 - Mix and dwelling size
 - Densities
 - Commercial typologies
- Consistency with Planning Practice Guidance
- Consistency with best practice

3) Residential Property Market

- Residential price assumptions

4) Non-Residential Market

- Commercial property market assumptions

5) Financial Appraisal Assumptions

- **Land Values**
 - Existing use value
 - Benchmark Land Values
 - Landowner premium
- **Sales values**
 - Market houses
 - Affordable houses
- **Construction costs**
 - (including abnormals)
- **Sales and marketing**

- **Developers profit**

6) Local Plan Policy Requirements

- Affordable housing
- Density/mix
- Climate change
- Flood risk
- Biodiversity net gain
- Developer contributions:
 - transport
 - open space
 - education/health
 - playing pitches
 - electric vehicle charging points

7) Viability results (Residential)

- Whitehaven
- Key service centres
- Local service centres
- Sustainable/other rural villages
- Windfall sites-generic results
- Sensitivity testing

8) Viability results (Commercial)

- Offices
- Industrial
- Retail

9) Overall Conclusions-Plan Viability and Deliverability

- Residential development
- Commercial development