




ENFIELD
Council

Whole Plan & CIL - Viability Update
Consultation Event - 25th February 2021

 To avoid sound interference please mute your microphone

 Please use the Chat icon to ask questions.

 Planning & Development

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Agenda

2019 NPPF, PPG and Guidance

Methodology


- Harman Guidance / RICS Guidance / PPG

Main Assumptions

- Prices
- Costs
- Commercial prices
- Modelling

The Viability Test


Moving Forward



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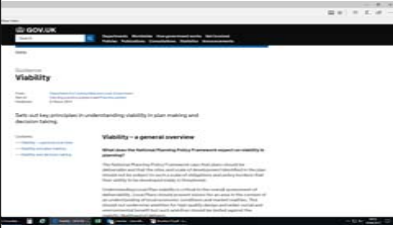
Key issue


- Delivery of the new Enfield Local Plan
- Reduced scope for viability testing at Development Management stage.
 - Based on *'changes since the plan was brought into force'* and *'should be based upon and refer back to the viability assessment that informed the plan'*



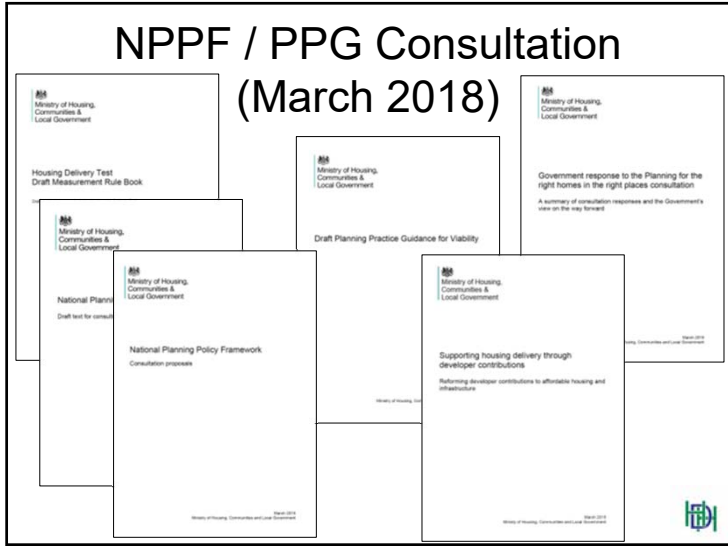
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The Old



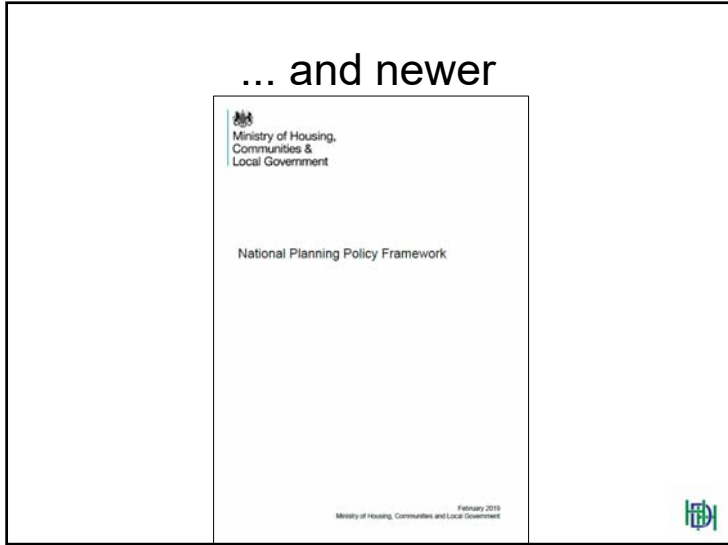
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2020 White Paper

- New updated 'Standard Method'
- Reform of developer contributions
- First Homes
 - Options not specifics
 - Don't directly impact on viability (yet)



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2020 White Paper - Viability

Assessments of housing need, viability and environmental impacts are too complex and opaque: Land supply decisions are based on projections of household and business 'need' typically over 15- or 20-year periods. These figures are highly contested and do not provide a clear basis for the scale of development to be planned for. **Assessments of environmental impacts and viability add complexity and bureaucracy but do not necessarily lead to environ improvements nor ensure sites are brought forward and delivered;**

Local Plans should be subject to a single statutory "sustainable development" test, and unnecessary assessments and requirements that cause delay and challenge in the current system should be abolished. **This would mean replacing the existing tests of soundness, updating requirements for assessments (including on the environment and viability) and abolishing the Duty to Cooperate.**



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2020 White Paper – Pillar Three

- *Proposal 19: The Community Infrastructure Levy should be reformed to be charged as a fixed proportion of the development value above a threshold, with a mandatory nationally-set rate or rates and the current system of planning obligations abolished.*
- *Proposal 21: The reformed Infrastructure Levy should deliver affordable housing provision*



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2021 NPPF Consultation

- 31st January 2021
- *National Planning Policy Framework and National Model Design Code: consultation proposals*



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The big change...

2012 NPPF

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... To ensure viability, the costs of any requirements likely to be applied to development, such as requirements for affordable housing, standards, infrastructure contributions or other requirements should, when taking account of the normal cost of development and mitigation, provide competitive returns to a willing land owner and willing developer to enable the development to be deliverable.

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the cumulative impact of these standards and policies should not put implementation of the plan at serious risk, and should facilitate development throughout the economic cycle

PPG 2018 / 2019

10-009-20190509

... ensure policy compliance and optimal public benefits through economic cycles...

10-010-20180724

and the aims of the planning system to secure maximum benefits in the public interest through the granting of planning permission.

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2012 NPPF – Footnote 11

11 To be considered deliverable, sites should be available now, offer a suitable location for development now, and be achievable with a realistic prospect that housing will be delivered on the site within five years and in particular that development of the site is viable. Sites with planning permission should be considered deliverable until permission expires, unless there is clear evidence that schemes will not be implemented within five years, for example they will not be viable, there is no longer a demand for the type of units or sites have long term phasing plans.

2019 NPPF – glossary

Deliverable: To be considered deliverable, sites for housing should be available now, offer a suitable location for development now, and be achievable with a realistic prospect that housing will be delivered on the site within five years. In particular:

- a) sites which do not involve major development and have planning permission, and all sites with detailed planning permission, should be considered deliverable until permission expires, unless there is clear evidence that homes will not be delivered within five years (for example because they are no longer viable, there is no longer a demand for the type of units or sites have long term phasing plans).
- b) where a site has outline planning permission for major development, has been allocated in a development plan, has a grant of permission in principle, or is identified on a brownfield register, it should only be considered deliverable where there is clear evidence that housing completions will begin on site within five years.

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2014 PPG 10-001

... plans should be deliverable and that the sites and scale of development identified in the plan should not be subject to such a scale of obligations and policy burdens that their ability to be developed viably is threatened...

2019 PPG 10-001

...policy requirements should be informed by evidence of infrastructure and affordable housing need, and a proportionate assessment of viability that takes into account all relevant policies, and local and national standards, including the cost implications of the Community Infrastructure Levy (CIL) and section 106...

2019 PPG 10-002

It is the responsibility of plan makers in collaboration with the local community, developers and other stakeholders, to create realistic, deliverable policies. Drafting of plan policies should be iterative and informed by engagement with developers, landowners, and infrastructure and affordable housing providers.

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PPG Viability in plan making

- 10-003 – based on ‘Typologies’
- 10-004 – use average costs and values
- 10-005 – strategic sites individually
- 10-006 – consultation



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PPG Standardised inputs

- 10-010
 - *viability helps to strike a balance between the aspirations of developers and landowners, in terms of returns against risk, and the aims of the planning system to secure maximum benefits in the public interest through the granting of planning permission*
- 10-011 – GDV
 - *average figures can be used, with adjustment to take into account land use, form, scale, location, rents and yields, disregarding outliers in the data*



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PPG Land Value 10-013

Benchmark Land Value (BLV)

=

Existing Use Value (EUV) 'plus a premium for the landowner'



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PPG BLV – 10-014

- Based on EUV
- Allow for a premium to the landowner
- Reflect abnormal costs, site specific infrastructure and fees
- Be informed by market evidence from policy compliant schemes
 - *In plan making, the landowner premium should be tested and balanced against emerging policies.*



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PPG Landowners' Premium

10-016

- The premium should provide a reasonable incentive for a land owner to bring forward land for development while allowing a sufficient contribution to comply with policy requirements.



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PPG Developer's Return

- 10-018
 - *For the purpose of plan making an assumption of 15-20% of gross development value (GDV) may be considered a suitable return to developers in order to establish the viability of plan policies. ... A lower figure may be more appropriate in consideration of delivery of affordable housing ...*



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Abnormal and IDP Costs

- Normal abnormal v abnormal abnormal
- Site Infrastructure Costs

'These costs should be taken into account when defining benchmark land value'.

Are reflected in a lower land price, but when is it too low?



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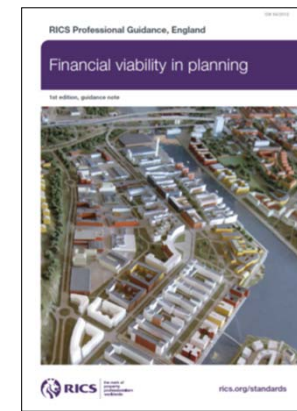
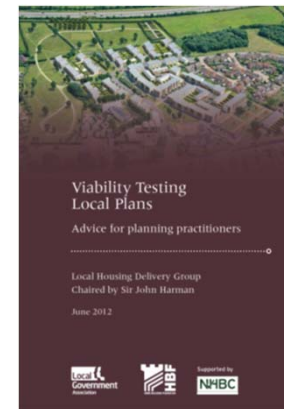
'New' / Current issues – for this project

- Cumulative impact of policy
- Review of CIL
- Greater emphasis on plan making stage – only include deliverable sites
- Reduced scope for viability at application stage
- Greater transparency



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Harman / RICS

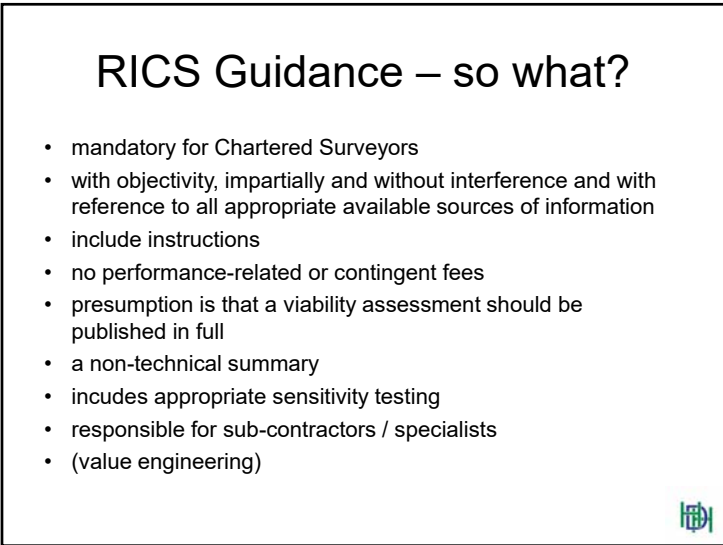


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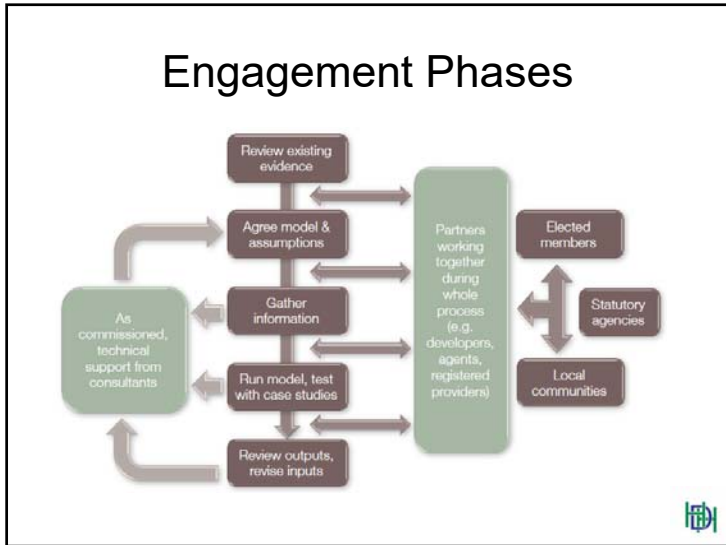


New Mandatory RICS Guidance

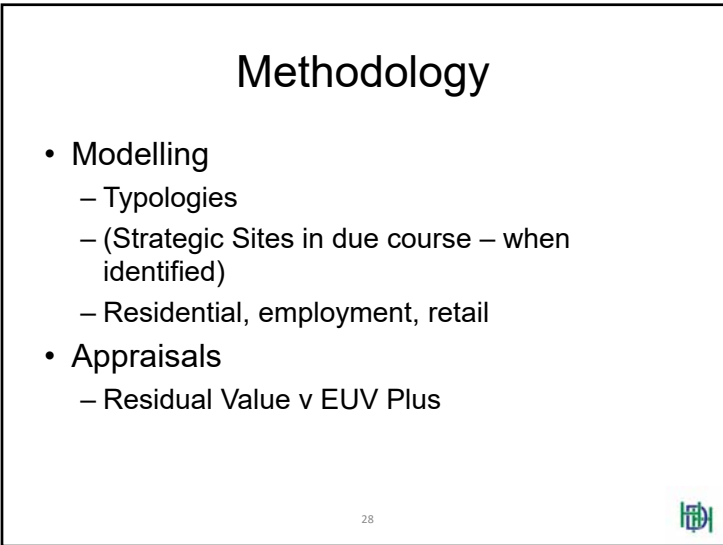
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Standard Viability Test - Residual Value


STEP 1

Gross Development Value
(The combined value of the complete development)
LESS
Cost of creating the asset, including PROFIT
(Construction + fees + finance charges)
=
RESIDUAL VALUE

STEP 2

Residual Value v Existing Use Value Plus


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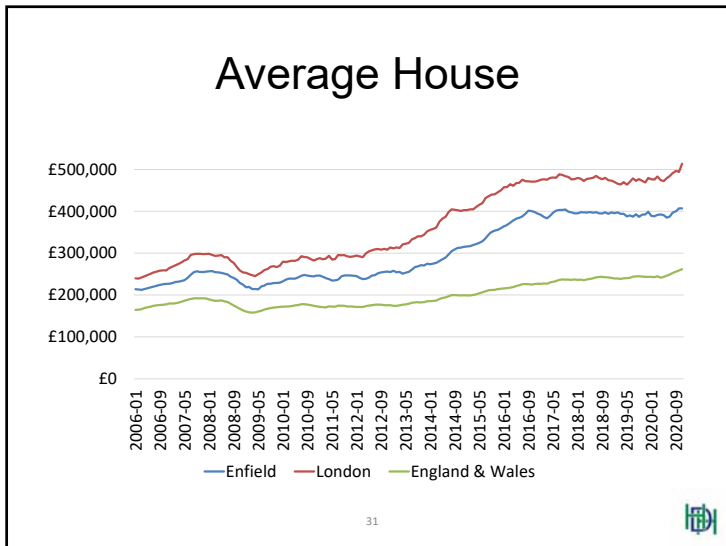
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Key Assumptions

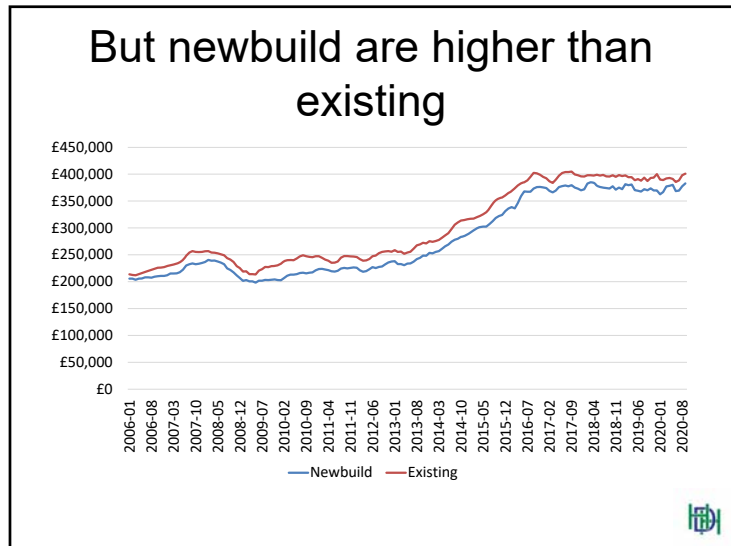
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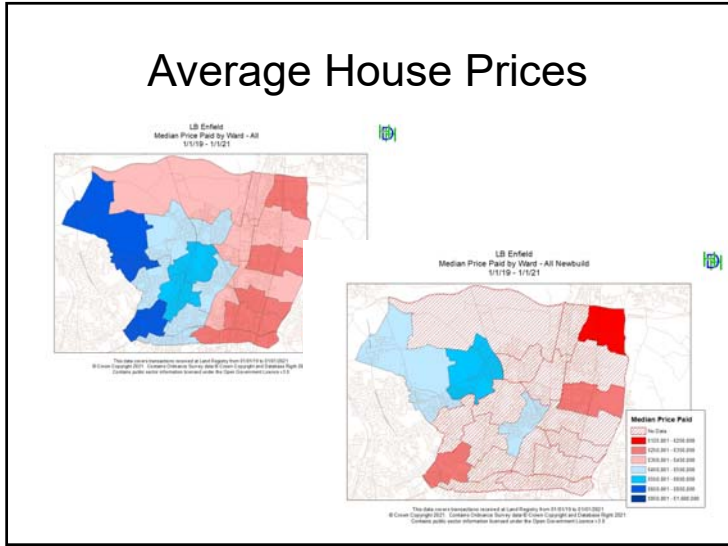
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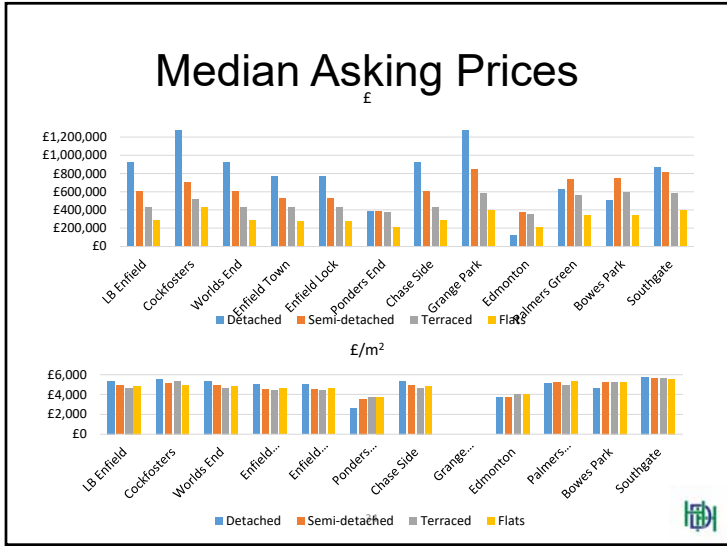
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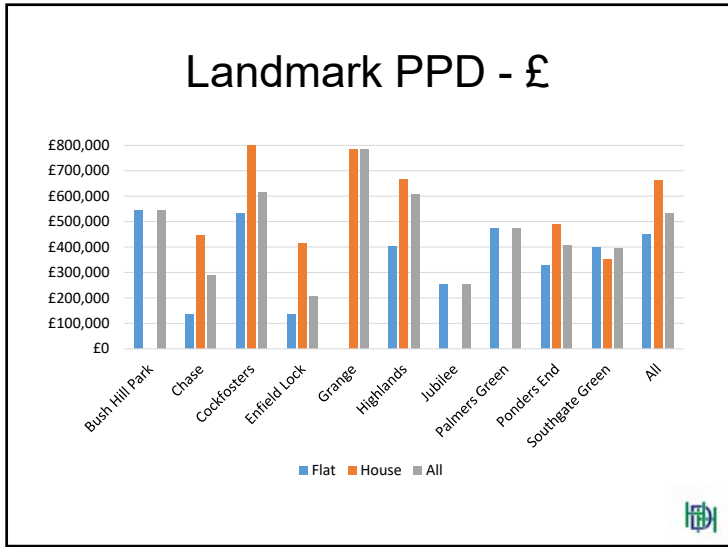
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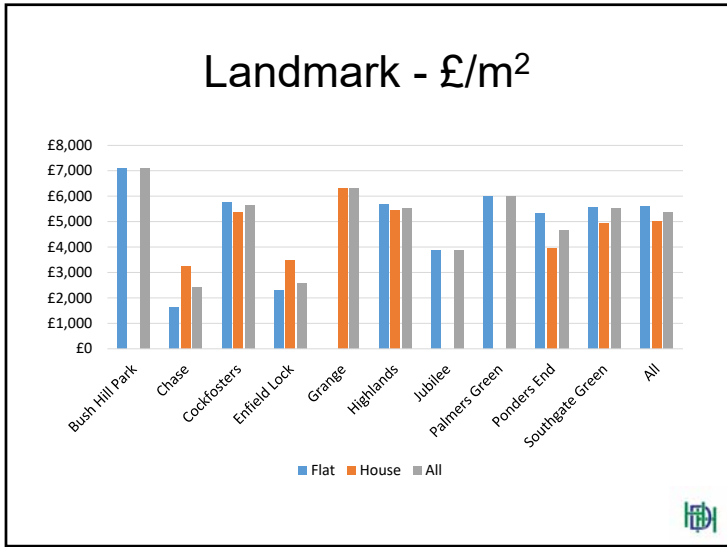
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Newbuild Asking Prices

Table 4.6 Average Newbuild Asking Prices

		Detached	Flats	Semi-detached	Terraced	All
Cockfosters	£				£795,000	£795,000
	£/m ²					
Enfield	£	£1,970,000	£598,731	£574,988	£727,980	£785,334
	£/m ²		£5,882	£6,179	£6,478	£5,991
Hadley Wood	£		£1,148,203			£1,148,203
	£/m ²		£9,101			£9,101
Palmer's Green	£		£571,714			£571,714
	£/m ²		£7,765			£7,765
Southgate	£		£677,474		£974,975	£776,641
	£/m ²		£7,658		£6,419	£7,245
Winchmore Hill	£	£1,462,500	£628,119			£794,995
	£/m ²	£5,812	£7,675			£7,302
Windmill Hill	£		£783,738			£783,738
	£/m ²		£7,747			£7,747
All	£	£1,680,000	£773,765	£574,988	£798,106	£845,556
	£/m ²	£5,812	£7,851	£6,179	£6,439	£7,589

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Price Assumptions (£/m²)

Table 4.7. 2021 Pre-consultation Residential Price Assumptions – £/m²

		Higher Value	Medium Value	Lower Value
1	Large Greenfield		£6,000	
2	Medium Greenfield		£6,000	
3	Small Greenfield		£7,000	
4	Larger Urban	£6,350	£5,500	£4,550
5	Flatted Development	£6,700	£5,250	£5,050
6	Small PDL	£7,000	£6,000	£5,500

Higher Value The western and northern areas of the Borough (Chase, Cockfosters, Highlands, Grange, Palmer's Green, Southgate, Winchmore Hill).

Medium Value The areas not included in the higher and lower values.

Lower Value The eastern part of the Borough running from Enfield Lock in the north, to Upper Edmonton in the south.

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Build to Rent

Table 4.12 Capitalisation of Private Rents

	1 bed	2 bed	3 bed	4 bed
Gross Rent (£/month)	£1,070	£1,395	£1,700	£2,250
Gross Rent (£/annum)	£12,840	£16,740	£20,400	£27,000
Net Rent (£/annum)	£10,272	£13,392	£16,320	£21,600
Value	£256,800	£334,800	£408,000	£540,000
m ²	50	70	84	97
£/m ²	£5,136	£4,783	£4,857	£5,567

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Affordable Housing

- **Affordable Rent**
LHA CAP; Management 10%; Voids & bad debts 4%; Repairs 6%; Yield 4%
= £4,000/m²
- **Social Rent**
Management 10%; Voids & bad debts 4%; Repairs 6%; Yield 4%
= £1,800/m²
- **Intermediate**
50% Share; Rent 2.75%
= 70% OMV

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Older Peoples Housing

Table 4.19 Worth of Sheltered and Extracare

Higher	Area (m ²)	£	£/m ²
3 bed semi-detached		£875,000	
1 bed Sheltered	50	£656,250	£13,125
2 bed Sheltered	75	£875,000	£11,667
1 bed Extracare	65	£820,313	£12,620
2 bed Extracare	80	£1,093,750	£13,672
Medium	Area (m ²)	£	£/m ²
3 bed semi-detached		£650,000	
1 bed Sheltered	50	£487,500	£9,750
2 bed Sheltered	75	£650,000	£8,667
1 bed Extracare	65	£609,375	£9,375
2 bed Extracare	80	£812,500	£10,156
Lower	Area (m ²)	£	£/m ²
3 bed semi-detached		£475,000	
1 bed Sheltered	50	£356,250	£7,125
2 bed Sheltered	75	£475,000	£6,333
1 bed Extracare	65	£445,313	£6,851
2 bed Extracare	80	£593,750	£7,422



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Student and Shared Living

Table 4.22 Value of Student Housing and Shared Housing

		Student Studio	Shared Living
Rent		£8,245	£11,640
Management etc	%	25%	30%
Net Rent		£6,184	£8,148
Yield		4.00%	4.00%
Value per room	£	£154,594	£203,700



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Non-Residential

Table 5.1 Commercial Values £/m² 2020

	Rent £/m ²	Yield	Rent free period	Derived Value	Assumption
Offices - Large	£375	5.00%	1.0	£7,143	£7,100
Offices - Small	£375	6.00%	1.0	£5,896	£5,900
Industrial - Large	£160	4.50%	1.0	£3,402	£3,400
Industrial - Small	£160	5.00%	1.0	£3,048	£3,050
Logistics	£160	4.00%	2.0	£3,698	£3,700
Retail - Central	£400	5.25%	1.0	£7,239	£7,240
Retail (elsewhere)	£260	7.00%	1.0	£3,471	£3,500
Supermarket	£370	5.00%	1.0	£7,048	£7,000
Retail warehouse	£200	6.00%	2.0	£2,967	£3,000
Hotel (per room)		5.00%	0.0	£4,211	£4,211



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Land Registry Prices Paid

- Recently consented sites

Table 6-2 Price Paid for Consented Development Land


	Date	Yield	Area	Price	Price/m ²	Assumption
Kingwood Nurseries Bullmoor Lane Enfield EN1 4SF	24/10/2019	0.71	56			
Bury Lodge Depot Bury Street West N9 9LA	14/02/2020	1.86	50			
Capitol House 744 Green Lanes N21 2SH	23/07/2019	0.270	91			
203 Bullmoor Lane Enfield EN1 4SF	13/08/2019	125.57	27			
Commercial Premises 179 Hertford Road Enfield EN3 5JH	29/04/2019	0.0151	25			
258A Derby Road Enfield EN3 4WV	13/08/2019	0.011	4			
29 Alma Road PONDERERS END EN3 5JH	20/06/2017	7.910	993			
New Avenue Estate, including Sheppot House, Beardow Grove, Coverack Close, Oakwood Lodge Etc.	21/06/2018	4.200	408			
Former Middlesex University Campus 188-230 (Evers) Ponders End High Street Ponders End Library	25/11/2016	2.125	167			
1-5 Lynton Court 60 - 68 Bowes Road Etc.	07/04/2015	0.858	87			
Kingwood Nurseries Bullmoor Lane Enfield EN1 4SF	30/01/2017	0.703	62			
1-23, Yelford Road, 233-237 Bowes Road, (Known As Site 14) N11 2BA	03/02/2016	0.340	62			
244 - 252, Bowes Road Land Rise Of 194 - 242, Bowes Road (Known As Site 11) N11 2BA	24/03/2015	0.600	56			



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Existing Use Value £/ha


- Agricultural Land £25,000/ha
- Paddock Land £100,000/ha
- PDL £3,000,000/ha



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Development Costs 1


- Construction BCIS Median
LQ on large greenfield?
- Site Costs 5% to 15% (+Bio gain)
- Brownfield +5%
- Fees 8%
- Contingencies 2.5% / 5%
- Interest 6.5%
- Sales 2.5% + 1%



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Development Costs 2

- **Developer's Return from London Plan**
 - Up to 5 storeys 15% of GDV
 - 6 to 20 storeys 17.5% of GDV
 - Over 20 storeys 20% of GDV
 - Affordable Housing 5% of GDV (6% of costs)
 - Build to Rent - up to 5 storeys 11% of GDV
 - Build to Rent - 6 to 20 storeys 12% of GDV
 - Build to Rent - Over 20 storeys 13% of GDV



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Base Policies

Affordable Housing 35% (Intermediate Housing 50%, Affordable Rent 50%)

Design 90% Part M4(2), 10% Part M4(3)

Water efficiency

10% Biodiversity Net Gain


Openspace facilities

Future Homes Standard Option 2, 20% EV Charging

Developer Contributions

CIL – Mayoral and LB Enfield, as per Charging Schedule

£106 – £3,000/unit.



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Modelling – based on unconsented SHLAA Sites

Table 9.1 Summary of SHLAA Sites by Land Use

	Count	Area (ha)		Capacity			
		Sites	Sum	Average	Sum	Average	
Amenity, parking	7	0.78	0.15%	0.11	35	0.10%	5
Brown	74	115.40	22.31%	1.56	13,741	39.00%	186
Car park	27	7.45	1.44%	0.28	1,035	2.94%	38
Consented	243	37.59	7.27%	0.15	2,203	6.25%	9
Garages	37	3.71	0.72%	0.10	370	1.05%	10
Green	23	241.64	46.72%	10.51	7,673	21.78%	334
Leisure	1	0.33	0.06%	0.33	66	0.19%	66
Meridian	1	8.43	1.63%	8.43	1,314	3.73%	1,314
Meridian - Consented	2	20.03	3.87%	10.02	3,025	8.59%	1,513
Mixed	4	9.84	1.90%	2.46	899	2.55%	225
Other	4	50.33	9.73%	12.58	1,602	4.55%	401
Residential	34	21.72	4.20%	0.64	3,267	9.27%	96
All	457	517.25		1.13	35,230		77



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Typologies

	Current Use	Units	Area Ha		Density Units/ha		Density m2/ha
			Gross	Net	Gross	Net	
1 Large Green 3,000	Medium Green Agricultural	3,000	142.86	85.71	21.00	35.00	2,992
2 Large Green 300	Medium Green Agricultural	300	14.29	8.57	21.00	35.00	2,991
3 Medium Green 50	Medium Green Agricultural	50	1.90	1.43	26.25	35.00	3,049
4 Small Green 10	Medium Green Paddock	10	0.28	0.28	35.00	35.00	3,028
5 High Density 1,000	Medium Brown PDL	1,000	3.85	3.85	260.00	260.00	16,778
6 High Density 350	Medium Brown PDL	350	1.00	1.00	350.00	350.00	22,586
7 High Density 140	Medium Brown PDL	140	0.70	0.70	200.00	200.00	12,900
8 High Density 70	Medium Brown PDL	70	0.35	0.35	200.00	200.00	12,900
9 Medium Density 1,000	Medium Brown PDL	1,000	7.14	7.14	140.00	140.00	9,034
10 Medium Density 350	Medium Brown PDL	350	2.68	2.68	130.00	130.00	8,385
11 Medium Density 140	Medium Brown PDL	140	1.40	1.40	100.00	100.00	6,450
12 Medium Density 70a	Medium Brown PDL	70	0.93	0.93	75.00	75.00	5,108
13 Medium Density 70	Medium Brown PDL	70	0.70	0.70	100.00	100.00	6,450
14 Medium Density 35	Medium Brown PDL	35	0.58	0.58	60.00	60.00	4,087
15 Medium Density 15	Medium Brown PDL	15	0.20	0.20	75.00	75.00	5,125
16 Medium Density 9	Medium Brown PDL	9	0.15	0.15	60.00	60.00	4,123
17 Medium Density 5	Medium Brown PDL	5	0.08	0.08	66.00	66.00	4,290
18 Medium Density 3	Medium Brown PDL	3	0.09	0.09	35.00	35.00	2,987
19 Low Density 70	Medium Brown PDL	70	1.75	1.75	40.00	40.00	3,439
20 Low Density 35	Medium Brown PDL	35	0.88	0.88	40.00	40.00	3,419
21 Low Density 15	Medium Brown PDL	15	0.38	0.38	40.00	40.00	3,237
22 Low Density 10	Medium Brown PDL	10	0.25	0.25	40.00	40.00	3,872
23 Low Density 6	Medium Brown PDL	6	0.15	0.15	40.00	40.00	3,227
24 Low Density 3	Medium Brown PDL	3	0.08	0.08	40.00	40.00	3,227
25 BTR HD 140	Medium Brown PDL	140	0.70	0.70	200.00	200.00	12,900
26 BTR HD 140	Medium Brown PDL	140	1.40	1.40	100.00	100.00	6,450



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A Pragmatic Viability Test

We are NOT trying to replicate a particular business model
Test should be broadly representative

‘Existing use value plus’

– reality checked against market value

- Will EUV Plus provide landowner’s premiums?
- Land owner’s have expectations (*life changing?*)
- Will land come forward?



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Benchmark Land Value?

• Brownfield Site

– EUV (£3,000,000/ha) + 20%

• Greenfield Sites

– EUV (£25,000/ha / £100,000/ha) + £500,000/ha



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Table 10.2a Residual Value v BLV

Higher Value Area

			Existing Use Value	Benchmark Land Value	Residual Value
Site 1	Large Green 3,000	Higher	25,000	525,000	2,023,025
Site 2	Large Green 300	Higher	25,000	525,000	3,010,117
Site 3	Medium Green 50	Higher	25,000	525,000	4,083,273
Site 4	Small Green 10	Higher	100,000	600,000	7,490,952
Site 5	High Density 1,000	Higher	3,000,000	3,600,000	17,069,035
Site 6	High Density 350	Higher	3,000,000	3,600,000	23,018,428
Site 7	High Density 140	Higher	3,000,000	3,600,000	13,767,423
Site 8	High Density 70	Higher	3,000,000	3,600,000	14,018,254
Site 9	Medium Density 1,000	Higher	3,000,000	3,600,000	10,466,242
Site 10	Medium Density 350	Higher	3,000,000	3,600,000	11,185,110
Site 11	Medium Density 140	Higher	3,000,000	3,600,000	8,737,186
Site 12	Medium Density 70a	Higher	3,000,000	3,600,000	8,835,457
Site 13	Medium Density 70	Higher	3,000,000	3,600,000	9,085,175
Site 14	Medium Density 35	Higher	3,000,000	3,600,000	6,971,140
Site 15	Medium Density 15	Higher	3,000,000	3,600,000	8,951,295
Site 16	Medium Density 9	Higher	3,000,000	3,600,000	8,953,109
Site 17	Medium Density 5	Higher	3,000,000	3,600,000	8,697,425
Site 18	Medium Density 3	Higher	3,000,000	3,600,000	7,208,881
Site 19	Low Density 70	Higher	3,000,000	3,600,000	6,307,996
Site 20	Low Density 35	Higher	3,000,000	3,600,000	6,254,730
Site 21	Low Density 15	Higher	3,000,000	3,600,000	6,372,643
Site 22	Low Density 10	Higher	3,000,000	3,600,000	7,365,181
Site 23	Low Density 6	Higher	3,000,000	3,600,000	7,850,380
Site 24	Low Density 3	Higher	3,000,000	3,600,000	7,916,108
Site 25	BTR HD 140	Higher	3,000,000	3,600,000	4,270,057
Site 26	BTR HD 140	Higher	3,000,000	3,600,000	5,098,344

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Table 10.2b Residual Value v BLV

Medium Value Area

			Existing Use Value	Benchmark Land Value	Residual Value
Site 5	High Density 1,000	Medium	3,000,000	3,600,000	6,853,795
Site 6	High Density 350	Medium	3,000,000	3,600,000	7,917,337
Site 7	High Density 140	Medium	3,000,000	3,600,000	4,857,837
Site 8	High Density 70	Medium	3,000,000	3,600,000	4,705,017
Site 9	Medium Density 1,000	Medium	3,000,000	3,600,000	7,629,574
Site 10	Medium Density 350	Medium	3,000,000	3,600,000	8,167,801
Site 11	Medium Density 140	Medium	3,000,000	3,600,000	6,221,462
Site 12	Medium Density 70a	Medium	3,000,000	3,600,000	6,730,013
Site 13	Medium Density 70	Medium	3,000,000	3,600,000	6,459,541
Site 14	Medium Density 35	Medium	3,000,000	3,600,000	5,312,631
Site 15	Medium Density 15	Medium	3,000,000	3,600,000	6,835,799
Site 16	Medium Density 9	Medium	3,000,000	3,600,000	6,859,840
Site 17	Medium Density 5	Medium	3,000,000	3,600,000	6,427,746
Site 18	Medium Density 3	Medium	3,000,000	3,600,000	5,735,136
Site 19	Low Density 70	Medium	3,000,000	3,600,000	4,870,849
Site 20	Low Density 35	Medium	3,000,000	3,600,000	4,841,843
Site 21	Low Density 15	Medium	3,000,000	3,600,000	4,773,579
Site 22	Low Density 10	Medium	3,000,000	3,600,000	5,705,944
Site 23	Low Density 6	Medium	3,000,000	3,600,000	6,218,801
Site 24	Low Density 3	Medium	3,000,000	3,600,000	6,284,529
Site 25	BTR HD 140	Medium	3,000,000	3,600,000	4,903,630
Site 26	BTR HD 140	Medium	3,000,000	3,600,000	5,415,131

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Table 10.2a Residual Value v BLV

Lower Value Area

			Existing Use Value	Benchmark Land Value	Residual Value
Site 5	High Density 1,000	Lower	3,000,000	3,600,000	
Site 6	High Density 350	Lower	3,000,000	3,600,000	
Site 7	High Density 140	Lower	3,000,000	3,600,000	
Site 8	High Density 70	Lower	3,000,000	3,600,000	
Site 9	Medium Density 1,000	Lower	3,000,000	3,600,000	
Site 10	Medium Density 350	Lower	3,000,000	3,600,000	
Site 11	Medium Density 140	Lower	3,000,000	3,600,000	
Site 12	Medium Density 70a	Lower	3,000,000	3,600,000	
Site 13	Medium Density 70	Lower	3,000,000	3,600,000	
Site 14	Medium Density 35	Lower	3,000,000	3,600,000	
Site 15	Medium Density 15	Lower	3,000,000	3,600,000	
Site 16	Medium Density 9	Lower	3,000,000	3,600,000	
Site 17	Medium Density 5	Lower	3,000,000	3,600,000	
Site 18	Medium Density 3	Lower	3,000,000	3,600,000	
Site 19	Low Density 70	Lower	3,000,000	3,600,000	
Site 20	Low Density 35	Lower	3,000,000	3,600,000	
Site 21	Low Density 15	Lower	3,000,000	3,600,000	
Site 22	Low Density 10	Lower	3,000,000	3,600,000	
Site 23	Low Density 6	Lower	3,000,000	3,600,000	
Site 24	Low Density 3	Lower	3,000,000	3,600,000	
Site 25	BTR HD 140	Lower	3,000,000	3,600,000	
Site 26	BTR HD 140	Lower	3,000,000	3,600,000	

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To Follow

- Specialist Older People's Housing
- Student and Shared Living
- Non Residential
- Cumulative Impact of Policies

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Policy Options

- a. Varied developer contributions
- b. Higher environmental standards
- c. District heating
- d. Contributions towards Green Infrastructure
- e. Affordable Housing – quantum, threshold, tenure and mix
- f. First Homes
- g. Low initial portion shared ownership
- h. Sprinklers
- i. Accessible and Adaptable Standards.
- j. Review of CIL



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Moving Forward

- Circulate presentation
- Circulate **rough and ready** first draft of report
- Comments by midday 31th March 2021
- To LocalPlan@enfield.gov.uk



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