

For: North Somerset Council



Viability Assessment

For North Somerset Local Plan 2039

Appendix I – Development appraisal and assumptions build up and overview

November 2023

DSP22811

**North Somerset Council - Appendix I: Local Plan Viability Assessment - Table 1a: Residential Assumptions
Site Typologies and Value Levels / Revenue Assumptions**

Scheme Size Appraised	Type	Site type	Density (based on residential net developable area)	Net Land Area (ha)	Gross Land Area (ha)	Build Period (Months) (6-month lead-in)
5	Houses	PDL/Greenfield	40	0.13	0.14	6
10	Houses	PDL/Greenfield	40	0.25	0.29	12
10	Flats	PDL	75	0.13	0.15	12
20	Houses	Greenfield	40	0.50	0.58	18
20	Mixed	PDL	40	0.50	0.58	18
30	Flats	PDL	75	0.40	0.46	18
30	Flats (Sheltered)	PDL	125	0.24	0.28	18
50	Mixed	PDL	50	1.00	1.15	18
50	Mixed	Greenfield	40	1.25	1.44	18
50	Flats	PDL	75	0.67	0.77	18
60	Flats (Extra Care)	PDL	125	0.48	0.55	18
100	Flats	PDL	100	1.00	1.30	24
100	Mixed	PDL	50	2.00	2.60	24
100	Mixed	Greenfield	40	2.50	3.25	24
300	Mixed	Greenfield	40	7.50	9.75	24**
500	Mixed Sensitivity Test (incl. Primary School)	Greenfield	40	12.50	20.00	30**

Notes:
The above scenarios tested at 0%, 10%, 20%, 30% and 40% on-site AH on sites of 10+ units. The appraisals have been completed in each case to the point at which a negative result is returned - we consider there to be no merit in extending testing beyond the points where there is a negative residual land value. Affordable Housing tenure split assumed at 25% First Homes with the remaining 75% made up of 77% Social Rent, 23% Shared Ownership. 10% Low Cost / Affordable Home Ownership (AHO) of total overall requirements. The above assumes fully applied policy position - actual percentage will necessarily vary due to policy requirement.

See Residential Assumptions Sheet 3 for Strategic/specific site testing

Unit sizes and dwelling mix assumptions

Property Type	Assumed Unit Sizes*		Dwelling Mix (%)**	
	Affordable	Market	Market Units	Affordable Units
1-bed flat	50	50	5%	20%
2-bed flat	61	61	10%	20%
2-bed house	79	79	10%	20%
3-bed house	93	93	50%	30%
4-bed house	106	130	25%	10%

*based on Nationally Described Space Standard (NDSS)

**based on Opinion Research Services - West of England Local Housing Needs Assessment (July 2021), emerging Policy DP43/DP46 and further DSP analysis

Note: Retirement/sheltered units assumed at 55sq.m (1-Bed Flats) and 75 sq.m. (2-Bed Flats) with 75% net to gross ratio, extra-care units assumed at 58.5 (1-Bed Flats) and 76.8 (2-Bed Flats) with 65% net to gross ratio.

Value Levels - North Somerset

Market Value (MV) - Private units	VL1 £3,500	VL2 £3,750	VL3 £4,000	VL4 £4,250	VL5 £4,500	VL6 £4,750	VL7 £5,000
1-bed flat	£175,000	£187,500	£200,000	£212,500	£225,000	£237,500	£250,000
2-bed flat	£213,500	£228,750	£244,000	£259,250	£274,500	£289,750	£305,000
2-bed house	£276,500	£296,250	£316,000	£335,750	£355,500	£375,250	£395,000
3-bed house	£325,500	£348,750	£372,000	£395,250	£418,500	£441,750	£465,000
4-bed house	£455,000	£487,500	£520,000	£552,500	£585,000	£617,500	£650,000
MV (£/sq. m.)	£3,500	£3,750	£4,000	£4,250	£4,500	£4,750	£5,000

Note: Sheltered Housing tested at VL6 £4,750, VL7 £5,000, VL8 £5,250, VL9 £5,500, VL10 £5,750 and VL11 £6,000.

Value Levels - Locations by Town Centre Hierarchy

Town Centres Hierarchy	Indicative Value Level Range
District-wide - overall new build range	VL2-4
District-wide - new build range flats	VL4-5
District-wide - new build range houses	VL2-4
Town Centres	
Weston-Super-Mare	VL1-2
Clevedon	VL3-5
Portishead	VL3-4
Nailsea	VL2-5
Local/ Village Centres Outside of Weston-Super-Mere	
Backwell	VL3-5
Banwell	VL2-3
Churchill	VL2-4
Congresbury	VL4-6
Long Ashton	VL4-6
Pill	VL2-5
Winscombe	VL3-5
Wrington	VL2-5
Yatton	VL2-5

Affordable Housing Revenue Assumptions

Unit	Market Size	Social Rent	Shared Ownership
		% of Market Value	% of Market Value
1BF	50	45%	65%
2BF	70		
2BH	79		
3BH	100		
4BH	130		

Note: Social Rent % MV based on assumed Value Level 4 @ £4,250/sq. m.

North Somerset Council - Appendix I: Local Plan Viability Assessment - Residential Assumptions
Table 1b: Development Cost Assumptions & Key Sensitivity Testing Parameters

Appraisal Cost Description	Cost Assumption	Notes
Build cost - Mixed Developments (generally - houses/flats)	£1,416/sq. m. (LQ £1,284/sq. m.)	<i>Based on BCIS 'median' rebased to the Somerset location factor (5yr data sample), excludes external works. LQ applied to strategic site 'Wolvershill'.</i>
Build cost - Houses only (generally)	£1,385/sq. m.	
Build cost - Flats only (generally)	£1,560/sq. m.	
Build cost - Supported Housing (generally)	£1,660/sq. m.	
External Works	10% (Flats) 15% (Houses)	<i>Applied to base build costs Reduced rate at 7.5% for Sheltered/Extra Care Schemes</i>
Site Works (on gross land area)	£500,000/ha	<i>Non-strategic scale typology test. Further bespoke assumptions assumed for strategic sites</i>
Contingency (% of build cost)	5%	<i>variable depending on scale of development</i>
Professional Fees (% of build cost)	8-10%	
Adopted CIL Rates/ CIL Testing Scope	Tested at current indexed rates £/m ² (2023)	<i>CIL indexed rates (2023) assumed for appraisal modelling: Zone A (Weston Town Centre) £0 Zone B (Outer Weston - designated Strategic Development Areas) £24.83 Zone B (Outer Weston - non designated Strategic Development Areas) £49.65 Zone C (Rest of District - designated Strategic Development Areas) £49.65 Zone C (Rest of District - non designated Strategic Development Areas) £99.30. Adopted rates (2017) : Zone A = £0, Zone B = £20 - £40, Zone C = £40 - £80 (Zoning applied as above) Based on analysis of s106 monitoring information representing the current level of s106 contributions in the district. Increased test to reflect potential additional requirements described in the WSM Town Centre Regeneration SPD - applicable only to the higher density flatted typologies.</i>
Residual s.106 contributions	Tested at £3,000/unit and £5,000/unit	
Sustainable design/climate change/carbon reduction (% of build cost)	4% (Flats) 9% (Houses) 7% (Houses/Flats - mixed)	<i>Representing requirement set out in Policy DP6 to achieve net zero carbon regulated and unregulated emissions (see policy detail). Cost uplift based on a range of evidence provided by NSC¹. Includes uplift for current Part L. Note: blended rate for mixed schemes (houses and flats), weighted by dwelling mix proportions. Houses only typologies - assumes 1x EVCP per dwelling Flats typologies - assumes 1x EVCP per dwelling Mixed (Houses/Flats) typologies - cost weighted by dwelling mix, assumes 1x EVCP per dwelling</i>
Electric Vehicle Charging Points (£/unit)²	£865/unit (houses) £1,961 (flats)	<i>Assumed nominal cost (forming part of overall cost allowance) based on DSP research and analysis.</i>
Water efficiency standards	100lpppd	
Nature Conservation - Special Protection Area and Special Area of Conservation	£500/dwelling	<i>Based on a range of data, pending further NSC specific data.</i>
Biodiversity Net Gain (BNG) (% of build cost)³	2.9% (Greenfield) 0.7% (PDL)	<i>Assuming 10% requirement, variable by site type. Costs based on Impact Assessment (Scenario C). 100% provision on all units = M4(2) on major development (10+ units) High-level costs based on the analysis as described in the 'Raising accessibility standards in new homes' consultation document⁴</i>
Housing Standards - M4(2) Accessible and adaptable dwellings compliance	£15.5/sq. m.	
Housing Standards - M4(3) Wheelchair user dwellings compliance	£155/sq. m.	<i>5% provision on all dwellings = M4(3) on major development (10+ units)</i>
Marketing & Sales Costs (% of GDV)	3%	
Legal Fees on sale (£ per unit)	£750	
Developer's Return for Risk & Profit		
Open Market Housing Profit (% of GDV)	Range of 15-20%	<i>DSP assumed testing at mid-point of range at 17.5%. First Homes at 12%</i>
Affordable Housing Profit (% of GDV)	6%	
Finance & Acquisition Costs		
Agents Fees (% of site value)	1.50%	
Legal Fees (% of site value)	0.75%	
Stamp Duty Land Tax (% of site value)	0% to 5%	<i>HMRC Scale</i>
Finance Rate - Build (%)	6.50%	
Finance Rate - Land (%)	6.50%	

¹ Evidence based on range of sources including Cornwall Council - Etude with Currie & Brown, 2021, Technical Evidence Base for Policy SEC 1, West of England - Net Zero New Build Policy Evidence (December 2021), WSP - Evidence base for WoE Net Zero Building Policy (August 2021).

² Costs adopted from the DfT Residential Charging Infrastructure Provision Impact Assessment (September 2021) based on mid-point in range of costs identified.

³ Biodiversity Net Gain Impact Assessment - Natural England (Table 19-20)

⁴ <https://www.gov.uk/government/consultations/raising-accessibility-standards-for-new-homes/raising-accessibility-standards-for-new-homes-html-version#raising-accessibility-standards-of-new-homes>

**North Somerset Council - Appendix I: Local Plan Viability Assessment - Strategic Site Allocation
- Table 1c: Residential Assumptions**

Site Name:	Wolvershill (north of Banwell) - Strategic Location
Site Type:	Greenfield
Indicative capacity: (approx. no. of dwellings)	2800
Affordable Housing %:	Tested at 20%, 30%, 35% and 40% AH
Assumed Gross Site Area (ha):	185ha (129ha + 56ha adjacent allocation)
Site works/infrastructure:	Assume £25,000/dwelling at this stage pending detailed costing information (in addition to BCIS plus external works). Note: these costs relate to site works e.g. prep, servicing etc. At this stage detailed infrastructure requirements for these sites are unknown.
Contingency Allowance:	Variable 3-5%
Professional Fees:	8%
Indicative Residential Market Value (£/sq.m.):	Full VL range tested as per Table 1a.
Housing Trajectory - timescales/phasing:	200 units per annum
Indexed CIL (Zone 2)	Assume Zone B - Designated Strategic Development Area @ £24.83
DSP Additional Assumptions / Comments / Site Specific Costs (Main cost assumptions - Sheet 2) (Serviced land = £550,000/ha unless otherwise stated)	
<i>Note: as detailed costs for provision are unknown at this stage, the appraisal modelling has been conducted on a surplus basis. The resulting surplus amounts will need to be sufficient to support any known costs listed below.</i>	
140x Self-build or custom build plots (5%) - assume £125,000/plot revenue	
25x Gypsy and traveller pitches (1.5ha) - assume cost @ £90,000/pitch	
6.5ha of employment land to be provided plus land servicing	
2ha mixed use local centre including community uses	
Transport infrastructure costs @ £13.5m	
Banwell Bypass and associated works - assume HIF Funding, <i>excluded from testing</i>	
2x 2FE Primary Schools @ £10.6m each and 1x 1FE Primary School @ £6m (£27,200,000 total), 7.2ha land area	
1x Secondary School @ £38m, 9ha land area - <i>sensitivity test</i>	
Financial contributions towards leisure playing pitches - <i>detail unknown at this stage, excluded from appraisal model</i>	
Provision of green infrastructure including nature park/open space @ 92ha	
Provision of community orchard @ £TBC - <i>detail unknown at this stage, excluded from appraisal model</i>	
Provision of children's equipped play provision, MUGA etc. @ £TBC - <i>detail unknown at this stage, excluded from appraisal model</i>	

DSP (2023)

North Somerset Council - Appendix I: Local Plan Viability Assessment

Table 1d: Policy Analysis

North Somerset Local Plan - Pre-Submission Plan (Regulation 19)

Note: Locational Policies excluded as these are typically dealt with via typology-based modelling alongside specific/strategic site modelling. In addition, some of these policies e.g. LP11, LP12, LP14 etc. relate to more of a planning / land use implication than for viability consideration.

Policy Ref	Policy Name	Viability Impact	Addressed where applicable through specific study approach / assumptions - associated commentary / cost allowance
SP1	Sustainable development	High	Specific allowance made in addition to base build costs - see assumptions detail. However, the wider policy scope could have site specific impacts and as such would need to be treated as an abnormal costs in weighing-up the overall viability position on a the particular site. Other aspects of this policy have a more general impact in relation to design, location of development, infrastructure etc. See non-strategic policies for details.
SP2	Climate change	High	
SP3	Spatial strategy	High	
SP4	Placemaking	Medium	Relates to the nature and quality of development expected to come forward and be supportable through the usual planning application and development management process. Therefore reflected in the nature of the build and related costs assumptions used for all appraisals.
SP5	Towns	Low / Marginal	Reflected through the agreed range of development typologies include specific sites (as appropriate) selected for testing at variable Value Levels representing changing values over time as well as different areas of the district and scheme type - all reflecting planned growth.
SP6	Villages	Low / Marginal	Reflected through the agreed range of development typologies include specific sites (as appropriate) selected for testing at variable Value Levels representing changing values over time as well as different areas of the district and scheme type - all reflecting planned growth.
SP7	Green Belt	Low / Marginal	Although partly reflected through the range of development typologies including specifics selected for testing at variable value levels, the principle of development in the greenbelt is considered more of a land use consideration than for viability consideration.
SP8	Housing	High	Reflected through the agreed range of development typologies selected for testing at variable Value Levels representing changing values over time as well as different areas of the District and scheme type - all reflecting planned growth. Bespoke testing for specific/strategic site allocations also considered.
SP9	Employment	Medium	Considered through the commercial development scenarios for testing relevant to planned growth - see assumptions detail. Bespoke testing for specific/strategic employment site allocations also considered.
SP10	Transport	Low / Marginal	Allowed for within overall build costs and fees so far as normal works extent is concerned. However, could have a site specific impacts and as such would need to be treated as an abnormal costs in weighing-up the overall viability position on a the particular site. Additional allowances have been made for electric vehicle charging points.
SP11	Historic and Natural Environment	Low / Marginal	Generally allowed for within build costs and externals / Planning obligations cost assumption, alongside overall quality of design/layout of the scheme. Additional assumptions (cost/space) apply for open space and Biodiversity Net Gain provision.
SP12	Minerals	Not Applicable	<i>More of a planning and land use implication than for viability consideration.</i>
SP13	Waste	Not Applicable	<i>More of a planning and land use implication than for viability consideration.</i>
DP1	High quality design	Medium	Relates to the nature and quality of development expected to come forward and be supportable through the usual planning application and development management process. Therefore reflected in the nature of the build and related costs assumptions used for all appraisals.
DP2	Residential development within settlement boundaries	Low / Marginal	Although more of a planning and land use implication than for viability consideration. General design considerations factored into cost assumptions as part of an acceptable, quality development overall.
DP3	Residential extensions	Not Applicable	<i>More of a planning and land use implication than for viability consideration.</i>
DP4	Houses in multiple occupation and residential sub-division	Not Applicable	<i>More of a planning and land use implication than for viability consideration.</i>
DP5	Climate change adaptation and resilience	Low / Marginal	Although specific allowances have been made in addition to base build costs in connection with homes built to Net Zero Construction (Policy DP6), this policy relates principally to an accompanying 'climate change adaption statement'. This cost of producing this statement general cost and build cost related assumptions used for all appraisals.
DP6	Net zero construction	High	Specific allowance made in addition to base build costs based on evidence provided by the Council - see assumptions detail for both residential and commercial development. However, the wider policy scope could have site specific impacts and as such would need to be treated as an abnormal costs in weighing-up the overall viability position on a the particular site. Water efficiency assumed at 100lpppd with costs forming part of overall allowances - see assumptions detail.
DP7	Large-scale renewable energy generation	Not Applicable	<i>Planning and land use implication than for viability consideration.</i> <i>Specific assumptions made for energy standards in new development in accordance with Policy DP6</i>
DP8	Efficient use of land	Medium	Relates to the nature and quality of development expected to come forward and be supportable through the usual planning application and development management process. Therefore reflected in the nature of the build, including densities and related costs assumptions used for all appraisals.
DP9	Flood risk	Low / Marginal	Allowed for within overall build costs and fees so far as normal works extent is concerned. No particular additional assumptions apply. However, could have site specific impacts treated as abnormal costs in relation to specific/strategic sites testing.
DP10	Sustainable drainage	Low / Marginal	
DP11	Rivers, watercourses and springs	Low / Marginal	Although partly reflected within overall build costs, fees and the general quality of development / design etc, the principle of development proposals affecting rivers and watercourses is considered more of a land use consideration than for direct viability consideration.
DP12	Development in the Green Belt	Low / Marginal	Although partly reflected through the range of development typologies including specifics selected for testing at variable value levels, the principle of development in the greenbelt is considered more of a land use consideration than for viability consideration.
DP13	Environmental pollution, living conditions, health and safety	Low / Marginal	Although more of a planning and land use implication than for viability consideration, additional costs for mitigation measures may be relevant in some site-specific scenarios.
DP14	Highway safety, traffic and provision of infrastructure associated with development	High	Considered through range of s.106, variable indexed CIL rates and other cost assumptions. In practice a range of sites will trigger mitigation requirements (localised works or contributions) but those will vary sites will vary with the site-specific details. Bespoke allowances made for specific/strategic sites.
DP15	Active and sustainable transport	Low / Marginal	Allowed for within overall costs including s106 contributions, alongside general design requirements, build costs, external works, site works etc. Additional cost allowance has been made for electric vehicle charging points - see assumptions detail. However, could have a site specific impacts and as such would need to be treated as an abnormal costs in weighing-up the overall viability position on a the particular site.
DP16	Active travel routes	Low / Marginal	
DP17	Public transport accessibility	Low / Marginal	
DP18	Travel plans	Low / Marginal	
DP19	Parking	Low / Marginal	
DP20	Airport related car parking	Not Applicable	
DP21	Safeguarding employment sites	Not Applicable	<i>More of a planning and land use implication than for viability consideration.</i>
DP22	Visitor attractions	Low / Marginal	Considered through the commercial development scenarios for testing relevant to planned growth including via reporting detail - see assumptions detail.
DP23	Visitor accommodation	Not Applicable	<i>More of a planning and land use implication than for viability consideration.</i>
DP24	Town Centres	Low / Marginal	Reflected through the agreed range of development typologies (residential and commercial) include specific sites (as appropriate) selected for testing at variable Value Levels representing changing values over time as well as different areas of the district and scheme type - all reflecting planned growth.
DP25	District Centres	Low / Marginal	
DP26	Local Centres	Low / Marginal	

Policy Ref	Policy Name	Viability Impact	Addressed where applicable through specific study approach / assumptions - associated commentary / cost allowance
DP27	Primary shopping areas	Medium	
DP28	Retail Parks	Medium	Although more of a planning and land use implication than for viability consideration, a range of commercial development typologies and specific sites have been considered/tested, relevant to planned growth - see assumptions detail
DP29	Sequential approach for town centre uses	Medium	
DP30	Control of non-mineral development	Not Applicable	More of a planning and land use implication than for viability consideration.
DP31	Mineral working exploration, extraction and processing	Not Applicable	More of a planning and land use implication than for viability consideration.
DP32	Waste management facilities	Not Applicable	More of a planning and land use implication than for viability consideration.
DP33	Disposal of waste by landfill or land raise	Not Applicable	More of a planning and land use implication than for viability consideration.
DP34	Green infrastructure	Low / Marginal	Generally allowed for within build costs and externals / Planning obligations cost assumption. Additional assumptions (cost/space) apply for open space and Biodiversity Net Gain provision.
DP35	Nature Conservation	Medium	Bespoke allowance made for SPA/SAC contributions as advised by NSC - see assumptions detail.
DP36	Biodiversity Net Gain	Low / Marginal	Although allowed for within overall build costs and fees so far as normal works extent is concerned. Bespoke costs allowed for biodiversity net gain - see assumptions detail. However, could have a site specific impacts and as such would need to be treated as an abnormal costs in weighing-up the overall viability position on a the particular site.
DP37	Trees, woodlands and hedges	Low / Marginal	Allowed for within overall build costs and fees so far as normal works extent is concerned. No particular additional assumptions apply
DP38	Landscape	Not Applicable	More of a planning and land use implication than for viability consideration. General design considerations factored into cost assumptions as part of an acceptable, quality development overall.
DP39	Mendip Hills AONB	Low / Marginal	Although partly reflected through the range of development typologies including specifics selected for testing at variable value levels, the principle of development in the AONB is considered more of a land use consideration than for viability consideration.
DP40	Built Heritage	Not Applicable	More of a planning / design issue rather than direct cost impact except in exceptional circumstances.
DP41	Archaeology	Not Applicable	More of a planning / design issue rather than direct cost impact except in exceptional circumstances.
DP42	Historic Parks and Gardens	Not Applicable	More of a planning / design issue rather than direct cost impact except in exceptional circumstances.
DP43	Affordable housing (including rural exception schemes)	High	Affordable Housing tenure split assumed at 25% First Homes with the remainder provided as 90% Social Rent and 10% Shared Ownership. Costs reflected in the selection of scheme scenarios, range of AH % and tenure split %s tested together with the interpretation of appraisal results. Scope of testing also considers the AONB and rural exception sites.
DP44	Gypsies, travellers and travelling showpeople	Not Applicable	More of a planning and land use implication than for viability consideration.
DP45	Residential space standards	Low / Marginal	Reflected through assumed unit sizes (GIA) by dwelling size/type based on the Nationally Described Space Standards.
DP46	Housing Type and Mix	Medium	Accessibility standards considered through specific cost assumptions informed by the detail set out in the Government's July 2022 consultation 'Raising accessibility standards for new homes' together with general site works and as factored into scheme design from the outset - see assumptions detail. A variety of residential scenarios (including supported/sheltered housing) have been modelled representing the variety relevant in the different areas. The specific housing mix (flats/houses) has been informed by Opinion Research Services - West of England Local Housing Needs Assessment (July 2021), emerging Policy DP43/DP46 and further DSP analysis - see assumptions detail.
DP47	Older persons accommodation	High	Reflected through the agreed range of development typologies and specific sites selected for testing at variable Value Levels representing changing values over time as well as different areas of the district and scheme type - all reflecting planned growth. Specific specialist housing scenarios tested, including general retirement/sheltered, extra care and full care (as part of non-residential typology testing).
DP48	Residential annexes	Not Applicable	More of a planning and land use implication than for viability consideration.
DP49	Healthy Places	Low / Marginal	Allowed for within overall build costs and fees so far as normal works extent is concerned. No particular additional assumptions apply
DP50	New community facilities, open space and sports pitches	Medium	Considered as part of residual s106 contributions alongside CIL although specific site testing will include bespoke allowances as required by the Council. In addition, a range of commercial development typologies have been considered/tested, relevant to planned growth - see assumptions detail alongside the main report text.
DP51	Protection of build community facilities	Not Applicable	More of a planning and land use implication than for viability consideration.
DP52	Protection of open space and recreation	Not Applicable	More of a planning and land use implication than for viability consideration.
DP53	Best and most versatile land	Not Applicable	More of a planning and land use implication than for viability consideration.
DP54	Rural workers housing	Not Applicable	More of a planning and land use implication than for viability consideration.
DP55	Agriculture and land based rural businesses	Low / Marginal	Although more of a planning and land use implication than for viability consideration, a range of commercial development typologies and specific sites have been considered/tested, relevant to planned growth - see assumptions detail
DP56	Equestrian development	Low / Marginal	Considered through the commercial development scenarios for testing relevant to planned growth including via reporting detail - see assumptions detail.
DP57	Replacement dwellings in the countryside	Not Applicable	More of a planning and land use implication than for viability consideration unless in exceptional circumstances requiring bespoke consideration
DP58	Conservation or re-use of rural buildings	Not Applicable	More of a planning and land use implication than for viability consideration.
DP59	Previously developed land in the countryside	Not Applicable	Although more of a planning and land use implication than for viability consideration, a range of different site types have been considered, relevant to planned growth - see assumptions detail
DP60	Employment on greenfield land in the countryside	Not Applicable	
DP61	Existing businesses in the countryside	Not Applicable	More of a planning and land use implication than for viability consideration.
DP62	Visitor accommodation in the countryside including camping and caravanning	Not Applicable	More of a planning and land use implication than for viability consideration.
DP63	Infrastructure delivery and development contributions	High	Considered through range of s.106, variable indexed CIL rates and other cost assumptions. In practice a range of sites will trigger mitigation requirements (localised works or contributions) but those will vary sites will vary with the site-specific details. Bespoke allowances made for specific/strategic sites.