



**BRENT LOCAL PLAN  
ADDENDUM ON POLICY BH9 (GYPSIES AND TRAVELLER PITCHES)**

This addendum considers the viability of BH9 which seeks provision of Gypsy and Traveller ('G&T') plots in major developments within growth areas. The Council envisages that major schemes could accommodate a void area under a building at ground floor to accommodate G&T pitches.

We have tested the provision of a void of 800 square metres, which should be sufficient to accommodate 4 pitches, assuming 200 square metres per pitch. The G&T pitches would displace other uses at ground level, including residential, employment and retail.

It is unclear whether this requirement would be required on all schemes regardless of scale. It is also unclear whether the requirement would be adjusted in relation to scale of scheme (i.e. a greater number of pitches on larger schemes). We have therefore tested all typologies providing more than 100 residential units (typologies 7 to 13). Typologies 9, 11, 12 and 13 incorporate 250 square metres of retail floorspace, which we assume will be removed to provide space for G&T pitches. The balance of the 800 square metres of floorspace is assumed to be taken from the residential floorspace.

The results comparing the residual land values with and without the G&T requirement are attached as Appendix 1. On average, the introduction of G&T pitches will reduce residual land values by 9%, but at worst, the impact would be a 55% reduction. This assumes that the sales values of units are not adversely impacted by the introduction of G&T pitches within a development. If values are affected, the impact on the residual land value would increase.

**APPENDIX 1: Impact of requirement for Gypsy & Traveller pitches within major developments**



## NO G&T PITCHES

### Appraisal results - benchmark land value 1 (offices)

		AH: 35.0%			Rented: 70%		CIL: Adopted		WS discount: 50%		
		£20,046,069	£20,046,069	£20,046,069	£20,046,069	£20,046,069	£20,046,069	£20,046,069	£20,046,069	£20,046,069	
		£6,450 /sqm	£7,000 /sqm	£7,500 /sqm	£8,000 /sqm	£8,750 /sqm	£9,500 /sqm	£10,250 /sqm	£11,000 /sqm	£11,750 /sqm	
7	Res7 - Larger low density scheme	150	-£151,586	£4,548,093	£8,818,606	£13,089,120	£19,481,953	£25,820,217	£32,158,481	£38,496,745	£44,835,009
8	Res8 - Mid-size flatted scheme	225	£31,688,605	£42,816,657	£52,918,265	£63,019,872	£78,172,285	£93,324,698	£108,410,342	£123,455,923	£138,501,506
9	Res9 - large flatted scheme	300	£17,243,905	£26,363,396	£34,602,487	£42,805,567	£55,110,188	£67,414,809	£79,719,430	£92,000,751	£104,218,621
10	Res10 - Lower density scheme mix of terrace and flats	300	£7,762,797	£11,539,362	£14,938,439	£18,335,313	£23,409,084	£28,459,256	£33,509,428	£38,532,598	£43,546,915
11	Res11 - Large higher density scheme	750	-£11,071,379	-£2,038,450	£6,087,166	£14,184,337	£26,201,533	£38,182,961	£50,052,323	£61,921,684	£73,719,796
12	Res12 - Large very high density scheme	750	£10,907,256	£23,174,629	£34,211,788	£45,187,436	£61,532,273	£77,726,607	£93,866,972	£109,921,700	£125,950,570
13	Res13 - Large very high density scheme	1,000	£32,083,355	£51,964,808	£70,038,856	£88,112,903	£115,223,976	£142,335,048	£169,446,121	£196,557,193	£223,525,093

### Appraisal results - benchmark land value 2 (industrial/light industrial)

		AH: 35.0%			Rented: 70%		CIL: Adopted		WS discount: 50%		
EUV £m		£4,360,642	£4,360,642	£4,360,642	£4,360,642	£4,360,642	£4,360,642	£4,360,642	£4,360,642	£4,360,642	
		£6,450 /sqm	£7,000 /sqm	£7,500 /sqm	£8,000 /sqm	£8,750 /sqm	£9,500 /sqm	£10,250 /sqm	£11,000 /sqm	£11,750 /sqm	
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### Appraisal results - benchmark land value 3 (public land)

		AH: 35.0%			Rented: 70%		CIL: Adopted		WS discount: 0%		
EUV £m		£2,000,000	£2,000,000	£2,000,000	£2,000,000	£2,000,000	£2,000,000	£2,000,000	£2,000,000	£2,000,000	
		£6,450 /sqm	£7,000 /sqm	£7,500 /sqm	£8,000 /sqm	£8,750 /sqm	£9,500 /sqm	£10,250 /sqm	£11,000 /sqm	£11,750 /sqm	
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## WITH G&T PITCHES

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		£6,450 /sqm	£7,000 /sqm	£7,500 /sqm	£8,000 /sqm	£8,750 /sqm	£9,500 /sqm	£10,250 /sqm	£11,000 /sqm	£11,750 /sqm		
7	Res7 - Larger low density scheme	141	-£2,415,871	£2,033,550	£6,047,832	£10,062,115	£16,083,538	£22,060,625	£28,018,593	£33,976,561	£39,934,529	
8	Res8 - Mid-size flatted scheme	216	£27,069,045	£37,798,747	£47,496,290	£57,193,835	£71,740,149	£86,286,464	£100,814,802	£115,258,563	£129,702,321	
9	Res9 - large flatted scheme	294	£14,172,536	£23,109,638	£31,221,991	£39,261,011	£51,319,539	£63,378,068	£75,436,594	£87,495,122	£99,483,315	
10	Res10 - Lower density scheme mix of terrace and flats	291	£6,659,687	£10,322,955	£13,632,203	£16,927,171	£21,860,702	£26,759,369	£31,658,035	£36,542,317	£41,406,204	
11	Res11 - Large higher density scheme	744	-£12,115,285	£3,154,619	£4,921,794	£12,954,188	£24,890,827	£36,791,295	£48,566,175	£60,340,582	£72,059,459	
12	Res12 - Large very high density scheme	744	£9,110,395	£21,303,485	£32,275,868	£43,186,905	£59,400,983	£75,488,633	£91,522,426	£107,448,715	£123,371,590	
13	Res13 - Large very high density scheme	994	£29,974,612	£49,736,776	£67,702,380	£85,667,984	£112,616,390	£139,564,796	£166,513,201	£193,461,607	£220,294,439	

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		£6,450 /sqm	£7,000 /sqm	£7,500 /sqm	£8,000 /sqm	£8,750 /sqm	£9,500 /sqm	£10,250 /sqm	£11,000 /sqm	£11,750 /sqm		
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EUV £m		£2,000,000	£2,000,000	£2,000,000	£2,000,000	£2,000,000	£2,000,000	£2,000,000	£2,000,000	£2,000,000	£2,000,000	
		£6,450 /sqm	£7,000 /sqm	£7,500 /sqm	£8,000 /sqm	£8,750 /sqm	£9,500 /sqm	£10,250 /sqm	£11,000 /sqm	£11,750 /sqm		
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