

**For: North Somerset Council**



## **Viability Assessment**

## **For North Somerset Local Plan 2039**

**Appendix II – Residential typologies  
review results tables**

**November 2023**

**DSP22811**



**North Somerset Council - Local Plan Viability Assessment - Appendix II  
Residential Indications: Table 2a: 5 Houses - PDL/Greenfield**

Development Scenario	5 Houses
Typical Site Type	PDL/Greenfield
Site Density (dph)*	40.00
Net Land Area (ha)	0.13
Gross Land Area (ha)	0.14

\*based on residential net developable area

Zone A Indexed CIL @ £0/sq. m.	£3,000/dwelling s.106			£5,000/dwelling s.106		
	0% Affordable Housing	10% / 20% Affordable Housing	30% / 35% / 40% Affordable Housing	0% Affordable Housing	10% / 20% Affordable Housing	30% / 35% / 40% Affordable Housing
	Residual Land Value (£)			Residual Land Value (£)		
Value Level						
VL1 £3,500/sq. m	£183,086	£121,377	£124,749	£173,647	£111,846	£115,218
VL2 £3,750/sq. m	£269,458	£201,875	£200,870	£260,284	£192,436	£191,431
VL3 £4,000/sq. m	£353,959	£281,202	£276,001	£344,784	£272,027	£266,826
VL4 £4,250/sq. m	£438,459	£359,182	£349,757	£429,284	£350,007	£340,583
VL5 £4,500/sq. m	£522,960	£437,162	£423,514	£513,785	£427,987	£414,339
VL6 £4,750/sq. m	£607,460	£515,142	£497,270	£598,285	£505,967	£488,096
VL7 £5,000/sq. m	£691,961	£593,122	£571,027	£682,786	£583,947	£561,852
	Residual Land Value (£/ha)			Residual Land Value (£/ha)		
VL1 £3,500/sq. m	£1,273,640	£844,361	£867,818	£1,207,978	£778,062	£801,519
VL2 £3,750/sq. m	£1,874,490	£1,404,351	£1,397,357	£1,810,668	£1,338,689	£1,331,695
VL3 £4,000/sq. m	£2,462,320	£1,956,185	£1,920,006	£2,398,495	£1,892,360	£1,856,181
VL4 £4,250/sq. m	£3,050,150	£2,498,655	£2,433,095	£2,986,324	£2,434,829	£2,369,270
VL5 £4,500/sq. m	£3,637,979	£3,041,124	£2,946,184	£3,574,154	£2,977,299	£2,882,359
VL6 £4,750/sq. m	£4,225,809	£3,583,594	£3,459,273	£4,161,984	£3,519,768	£3,395,448
VL7 £5,000/sq. m	£4,813,639	£4,126,063	£3,972,362	£4,749,813	£4,062,238	£3,908,536

Zone B Indexed CIL @ £49.65/sq. m.	£3,000/dwelling s.106			£5,000/dwelling s.106		
	0% Affordable Housing	10% / 20% Affordable Housing	30% / 35% / 40% Affordable Housing	0% Affordable Housing	10% / 20% Affordable Housing	30% / 35% / 40% Affordable Housing
	Residual Land Value (£)			Residual Land Value (£)		
Value Level						
VL1 £3,500/sq. m	£161,023	£103,556	£111,383	£151,585	£94,026	£101,853
VL2 £3,750/sq. m	£247,955	£184,225	£187,633	£238,517	£174,787	£178,194
VL3 £4,000/sq. m	£332,513	£264,045	£263,134	£323,338	£254,870	£253,959
VL4 £4,250/sq. m	£417,014	£342,025	£336,890	£407,839	£332,850	£327,715
VL5 £4,500/sq. m	£501,514	£420,005	£410,647	£492,339	£410,830	£401,472
VL6 £4,750/sq. m	£586,015	£497,985	£484,403	£576,840	£488,810	£475,228
VL7 £5,000/sq. m	£670,515	£575,965	£558,160	£661,340	£566,790	£548,985
	Residual Land Value (£/ha)			Residual Land Value (£/ha)		
VL1 £3,500/sq. m	£1,120,162	£720,389	£774,839	£1,054,502	£654,091	£708,541
VL2 £3,750/sq. m	£1,724,908	£1,281,569	£1,305,270	£1,659,245	£1,215,906	£1,239,608
VL3 £4,000/sq. m	£2,313,135	£1,836,837	£1,830,495	£2,249,310	£1,773,011	£1,766,669
VL4 £4,250/sq. m	£2,900,965	£2,379,307	£2,343,584	£2,837,139	£2,315,481	£2,279,759
VL5 £4,500/sq. m	£3,488,795	£2,921,776	£2,856,673	£3,424,965	£2,857,951	£2,792,848
VL6 £4,750/sq. m	£4,076,624	£3,464,246	£3,369,762	£4,012,799	£3,400,420	£3,305,937
VL7 £5,000/sq. m	£4,664,454	£4,006,716	£3,882,851	£4,600,628	£3,942,890	£3,819,026

Zone C Indexed CIL @ £99.30/sq. m.	£3,000/dwelling s.106			£5,000/dwelling s.106		
	0% Affordable Housing	10% / 20% Affordable Housing	30% / 35% / 40% Affordable Housing	0% Affordable Housing	10% / 20% Affordable Housing	30% / 35% / 40% Affordable Housing
	Residual Land Value (£)			Residual Land Value (£)		
Value Level						
VL1 £3,500/sq. m	£138,854	£85,735	£98,017	£129,324	£76,205	£88,487
VL2 £3,750/sq. m	£225,893	£166,576	£174,395	£216,454	£157,137	£164,956
VL3 £4,000/sq. m	£311,068	£246,800	£250,266	£301,893	£237,361	£240,835
VL4 £4,250/sq. m	£395,568	£324,869	£324,023	£386,393	£315,694	£314,848
VL5 £4,500/sq. m	£480,069	£402,849	£397,780	£470,894	£393,674	£388,605
VL6 £4,750/sq. m	£564,569	£480,829	£471,536	£555,395	£471,654	£462,361
VL7 £5,000/sq. m	£649,070	£558,809	£545,293	£639,895	£549,634	£536,118
	Residual Land Value (£/ha)			Residual Land Value (£/ha)		
VL1 £3,500/sq. m	£965,940	£596,418	£681,860	£899,642	£530,119	£615,562
VL2 £3,750/sq. m	£1,571,430	£1,158,786	£1,213,183	£1,505,767	£1,093,124	£1,147,521
VL3 £4,000/sq. m	£2,163,950	£1,716,866	£1,740,983	£2,100,125	£1,651,204	£1,675,375
VL4 £4,250/sq. m	£2,751,780	£2,259,959	£2,254,073	£2,687,955	£2,196,133	£2,190,248
VL5 £4,500/sq. m	£3,339,610	£2,802,429	£2,767,162	£3,275,784	£2,738,603	£2,703,337
VL6 £4,750/sq. m	£3,927,439	£3,344,898	£3,280,251	£3,863,614	£3,281,073	£3,216,426
VL7 £5,000/sq. m	£4,515,269	£3,887,368	£3,793,340	£4,451,444	£3,823,542	£3,729,515

Key:

Indicative non-viability	RLV beneath Viability Test 1 (RLV <£750,000/ha)
Potential viability - lower value PDL	Viability Test 2 (RLV £750,000 to £1,000,000/ha)
Viable indications - lower typical value PDL	Viability Test 3 (RLV £1,000,000 to £1,500,000/ha)
Viable indications - typical value PDL	Viability Test 4 (RLV £1,500,000 to £2,500,000/ha)
Viable indications - higher value PDL	Viability Test 5 (RLV >£2,500,000/ha)

BLV Notes:

EUV+ £/ha	Notes
£750,000	Lower PDL reflecting lower grade PDL (e.g. former community uses, yards, workshops, former industrial etc)
£1,000,000	Lower to typical PDL – industrial / commercial
£1,500,000	Typical PDL
£2,500,000	Upper PDL /residential land values

North Somerset Council - Local Plan Viability Assessment - Appendix II  
Residential Indications: Table 2b: 10 Houses - PDL

Development Scenario	10 Houses
Typical Site Type	PDL
Site Density (dph)*	40.00
Net Land Area (ha)	0.25
Gross Land Area (ha)	0.29

\*based on residential net developable area

Zone A Indexed CIL @ £0/sq. m.	£3,000/dwelling s.106				£5,000/dwelling s.106			
	20%	30%	35%	40%	20%	30%	35%	40%
	Affordable Housing	Affordable Housing	Affordable Housing	Affordable Housing	Affordable Housing	Affordable Housing	Affordable Housing	Affordable Housing
	Residual Land Value (£)				Residual Land Value (£)			
VL1 £3,500/sq. m	£294,006	£216,781	£157,293		£275,950	£198,205	£138,608	
VL2 £3,750/sq. m	£436,789	£344,080	£281,587		£418,733	£326,024	£263,531	
VL3 £4,000/sq. m	£579,572	£470,449	£403,288		£561,516	£452,393	£385,232	
VL4 £4,250/sq. m	£722,355	£596,819	£524,989		£704,299	£578,762	£506,933	
VL5 £4,500/sq. m	£865,138	£723,188	£646,690		£847,081	£705,132	£628,634	
VL6 £4,750/sq. m	£1,007,921	£849,558	£768,391		£989,864	£831,501	£750,335	
VL7 £5,000/sq. m	£1,150,704	£975,928	£890,092		£1,132,647	£957,872	£872,036	
	Residual Land Value (£/ha)				Residual Land Value (£/ha)			
VL1 £3,500/sq. m	£1,022,630	£754,022	£547,106		£959,825	£689,410	£482,114	
VL2 £3,750/sq. m	£1,519,266	£1,196,800	£979,434		£1,456,461	£1,133,995	£916,629	
VL3 £4,000/sq. m	£2,015,903	£1,636,346	£1,402,741		£1,953,098	£1,573,541	£1,339,936	
VL4 £4,250/sq. m	£2,512,539	£2,075,891	£1,826,049		£2,449,734	£2,013,086	£1,763,244	
VL5 £4,500/sq. m	£3,009,175	£2,515,437	£2,249,357		£2,946,370	£2,452,632	£2,186,552	
VL6 £4,750/sq. m	£3,505,812	£2,954,985	£2,672,664		£3,443,007	£2,892,178	£2,609,860	
VL7 £5,000/sq. m	£4,002,448	£3,394,533	£3,095,972		£3,939,643	£3,331,729	£3,033,167	

Zone B Indexed CIL @ £49.65/sq. m.	£3,000/dwelling s.106				£5,000/dwelling s.106			
	20%	30%	35%	40%	20%	30%	35%	40%
	Affordable Housing	Affordable Housing	Affordable Housing	Affordable Housing	Affordable Housing	Affordable Housing	Affordable Housing	Affordable Housing
	Residual Land Value (£)				Residual Land Value (£)			
VL1 £3,500/sq. m	£260,242	£186,388	£131,060		£241,961	£167,812	£112,304	
VL2 £3,750/sq. m	£403,025	£314,537	£256,265		£384,969	£296,480	£237,868	
VL3 £4,000/sq. m	£545,808	£440,906	£377,965		£527,752	£422,850	£359,909	
VL4 £4,250/sq. m	£688,591	£567,275	£499,666		£670,535	£549,219	£481,610	
VL5 £4,500/sq. m	£831,374	£693,645	£621,367		£813,318	£675,588	£603,310	
VL6 £4,750/sq. m	£974,157	£820,014	£743,068		£956,101	£801,958	£725,012	
VL7 £5,000/sq. m	£1,116,940	£946,383	£864,769		£1,098,883	£928,327	£846,713	
	Residual Land Value (£/ha)				Residual Land Value (£/ha)			
VL1 £3,500/sq. m	£905,191	£648,306	£455,860		£841,603	£583,693	£390,622	
VL2 £3,750/sq. m	£1,401,827	£1,094,040	£891,357		£1,339,022	£1,031,235	£827,369	
VL3 £4,000/sq. m	£1,898,463	£1,533,586	£1,314,662		£1,835,658	£1,470,781	£1,251,857	
VL4 £4,250/sq. m	£2,395,099	£1,973,132	£1,737,969		£2,332,295	£1,910,327	£1,675,165	
VL5 £4,500/sq. m	£2,891,736	£2,412,677	£2,161,277		£2,828,931	£2,349,872	£2,098,469	
VL6 £4,750/sq. m	£3,388,372	£2,852,223	£2,584,585		£3,325,567	£2,789,418	£2,521,780	
VL7 £5,000/sq. m	£3,885,008	£3,291,769	£3,007,893		£3,822,203	£3,228,964	£2,945,088	

Zone C Indexed CIL @ £99.30/sq. m.	£3,000/dwelling s.106				£5,000/dwelling s.106			
	20%	30%	35%	40%	20%	30%	35%	40%
	Affordable Housing	Affordable Housing	Affordable Housing	Affordable Housing	Affordable Housing	Affordable Housing	Affordable Housing	Affordable Housing
	Residual Land Value (£)				Residual Land Value (£)			
VL1 £3,500/sq. m	£225,802	£155,994	£104,756		£207,226	£137,296	£86,000	
VL2 £3,750/sq. m	£369,261	£284,993	£230,393		£351,205	£266,937	£211,817	
VL3 £4,000/sq. m	£512,044	£411,363	£352,642		£493,988	£393,306	£334,586	
VL4 £4,250/sq. m	£654,827	£537,732	£474,343		£636,771	£519,676	£456,287	
VL5 £4,500/sq. m	£797,610	£664,101	£596,044		£779,554	£646,045	£577,988	
VL6 £4,750/sq. m	£940,393	£790,471	£717,744		£922,337	£772,414	£699,688	
VL7 £5,000/sq. m	£1,083,176	£916,840	£839,446		£1,065,120	£898,784	£821,390	
	Residual Land Value (£/ha)				Residual Land Value (£/ha)			
VL1 £3,500/sq. m	£785,397	£542,589	£364,368		£720,784	£477,553	£299,130	
VL2 £3,750/sq. m	£1,284,387	£991,281	£801,367		£1,221,582	£928,476	£736,754	
VL3 £4,000/sq. m	£1,781,024	£1,430,827	£1,226,582		£1,718,219	£1,368,022	£1,163,777	
VL4 £4,250/sq. m	£2,277,660	£1,870,372	£1,649,890		£2,214,855	£1,807,567	£1,587,085	
VL5 £4,500/sq. m	£2,774,296	£2,309,918	£2,073,196		£2,711,491	£2,247,113	£2,010,393	
VL6 £4,750/sq. m	£3,270,933	£2,749,463	£2,496,500		£3,208,128	£2,686,659	£2,433,696	
VL7 £5,000/sq. m	£3,767,569	£3,189,009	£2,919,813		£3,704,764	£3,126,204	£2,857,008	

Key:

Indicative non-viability	RLV beneath Viability Test 1 (RLV <£750,000/ha)
Potential viability - lower value PDL	Viability Test 2 (RLV £750,000 to £1,000,000/ha)
Viable indications - lower typical value PDL	Viability Test 3 (RLV £1,000,000 to £1,500,000/ha)
Viable indications - typical value PDL	Viability Test 4 (RLV £1,500,000 to £2,500,000/ha)
Viable indications - higher value PDL	Viability Test 5 (RLV >£2,500,000/ha)

BLV Notes:

EUV+ £/ha	Notes
£750,000	Lower PDL reflecting lower grade PDL (e.g. former community uses, yards, workshops, former industrial etc)
£1,000,000	Lower to typical PDL – industrial / commercial
£1,500,000	Typical PDL
£2,500,000	Upper PDL /residential land values

**North Somerset Council - Local Plan Viability Assessment - Appendix II  
Residential Indications: Table 2c: 10 Houses - Greenfield**

Development Scenario	10 Houses
Typical Site Type	Greenfield
Site Density (dph)*	40.00
Net Land Area (ha)	0.25
Gross Land Area (ha)	0.29

\*based on residential net developable area

Zone B Indexed CIL @ £49.65/sq. m.	£3,000/dwelling s.106			
	20% Affordable Housing	30% Affordable Housing	35% Affordable Housing	40% Affordable Housing
	Residual Land Value (£)			
VL1 £3,500/sq. m	£229,755	£155,807		£100,385
VL2 £3,750/sq. m	£373,104	£284,811		£226,064
VL3 £4,000/sq. m	£515,887	£411,180		£348,435
VL4 £4,250/sq. m	£658,670	£537,550		£470,136
VL5 £4,500/sq. m	£801,453	£663,919		£591,836
VL6 £4,750/sq. m	£944,236	£790,288		£713,536
VL7 £5,000/sq. m	£1,087,019	£916,658		£835,239
	Residual Land Value (£/ha)			
VL1 £3,500/sq. m	£799,147	£541,936		£349,166
VL2 £3,750/sq. m	£1,297,753	£990,647		£786,311
VL3 £4,000/sq. m	£1,794,390	£1,430,192		£1,211,947
VL4 £4,250/sq. m	£2,291,026	£1,869,738		£1,635,255
VL5 £4,500/sq. m	£2,787,662	£2,309,283		£2,058,562
VL6 £4,750/sq. m	£3,284,299	£2,748,829		£2,481,866
VL7 £5,000/sq. m	£3,780,935	£3,188,375		£2,905,178

Zone C Indexed CIL @ £99.30/sq. m.	£3,000/dwelling s.106			
	20% Affordable Housing	30% Affordable Housing	35% Affordable Housing	40% Affordable Housing
	Residual Land Value (£)			
VL1 £3,500/sq. m	£195,019	£125,175		£74,081
VL2 £3,750/sq. m	£339,340	£255,267		£200,013
VL3 £4,000/sq. m	£482,123	£381,637		£323,112
VL4 £4,250/sq. m	£624,906	£508,006		£444,813
VL5 £4,500/sq. m	£767,689	£634,376		£566,514
VL6 £4,750/sq. m	£910,472	£760,745		£688,215
VL7 £5,000/sq. m	£1,053,255	£887,114		£809,914
	Residual Land Value (£/ha)			
VL1 £3,500/sq. m	£678,328	£435,391		£257,674
VL2 £3,750/sq. m	£1,180,314	£887,887		£695,696
VL3 £4,000/sq. m	£1,676,950	£1,327,433		£1,123,868
VL4 £4,250/sq. m	£2,173,587	£1,766,978		£1,547,175
VL5 £4,500/sq. m	£2,670,223	£2,206,524		£1,970,483
VL6 £4,750/sq. m	£3,166,859	£2,646,070		£2,393,791
VL7 £5,000/sq. m	£3,663,496	£3,085,615		£2,817,093

Key:

Indicative non-viability	RLV beneath Viability Test 1 (RLV <£250,000/ha)
Potential/marginal viability	Viability Test 2 (RLV £250,000 to £500,000/ha)
Indicative positive viability scenario	Viability Test 3 (RLV >£500,000/ha)

BLV Notes:

EUV+ £/ha	Notes
£250,000	Greenfield Enhancement - reflecting larger scale development
£500,000	Greenfield Enhancement (Upper) - reflecting smaller scale development

Dixon Searle Partnership (2023)



North Somerset Council - Local Plan Viability Assessment - Appendix II  
Residential Indications: Table 2d: 10 Flats - PDL

Development Scenario	10 Flats
Typical Site Type	PDL
Site Density (dph)*	75.00
Net Land Area (ha)	0.13
Gross Land Area (ha)	0.15

\*based on residential net developable area

Zone A Indexed CIL @ £0/sq. m.	£3,000/dwelling s.106				£5,000/dwelling s.106			
	20% Affordable Housing	30% Affordable Housing	35% Affordable Housing	40% Affordable Housing	20% Affordable Housing	30% Affordable Housing	35% Affordable Housing	40% Affordable Housing
Value Level	Residual Land Value (£)				Residual Land Value (£)			
VL1 £3,500/sq. m	-£50,980	-£101,557	-£143,113		-£70,980	-£121,557	-£163,113	
VL2 £3,750/sq. m	£39,936	-£18,512	-£62,360		£21,180	-£38,512	-£82,360	
VL3 £4,000/sq. m	£127,681	£60,353	£16,874		£108,925	£41,597	-£2,007	
VL4 £4,250/sq. m	£214,799	£138,067	£92,229		£196,223	£119,311	£73,473	
VL5 £4,500/sq. m	£300,256	£215,150	£167,416		£282,199	£196,574	£148,828	
VL6 £4,750/sq. m	£384,728	£290,940	£242,048		£366,672	£272,884	£223,472	
VL7 £5,000/sq. m	£469,201	£365,756	£314,815		£451,144	£347,700	£296,759	
	Residual Land Value (£/ha)				Residual Land Value (£/ha)			
VL1 £3,500/sq. m	-£332,479	-£662,326	-£933,344		-£462,914	-£792,761	-£1,063,779	
VL2 £3,750/sq. m	£260,453	-£120,730	-£406,699		£138,131	-£251,165	-£537,133	
VL3 £4,000/sq. m	£832,703	£393,609	£110,047		£710,381	£271,288	-£13,089	
VL4 £4,250/sq. m	£1,400,860	£900,439	£601,494		£1,279,712	£778,118	£479,173	
VL5 £4,500/sq. m	£1,958,190	£1,403,153	£1,091,841		£1,840,430	£1,282,005	£970,620	
VL6 £4,750/sq. m	£2,509,097	£1,897,438	£1,578,575		£2,391,338	£1,779,679	£1,457,426	
VL7 £5,000/sq. m	£3,060,005	£2,385,365	£2,053,144		£2,942,246	£2,267,606	£1,935,384	

Zone B Indexed CIL @ £49.65/sq. m.	£3,000/dwelling s.106				£5,000/dwelling s.106			
	20% Affordable Housing	30% Affordable Housing	35% Affordable Housing	40% Affordable Housing	20% Affordable Housing	30% Affordable Housing	35% Affordable Housing	40% Affordable Housing
Value Level	Residual Land Value (£)				Residual Land Value (£)			
VL1 £3,500/sq. m	-£76,329	-£123,820	-£162,298		-£96,329	-£143,820	-£182,298	
VL2 £3,750/sq. m	£16,202	-£40,656	-£81,410		-£2,723	-£60,656	-£101,410	
VL3 £4,000/sq. m	£103,947	£39,586	-£988		£85,191	£20,831	-£20,988	
VL4 £4,250/sq. m	£191,293	£117,300	£74,429		£172,717	£98,544	£55,673	
VL5 £4,500/sq. m	£277,407	£194,582	£149,784		£259,351	£176,006	£131,028	
VL6 £4,750/sq. m	£361,880	£270,948	£224,419		£343,823	£252,892	£205,843	
VL7 £5,000/sq. m	£446,352	£345,763	£297,679		£428,296	£327,707	£279,623	
	Residual Land Value (£/ha)				Residual Land Value (£/ha)			
VL1 £3,500/sq. m	-£497,798	-£807,524	-£1,058,466		-£628,231	-£937,959	-£1,188,899	
VL2 £3,750/sq. m	£105,668	-£265,150	-£530,932		-£17,758	-£395,585	-£661,367	
VL3 £4,000/sq. m	£677,918	£258,173	-£6,443		£555,597	£135,851	-£136,878	
VL4 £4,250/sq. m	£1,247,560	£765,002	£485,405		£1,126,412	£642,681	£363,084	
VL5 £4,500/sq. m	£1,809,178	£1,269,016	£976,853		£1,691,418	£1,147,868	£854,531	
VL6 £4,750/sq. m	£2,360,085	£1,767,052	£1,463,599		£2,242,326	£1,649,293	£1,342,451	
VL7 £5,000/sq. m	£2,910,993	£2,254,979	£1,941,385		£2,793,234	£2,137,220	£1,823,625	

Zone C Indexed CIL @ £99.30/sq. m.	£3,000/dwelling s.106				£5,000/dwelling s.106			
	20% Affordable Housing	30% Affordable Housing	35% Affordable Housing	40% Affordable Housing	20% Affordable Housing	30% Affordable Housing	35% Affordable Housing	40% Affordable Housing
Value Level	Residual Land Value (£)				Residual Land Value (£)			
VL1 £3,500/sq. m	-£101,773	-£146,099	-£181,485		-£121,773	-£166,099	-£201,485	
VL2 £3,750/sq. m	-£8,031	-£62,801	-£100,493		-£28,031	-£82,801	-£120,493	
VL3 £4,000/sq. m	£80,214	£18,820	-£19,969		£61,458	£64	-£39,969	
VL4 £4,250/sq. m	£167,787	£96,533	£56,629		£149,203	£77,777	£37,873	
VL5 £4,500/sq. m	£254,559	£174,015	£131,984		£236,114	£155,439	£113,228	
VL6 £4,750/sq. m	£339,031	£250,955	£206,789		£320,975	£232,407	£188,213	
VL7 £5,000/sq. m	£423,504	£325,771	£280,543		£405,447	£307,715	£262,486	
	Residual Land Value (£/ha)				Residual Land Value (£/ha)			
VL1 £3,500/sq. m	-£663,738	-£952,819	-£1,183,596		-£794,173	-£1,083,254	-£1,314,031	
VL2 £3,750/sq. m	-£52,375	-£409,570	-£655,388		-£182,810	-£540,005	-£785,822	
VL3 £4,000/sq. m	£523,133	£122,736	-£130,231		£400,812	£415	-£260,666	
VL4 £4,250/sq. m	£1,094,260	£629,565	£369,317		£973,062	£507,244	£246,995	
VL5 £4,500/sq. m	£1,660,165	£1,134,878	£860,764		£1,539,873	£1,013,730	£738,443	
VL6 £4,750/sq. m	£2,211,073	£1,636,666	£1,348,624		£2,093,314	£1,515,698	£1,227,476	
VL7 £5,000/sq. m	£2,761,981	£2,124,594	£1,829,626		£2,644,222	£2,006,835	£1,711,866	

Key:

Indicative non-viability	RLV beneath Viability Test 1 (RLV <£750,000/ha)
Potential viability - lower value PDL	Viability Test 2 (RLV £750,000 to £1,000,000/ha)
Viable indications - lower typical value PDL	Viability Test 3 (RLV £1,000,000 to £1,500,000/ha)
Viable indications - typical value PDL	Viability Test 4 (RLV £1,500,000 to £2,500,000/ha)
Viable indications - higher value PDL	Viability Test 5 (RLV >£2,500,000/ha)

BLV Notes:

EUV+ £/ha	Notes
£750,000	Lower PDL reflecting lower grade PDL (e.g. former community uses, yards, workshops, former industrial etc)
£1,000,000	Lower to typical PDL – industrial / commercial
£1,500,000	Typical PDL
£2,500,000	Upper PDL /residential land values

**North Somerset Council - Local Plan Viability Assessment - Appendix II  
Residential Indications: Table 2e: 20 Houses - Greenfield**

Development Scenario	20 Houses
Typical Site Type	Greenfield
Site Density (dph)*	40.00
Net Land Area (ha)	0.50
Gross Land Area (ha)	0.58

\*based on residential net developable area

Zone B Indexed CIL @ £49.65/sq. m.		£3,000/dwelling s.106			
Value Level	20% Affordable Housing	30% Affordable Housing	35% Affordable Housing	40% Affordable Housing	
	Residual Land Value (£)				
VL1 £3,500/sq. m	£452,318	£325,407	£251,834	£176,198	
VL2 £3,750/sq. m	£732,830	£583,450	£493,677	£403,904	
VL3 £4,000/sq. m	£1,013,340	£841,493	£735,519	£629,546	
VL4 £4,250/sq. m	£1,293,853	£1,099,536	£977,361	£855,188	
VL5 £4,500/sq. m	£1,574,365	£1,357,579	£1,219,204	£1,080,828	
VL6 £4,750/sq. m	£1,854,876	£1,615,622	£1,461,047	£1,306,471	
VL7 £5,000/sq. m	£2,135,388	£1,873,665	£1,702,889	£1,532,113	
Residual Land Value (£/ha)					
VL1 £3,500/sq. m	£786,641	£565,925	£437,973	£306,431	
VL2 £3,750/sq. m	£1,274,487	£1,014,695	£858,569	£702,442	
VL3 £4,000/sq. m	£1,762,331	£1,463,466	£1,279,164	£1,094,863	
VL4 £4,250/sq. m	£2,250,179	£1,912,236	£1,699,759	£1,487,283	
VL5 £4,500/sq. m	£2,738,026	£2,361,007	£2,120,355	£1,879,701	
VL6 £4,750/sq. m	£3,225,872	£2,809,777	£2,540,951	£2,272,124	
VL7 £5,000/sq. m	£3,713,718	£3,258,548	£2,961,546	£2,664,545	

Zone C Indexed CIL @ £99.30/sq. m.		£3,000/dwelling s.106			
Value Level	20% Affordable Housing	30% Affordable Housing	35% Affordable Housing	40% Affordable Housing	
	Residual Land Value (£)				
VL1 £3,500/sq. m	£384,791	£266,320	£195,442	£123,844	
VL2 £3,750/sq. m	£665,302	£524,363	£438,811	£353,258	
VL3 £4,000/sq. m	£945,814	£782,406	£680,653	£578,900	
VL4 £4,250/sq. m	£1,226,325	£1,040,447	£922,496	£804,542	
VL5 £4,500/sq. m	£1,506,837	£1,298,492	£1,164,338	£1,030,183	
VL6 £4,750/sq. m	£1,787,349	£1,556,535	£1,406,180	£1,255,826	
VL7 £5,000/sq. m	£2,067,860	£1,814,578	£1,648,023	£1,481,467	
Residual Land Value (£/ha)					
VL1 £3,500/sq. m	£669,201	£463,165	£339,900	£215,381	
VL2 £3,750/sq. m	£1,157,047	£911,936	£763,149	£614,363	
VL3 £4,000/sq. m	£1,644,894	£1,360,706	£1,183,745	£1,006,783	
VL4 £4,250/sq. m	£2,132,740	£1,809,473	£1,604,340	£1,399,204	
VL5 £4,500/sq. m	£2,620,586	£2,258,247	£2,024,936	£1,791,623	
VL6 £4,750/sq. m	£3,108,432	£2,707,018	£2,445,531	£2,184,045	
VL7 £5,000/sq. m	£3,596,279	£3,155,788	£2,866,127	£2,576,465	

Key:

Indicative non-viability	RLV beneath Viability Test 1 (RLV <£250,000/ha)
Potential/marginal viability	Viability Test 2 (RLV £250,000 to £500,000/ha)
Indicative positive viability scenario	Viability Test 3 (RLV >£500,000/ha)

BLV Notes:

EUV+ £/ha	Notes
£250,000	Greenfield Enhancement - reflecting larger scale development
£500,000	Greenfield Enhancement (Upper) - reflecting smaller scale development

Dixon Searle Partnership (2023)

**North Somerset Council - Local Plan Viability Assessment - Appendix II**  
**Residential Indications: Table 2f: 20 Mixed - PDL**

Development Scenario	20 Mixed
Typical Site Type	PDL
Site Density (dph)*	40.00
Net Land Area (ha)	0.50
Gross Land Area (ha)	0.58

\*based on residential net developable area

Zone B Indexed CIL @ £49.65/sq. m.	£3,000/dwelling s.106				£5,000/dwelling s.106			
	20%	30%	35%	40%	20%	30%	35%	40%
	Affordable Housing	Affordable Housing	Affordable Housing	Affordable Housing	Affordable Housing	Affordable Housing	Affordable Housing	Affordable Housing
Value Level	Residual Land Value (£)				Residual Land Value (£)			
VL1 £3,500/sq. m	£311,747	£195,481	£132,839	£69,757	£275,634	£158,329	£95,327	£32,245
VL2 £3,750/sq. m	£541,122	£406,923	£332,906	£258,889	£505,009	£370,810	£296,793	£221,993
VL3 £4,000/sq. m	£770,498	£616,840	£529,536	£442,232	£734,385	£580,728	£493,423	£406,119
VL4 £4,250/sq. m	£999,873	£826,757	£726,166	£625,575	£963,761	£790,645	£690,053	£589,462
VL5 £4,500/sq. m	£1,229,248	£1,036,676	£922,794	£808,918	£1,193,135	£1,000,563	£886,682	£772,805
VL6 £4,750/sq. m	£1,458,623	£1,246,592	£1,119,426	£992,261	£1,422,510	£1,210,479	£1,083,315	£956,146
VL7 £5,000/sq. m	£1,687,998	£1,456,509	£1,316,056	£1,175,603	£1,651,886	£1,420,396	£1,279,943	£1,139,490
	Residual Land Value (£/ha)				Residual Land Value (£/ha)			
VL1 £3,500/sq. m	£542,169	£339,967	£231,025	£121,316	£479,364	£275,355	£165,787	£56,078
VL2 £3,750/sq. m	£941,082	£707,693	£578,968	£450,242	£878,277	£644,888	£516,163	£386,075
VL3 £4,000/sq. m	£1,339,996	£1,072,766	£920,933	£769,099	£1,277,191	£1,009,961	£858,128	£706,294
VL4 £4,250/sq. m	£1,738,910	£1,437,837	£1,262,898	£1,087,956	£1,676,105	£1,375,034	£1,200,093	£1,025,151
VL5 £4,500/sq. m	£2,137,823	£1,802,914	£1,604,860	£1,406,813	£2,075,018	£1,740,110	£1,542,056	£1,344,008
VL6 £4,750/sq. m	£2,536,736	£2,167,986	£1,946,828	£1,725,672	£2,473,931	£2,105,181	£1,884,025	£1,662,863
VL7 £5,000/sq. m	£2,935,649	£2,533,059	£2,288,793	£2,044,527	£2,872,845	£2,470,254	£2,225,988	£1,981,722

Zone C Indexed CIL @ £99.30/sq. m.	£3,000/dwelling s.106				£5,000/dwelling s.106			
	20%	30%	35%	40%	20%	30%	35%	40%
	Affordable Housing	Affordable Housing	Affordable Housing	Affordable Housing	Affordable Housing	Affordable Housing	Affordable Housing	Affordable Housing
Value Level	Residual Land Value (£)				Residual Land Value (£)			
VL1 £3,500/sq. m	£254,047	£143,478	£84,141	£24,805	£217,011	£105,966	£46,629	£-13,550
VL2 £3,750/sq. m	£483,422	£356,435	£286,025	£214,625	£447,309	£320,323	£249,909	£177,472
VL3 £4,000/sq. m	£712,797	£566,353	£482,655	£398,957	£676,684	£530,240	£446,542	£362,844
VL4 £4,250/sq. m	£942,173	£776,270	£679,285	£582,300	£906,058	£740,157	£643,172	£546,187
VL5 £4,500/sq. m	£1,171,548	£986,188	£875,914	£765,642	£1,135,435	£950,074	£839,802	£729,530
VL6 £4,750/sq. m	£1,400,923	£1,196,104	£1,072,546	£948,984	£1,364,810	£1,159,991	£1,036,433	£912,872
VL7 £5,000/sq. m	£1,630,298	£1,406,021	£1,269,175	£1,132,328	£1,594,185	£1,369,908	£1,233,062	£1,096,216
	Residual Land Value (£/ha)				Residual Land Value (£/ha)			
VL1 £3,500/sq. m	£441,820	£249,527	£146,333	£43,139	£377,411	£184,289	£81,095	£-23,565
VL2 £3,750/sq. m	£840,734	£619,888	£497,434	£373,260	£777,929	£557,083	£434,625	£308,648
VL3 £4,000/sq. m	£1,239,647	£984,961	£839,400	£693,838	£1,176,842	£922,156	£776,595	£631,033
VL4 £4,250/sq. m	£1,638,562	£1,350,034	£1,181,365	£1,012,695	£1,575,753	£1,287,229	£1,118,560	£949,890
VL5 £4,500/sq. m	£2,037,474	£1,715,110	£1,523,328	£1,331,552	£1,974,669	£1,652,303	£1,460,525	£1,268,747
VL6 £4,750/sq. m	£2,436,388	£2,080,181	£1,865,297	£1,650,407	£2,373,583	£2,017,376	£1,802,492	£1,587,603
VL7 £5,000/sq. m	£2,835,301	£2,445,254	£2,207,260	£1,969,266	£2,772,496	£2,382,449	£2,144,455	£1,906,463

Key:

Indicative non-viability	RLV beneath Viability Test 1 (RLV <£750,000/ha)
Potential viability - lower value PDL	Viability Test 2 (RLV £750,000 to £1,000,000/ha)
Viable indications - lower typical value PDL	Viability Test 3 (RLV £1,000,000 to £1,500,000/ha)
Viable indications - typical value PDL	Viability Test 4 (RLV £1,500,000 to £2,500,000/ha)
Viable indications - higher value PDL	Viability Test 5 (RLV >£2,500,000/ha)

BLV Notes:

EUV+ £/ha	Notes
£750,000	Lower PDL reflecting lower grade PDL (e.g. former community uses, yards, workshops, former industrial etc)
£1,000,000	Lower to typical PDL – industrial / commercial
£1,500,000	Typical PDL
£2,500,000	Upper PDL /residential land values



North Somerset Council - Local Plan Viability Assessment - Appendix II  
Residential Indications: Table 2g: 30 Flats - PDL

Development Scenario	30 Flats
Typical Site Type	PDL
Site Density (dph)*	75.00
Net Land Area (ha)	0.40
Gross Land Area (ha)	0.46

\*based on residential net developable area

Zone A Indexed CIL @ £0/sq. m.	£3,000/dwelling s.106				£5,000/dwelling s.106			
	20% Affordable Housing	30% Affordable Housing	35% Affordable Housing	40% Affordable Housing	20% Affordable Housing	30% Affordable Housing	35% Affordable Housing	40% Affordable Housing
	Residual Land Value (£)				Residual Land Value (£)			
VL1 £3,500/sq. m	-£403,308	-£536,661	-£621,501	-£670,822	-£463,308	-£596,661	-£681,501	-£730,822
VL2 £3,750/sq. m	-£141,502	-£296,020	-£392,950	-£451,963	-£201,502	-£356,021	-£452,950	-£511,963
VL3 £4,000/sq. m	£110,910	-£57,635	-£165,968	-£234,501	£54,642	-£117,635	-£225,968	-£294,501
VL4 £4,250/sq. m	£349,690	£168,496	£55,479	-£18,902	£295,521	£112,408	-£841	-£78,902
VL5 £4,500/sq. m	£584,215	£385,195	£265,019	£183,754	£530,046	£331,026	£209,723	£127,813
VL6 £4,750/sq. m	£818,740	£599,614	£468,237	£379,888	£764,571	£545,444	£414,068	£325,719
VL7 £5,000/sq. m	£1,053,263	£814,032	£671,454	£574,169	£999,093	£759,863	£617,285	£520,000
	Residual Land Value (£/ha)				Residual Land Value (£/ha)			
VL1 £3,500/sq. m	-£876,757	-£1,166,654	-£1,351,089	-£1,458,309	-£1,007,192	-£1,297,089	-£1,481,524	-£1,588,744
VL2 £3,750/sq. m	-£307,614	-£643,522	-£854,240	-£982,528	-£438,048	-£773,958	-£984,674	-£1,112,963
VL3 £4,000/sq. m	£241,109	-£125,293	-£360,801	-£509,784	£118,788	-£255,728	-£491,235	-£640,219
VL4 £4,250/sq. m	£760,196	£366,296	£120,607	-£41,092	£642,437	£244,365	-£1,828	-£171,527
VL5 £4,500/sq. m	£1,270,033	£837,380	£576,129	£399,465	£1,152,274	£719,621	£455,921	£277,855
VL6 £4,750/sq. m	£1,779,869	£1,303,508	£1,017,906	£825,843	£1,662,110	£1,185,749	£900,147	£708,084
VL7 £5,000/sq. m	£2,289,701	£1,769,635	£1,459,683	£1,248,193	£2,171,941	£1,651,876	£1,341,924	£1,130,434

Zone B Indexed CIL @ £49.65/sq. m.	£3,000/dwelling s.106				£5,000/dwelling s.106			
	20% Affordable Housing	30% Affordable Housing	35% Affordable Housing	40% Affordable Housing	20% Affordable Housing	30% Affordable Housing	35% Affordable Housing	40% Affordable Housing
	Residual Land Value (£)				Residual Land Value (£)			
VL1 £3,500/sq. m	-£480,321	-£604,174	-£682,817	-£729,002	-£540,323	-£664,174	-£742,817	-£789,002
VL2 £3,750/sq. m	-£217,741	-£363,174	-£453,835	-£509,831	-£277,741	-£423,174	-£513,835	-£569,831
VL3 £4,000/sq. m	£39,709	-£124,068	-£226,400	-£291,880	-£17,657	-£184,068	-£286,400	-£351,881
VL4 £4,250/sq. m	£281,145	£106,375	-£947	-£75,845	£226,313	£50,107	-£60,947	-£135,845
VL5 £4,500/sq. m	£515,670	£325,218	£209,625	£130,680	£461,500	£271,048	£153,897	£74,412
VL6 £4,750/sq. m	£750,194	£539,636	£413,972	£328,479	£696,025	£485,467	£359,802	£274,310
VL7 £5,000/sq. m	£984,717	£754,055	£617,189	£522,760	£930,550	£699,886	£563,020	£468,591
	Residual Land Value (£/ha)				Residual Land Value (£/ha)			
VL1 £3,500/sq. m	-£1,044,177	-£1,313,421	-£1,484,386	-£1,584,788	-£1,174,615	-£1,443,856	-£1,614,820	-£1,715,222
VL2 £3,750/sq. m	-£473,350	-£789,508	-£986,597	-£1,108,329	-£603,785	-£919,943	-£1,117,032	-£1,238,764
VL3 £4,000/sq. m	£86,324	-£269,714	-£492,174	-£634,521	-£38,385	-£400,148	-£622,609	-£764,959
VL4 £4,250/sq. m	£611,184	£231,249	-£2,059	-£164,881	£491,984	£108,928	-£132,493	-£295,316
VL5 £4,500/sq. m	£1,121,021	£706,995	£455,706	£284,087	£1,003,262	£589,236	£334,558	£161,766
VL6 £4,750/sq. m	£1,630,857	£1,173,122	£899,938	£714,084	£1,513,098	£1,055,363	£782,179	£596,325
VL7 £5,000/sq. m	£2,140,689	£1,639,250	£1,341,716	£1,136,434	£2,022,935	£1,521,491	£1,223,956	£1,018,675

Zone C Indexed CIL @ £99.30/sq. m.	£3,000/dwelling s.106				£5,000/dwelling s.106			
	20% Affordable Housing	30% Affordable Housing	35% Affordable Housing	40% Affordable Housing	20% Affordable Housing	30% Affordable Housing	35% Affordable Housing	40% Affordable Housing
	Residual Land Value (£)				Residual Land Value (£)			
VL1 £3,500/sq. m	-£557,480	-£671,861	-£744,230	-£787,182	-£617,480	-£731,861	-£804,230	-£847,182
VL2 £3,750/sq. m	-£294,217	-£430,327	-£514,918	-£567,699	-£354,218	-£490,327	-£574,918	-£627,699
VL3 £4,000/sq. m	-£33,581	-£190,672	-£286,935	-£349,441	-£93,581	-£250,672	-£346,935	-£409,441
VL4 £4,250/sq. m	£211,523	£44,074	-£61,053	-£132,788	£155,795	-£121,003	-£121,003	-£192,788
VL5 £4,500/sq. m	£447,124	£265,240	£153,798	£77,279	£392,955	£209,951	£97,567	£21,012
VL6 £4,750/sq. m	£681,649	£479,659	£359,706	£277,070	£627,480	£425,490	£305,537	£222,121
VL7 £5,000/sq. m	£916,174	£694,078	£562,924	£471,351	£862,005	£639,908	£508,755	£417,181
	Residual Land Value (£/ha)				Residual Land Value (£/ha)			
VL1 £3,500/sq. m	-£1,211,914	-£1,460,567	-£1,617,890	-£1,711,265	-£1,342,348	-£1,591,002	-£1,748,325	-£1,841,700
VL2 £3,750/sq. m	-£639,602	-£935,493	-£1,119,386	-£1,234,129	-£770,038	-£1,065,928	-£1,249,821	-£1,364,564
VL3 £4,000/sq. m	-£73,002	-£414,503	-£623,771	-£759,654	-£203,436	-£544,938	-£754,206	-£890,089
VL4 £4,250/sq. m	£459,832	£95,812	-£132,724	-£288,670	£338,684	-£28,267	-£263,159	-£419,104
VL5 £4,500/sq. m	£972,009	£576,609	£334,344	£167,999	£854,250	£456,415	£212,102	£45,677
VL6 £4,750/sq. m	£1,481,845	£1,042,737	£781,971	£602,325	£1,364,086	£924,978	£664,211	£482,871
VL7 £5,000/sq. m	£1,991,682	£1,508,864	£1,223,748	£1,024,675	£1,873,923	£1,391,105	£1,105,988	£906,916

Key:

Indicative non-viability	RLV beneath Viability Test 1 (RLV <£750,000/ha)
Potential viability - lower value PDL	Viability Test 2 (RLV £750,000 to £1,000,000/ha)
Viable indications - lower typical value PDL	Viability Test 3 (RLV £1,000,000 to £1,500,000/ha)
Viable indications - typical value PDL	Viability Test 4 (RLV £1,500,000 to £2,500,000/ha)
Viable indications - higher value PDL	Viability Test 5 (RLV >£2,500,000/ha)

BLV Notes:

EUV+ £/ha	Notes
£750,000	Lower PDL reflecting lower grade PDL (e.g. former community uses, yards, workshops, former industrial etc)
£1,000,000	Lower to typical PDL - industrial / commercial
£1,500,000	Typical PDL
£2,500,000	Upper PDL /residential land values



North Somerset Council - Local Plan Viability Assessment - Appendix II  
Residential Indications: Table 2h: 30 Flats - Sheltered (PDL)

Development Scenario	30 Flats
Typical Site Type	PDL
Site Density (dph)*	125.00
Net Land Area (ha)	0.24
Gross Land Area (ha)	0.28

\*based on residential net developable area

Zone A Indexed CIL @ £0/sq. m.	£3,000/dwelling s.106				£5,000/dwelling s.106			
	20% Affordable Housing	30% Affordable Housing	35% Affordable Housing	40% Affordable Housing	20% Affordable Housing	30% Affordable Housing	35% Affordable Housing	40% Affordable Housing
Value Level	Residual Land Value (£)				Residual Land Value (£)			
VL6 £4,750/sq. m	£357,684	£132,955	-£30,321	-£68,790	£303,515	£76,687	-£90,321	-£128,790
VL7 £5,000/sq. m	£626,790	£393,838	£229,716	£192,104	£572,620	£339,668	£173,988	£136,244
VL8 £5,250/sq. m	£895,250	£650,670	£478,952	£440,567	£841,081	£596,501	£424,783	£386,398
VL9 £5,500/sq. m	£1,164,356	£908,120	£728,218	£688,004	£1,110,187	£853,951	£674,049	£633,835
VL10 £5,750/sq. m	£1,433,462	£1,165,570	£977,485	£935,441	£1,379,292	£1,111,400	£923,315	£881,272
VL11 £6,000/sq. m	£1,701,922	£1,422,402	£1,226,153	£1,182,285	£1,647,753	£1,368,233	£1,171,984	£1,128,116
	Residual Land Value (£/ha)				Residual Land Value (£/ha)			
VL6 £4,750/sq. m	£1,295,956	£481,720	-£109,858	-£249,238	£1,099,690	£277,852	-£327,249	-£466,629
VL7 £5,000/sq. m	£2,270,977	£1,426,948	£832,305	£696,030	£2,074,711	£1,230,682	£630,392	£493,639
VL8 £5,250/sq. m	£3,243,660	£2,357,500	£1,735,334	£1,596,259	£3,047,394	£2,161,235	£1,539,068	£1,399,993
VL9 £5,500/sq. m	£4,218,680	£3,290,289	£2,638,472	£2,492,769	£4,022,415	£3,094,024	£2,442,207	£2,296,504
VL10 £5,750/sq. m	£5,193,701	£4,223,078	£3,541,611	£3,389,280	£4,997,436	£4,026,813	£3,345,345	£3,193,014
VL11 £6,000/sq. m	£6,166,384	£5,153,631	£4,442,583	£4,283,640	£5,970,119	£4,957,365	£4,246,318	£4,087,375

Zone B Indexed CIL @ £49.65/sq. m.	£3,000/dwelling s.106				£5,000/dwelling s.106			
	20% Affordable Housing	30% Affordable Housing	35% Affordable Housing	40% Affordable Housing	20% Affordable Housing	30% Affordable Housing	35% Affordable Housing	40% Affordable Housing
Value Level	Residual Land Value (£)				Residual Land Value (£)			
VL6 £4,750/sq. m	£274,713	£57,543	-£103,076	-£137,716	£219,696	£1,275	-£163,076	-£197,716
VL7 £5,000/sq. m	£543,819	£321,238	£162,141	£127,873	£489,650	£267,069	£105,991	£71,606
VL8 £5,250/sq. m	£812,279	£578,071	£413,267	£378,339	£758,110	£523,901	£359,098	£324,170
VL9 £5,500/sq. m	£1,081,385	£835,521	£662,533	£625,776	£1,027,216	£781,351	£608,364	£571,607
VL10 £5,750/sq. m	£1,350,491	£1,092,970	£911,800	£873,213	£1,296,322	£1,038,801	£857,630	£819,044
VL11 £6,000/sq. m	£1,618,951	£1,349,803	£1,160,468	£1,120,057	£1,564,782	£1,295,633	£1,106,299	£1,065,888
	Residual Land Value (£/ha)				Residual Land Value (£/ha)			
VL6 £4,750/sq. m	£995,338	£208,489	-£373,464	-£498,970	£796,000	£4,620	-£590,855	-£716,361
VL7 £5,000/sq. m	£1,970,359	£1,163,907	£587,467	£463,310	£1,774,093	£967,642	£384,025	£259,441
VL8 £5,250/sq. m	£2,943,041	£2,094,459	£1,497,345	£1,370,795	£2,746,776	£1,898,194	£1,301,079	£1,174,530
VL9 £5,500/sq. m	£3,918,062	£3,027,248	£2,400,483	£2,267,306	£3,721,797	£2,830,983	£2,204,218	£2,071,040
VL10 £5,750/sq. m	£4,893,083	£3,960,037	£3,303,621	£3,163,816	£4,696,818	£3,763,772	£3,107,356	£2,967,551
VL11 £6,000/sq. m	£5,865,766	£4,890,590	£4,204,594	£4,058,177	£5,669,501	£4,694,324	£4,008,329	£3,861,911

Zone C Indexed CIL @ £99.30/sq. m.	£3,000/dwelling s.106				£5,000/dwelling s.106			
	20% Affordable Housing	30% Affordable Housing	35% Affordable Housing	40% Affordable Housing	20% Affordable Housing	30% Affordable Housing	35% Affordable Housing	40% Affordable Housing
Value Level	Residual Land Value (£)				Residual Land Value (£)			
VL6 £4,750/sq. m	£190,066	-£19,054	-£175,831	-£206,807	£134,186	-£79,054	-£235,831	-£266,807
VL7 £5,000/sq. m	£460,848	£248,600	£94,029	£63,235	£406,679	£192,872	£37,761	£6,967
VL8 £5,250/sq. m	£729,309	£505,471	£347,582	£316,112	£675,140	£451,302	£293,413	£261,942
VL9 £5,500/sq. m	£998,415	£762,921	£596,848	£563,548	£944,245	£708,752	£542,679	£509,379
VL10 £5,750/sq. m	£1,267,520	£1,020,371	£846,114	£810,985	£1,213,351	£966,202	£791,945	£756,816
VL11 £6,000/sq. m	£1,535,981	£1,277,203	£1,094,786	£1,057,829	£1,481,812	£1,223,034	£1,040,614	£1,003,660
	Residual Land Value (£/ha)				Residual Land Value (£/ha)			
VL6 £4,750/sq. m	£688,645	-£69,036	-£637,070	-£749,301	£486,182	-£286,428	-£854,462	-£966,692
VL7 £5,000/sq. m	£1,669,740	£900,724	£340,684	£229,111	£1,473,475	£698,811	£136,815	£25,242
VL8 £5,250/sq. m	£2,642,423	£1,831,418	£1,259,355	£1,145,332	£2,446,158	£1,635,153	£1,063,090	£949,066
VL9 £5,500/sq. m	£3,617,444	£2,764,207	£2,162,494	£2,041,842	£3,421,179	£2,567,942	£1,966,228	£1,845,577
VL10 £5,750/sq. m	£4,592,465	£3,696,997	£3,065,632	£2,938,353	£4,396,200	£3,500,731	£2,869,367	£2,742,087
VL11 £6,000/sq. m	£5,565,148	£4,627,549	£3,966,616	£3,832,713	£5,368,883	£4,431,283	£3,770,339	£3,636,448

Key:

Indicative non-viability	RLV beneath Viability Test 1 (RLV <£750,000/ha)
Potential viability - lower value PDL	Viability Test 2 (RLV £750,000 to £1,000,000/ha)
Viable indications - lower typical value PDL	Viability Test 3 (RLV £1,000,000 to £1,500,000/ha)
Viable indications - typical value PDL	Viability Test 4 (RLV £1,500,000 to £2,500,000/ha)
Viable indications - higher value PDL	Viability Test 5 (RLV >£2,500,000/ha)

BLV Notes:

EUV+ £/ha	Notes
£750,000	Lower PDL reflecting lower grade PDL (e.g. former community uses, yards, workshops, former industrial etc)
£1,000,000	Lower to typical PDL – industrial / commercial
£1,500,000	Typical PDL
£2,500,000	Upper PDL /residential land values

**North Somerset Council - Local Plan Viability Assessment - Appendix II**  
**Residential Indications: Table 2i: 50 Mixed - PDL**

Development Scenario	50 Mixed
Typical Site Type	PDL
Site Density (dph)*	50.00
Net Land Area (ha)	1.00
Gross Land Area (ha)	1.15

\*based on residential net developable area

Zone B Indexed CIL @ £49.65/sq. m.	£3,000/dwelling s.106				£5,000/dwelling s.106			
	20%	30%	35%	40%	20%	30%	35%	40%
	Affordable Housing	Affordable Housing	Affordable Housing	Affordable Housing	Affordable Housing	Affordable Housing	Affordable Housing	Affordable Housing
Value Level	Residual Land Value (£)				Residual Land Value (£)			
VL1 £3,500/sq. m	£903,477	£624,427	£448,956	£327,497	£813,195	£534,145	£358,674	£236,847
VL2 £3,750/sq. m	£1,475,641	£1,146,935	£938,719	£790,685	£1,385,359	£1,056,653	£848,437	£700,403
VL3 £4,000/sq. m	£2,047,807	£1,669,444	£1,428,482	£1,253,874	£1,957,524	£1,579,162	£1,338,200	£1,163,592
VL4 £4,250/sq. m	£2,619,970	£2,191,953	£1,918,246	£1,717,063	£2,529,688	£2,101,671	£1,827,964	£1,626,781
VL5 £4,500/sq. m	£3,192,134	£2,714,461	£2,408,009	£2,180,252	£3,101,852	£2,624,179	£2,317,728	£2,089,970
VL6 £4,750/sq. m	£3,764,299	£3,236,969	£2,897,772	£2,643,440	£3,674,017	£3,146,687	£2,807,490	£2,553,158
VL7 £5,000/sq. m	£4,336,463	£3,759,478	£3,387,535	£3,106,629	£4,246,181	£3,669,195	£3,297,253	£3,016,347
	Residual Land Value (£/ha)				Residual Land Value (£/ha)			
VL1 £3,500/sq. m	£785,632	£542,980	£390,397	£284,780	£707,126	£464,474	£311,891	£205,954
VL2 £3,750/sq. m	£1,283,166	£997,335	£816,278	£687,553	£1,204,660	£918,829	£737,772	£609,046
VL3 £4,000/sq. m	£1,780,702	£1,451,690	£1,242,159	£1,090,325	£1,702,195	£1,373,184	£1,163,653	£1,011,819
VL4 £4,250/sq. m	£2,278,235	£1,906,046	£1,668,040	£1,493,098	£2,199,729	£1,827,540	£1,589,534	£1,414,592
VL5 £4,500/sq. m	£2,775,769	£2,360,401	£2,093,921	£1,895,872	£2,697,263	£2,281,894	£2,015,416	£1,817,365
VL6 £4,750/sq. m	£3,273,303	£2,814,756	£2,519,802	£2,298,644	£3,194,797	£2,736,250	£2,441,296	£2,220,138
VL7 £5,000/sq. m	£3,770,837	£3,269,111	£2,945,683	£2,701,417	£3,692,331	£3,190,605	£2,867,177	£2,622,911

Zone C Indexed CIL @ £99.30/sq. m.	£3,000/dwelling s.106				£5,000/dwelling s.106			
	20%	30%	35%	40%	20%	30%	35%	40%
	Affordable Housing	Affordable Housing	Affordable Housing	Affordable Housing	Affordable Housing	Affordable Housing	Affordable Housing	Affordable Housing
Value Level	Residual Land Value (£)				Residual Land Value (£)			
VL1 £3,500/sq. m	£759,226	£498,207	£333,555	£218,425	£668,944	£407,925	£243,080	£125,308
VL2 £3,750/sq. m	£1,331,390	£1,020,716	£823,319	£682,497	£1,241,108	£930,434	£733,037	£592,215
VL3 £4,000/sq. m	£1,903,555	£1,543,224	£1,313,082	£1,145,686	£1,813,273	£1,452,942	£1,222,800	£1,055,404
VL4 £4,250/sq. m	£2,475,719	£2,065,733	£1,802,845	£1,608,875	£2,385,437	£1,975,451	£1,712,563	£1,518,593
VL5 £4,500/sq. m	£3,047,883	£2,588,241	£2,292,609	£2,072,064	£2,957,601	£2,497,959	£2,202,327	£1,981,781
VL6 £4,750/sq. m	£3,620,048	£3,110,750	£2,782,371	£2,535,252	£3,529,766	£3,020,467	£2,692,089	£2,444,972
VL7 £5,000/sq. m	£4,192,212	£3,633,258	£3,272,134	£2,998,441	£4,101,930	£3,542,976	£3,181,852	£2,908,159
	Residual Land Value (£/ha)				Residual Land Value (£/ha)			
VL1 £3,500/sq. m	£660,197	£433,224	£290,048	£189,935	£581,690	£354,718	£211,374	£108,964
VL2 £3,750/sq. m	£1,157,731	£887,579	£715,929	£593,476	£1,079,225	£809,073	£637,423	£514,970
VL3 £4,000/sq. m	£1,655,265	£1,341,934	£1,141,810	£996,249	£1,576,759	£1,263,428	£1,063,304	£917,743
VL4 £4,250/sq. m	£2,152,799	£1,796,290	£1,567,691	£1,399,022	£2,074,293	£1,717,783	£1,489,185	£1,320,515
VL5 £4,500/sq. m	£2,650,333	£2,250,644	£1,993,573	£1,801,794	£2,571,827	£2,172,138	£1,915,067	£1,723,288
VL6 £4,750/sq. m	£3,147,868	£2,705,000	£2,419,453	£2,204,567	£3,069,361	£2,626,493	£2,340,947	£2,126,062
VL7 £5,000/sq. m	£3,645,402	£3,159,355	£2,845,334	£2,607,340	£3,566,896	£3,080,849	£2,766,828	£2,528,834

Key:

Indicative non-viability	RLV beneath Viability Test 1 (RLV <£750,000/ha)
Potential viability - lower value PDL	Viability Test 2 (RLV £750,000 to £1,000,000/ha)
Viable indications - lower typical value PDL	Viability Test 3 (RLV £1,000,000 to £1,500,000/ha)
Viable indications - typical value PDL	Viability Test 4 (RLV £1,500,000 to £2,500,000/ha)
Viable indications - higher value PDL	Viability Test 5 (RLV >£2,500,000/ha)

BLV Notes:

EUV+ £/ha	Notes
£750,000	Lower PDL reflecting lower grade PDL (e.g. former community uses, yards, workshops, former industrial etc)
£1,000,000	Lower to typical PDL – industrial / commercial
£1,500,000	Typical PDL
£2,500,000	Upper PDL /residential land values



**North Somerset Council - Local Plan Viability Assessment - Appendix II  
Residential Indications: Table 2j: 50 Mixed - Greenfield**

Development Scenario	50 Mixed
Typical Site Type	Greenfield
Site Density (dph)*	40.00
Net Land Area (ha)	1.25
Gross Land Area (ha)	1.44

\*based on residential net developable area

Value Level	£3,000/dwelling s.106			
	20% Affordable Housing	30% Affordable Housing	35% Affordable Housing	40% Affordable Housing
<b>Zone B Indexed CIL @ £49.65/sq. m.</b>				
Residual Land Value (£)				
VL1 £3,500/sq. m	£1,178,903	£832,257	£616,417	£467,730
VL2 £3,750/sq. m	£1,862,888	£1,452,609	£1,195,637	£1,014,785
VL3 £4,000/sq. m	£2,546,874	£2,072,961	£1,774,858	£1,561,840
VL4 £4,250/sq. m	£3,230,860	£2,693,313	£2,354,079	£2,108,894
VL5 £4,500/sq. m	£3,914,845	£3,313,665	£2,933,298	£2,655,951
VL6 £4,750/sq. m	£4,598,831	£3,934,017	£3,512,518	£3,203,004
VL7 £5,000/sq. m	£5,282,816	£4,554,369	£4,091,738	£3,750,059
Residual Land Value (£/ha)				
VL1 £3,500/sq. m	£820,106	£578,961	£428,812	£325,378
VL2 £3,750/sq. m	£1,295,922	£1,010,510	£831,748	£705,937
VL3 £4,000/sq. m	£1,771,738	£1,442,060	£1,234,684	£1,086,497
VL4 £4,250/sq. m	£2,247,555	£1,873,609	£1,637,620	£1,467,057
VL5 £4,500/sq. m	£2,723,371	£2,305,158	£2,040,555	£1,847,618
VL6 £4,750/sq. m	£3,199,187	£2,736,707	£2,443,491	£2,228,177
VL7 £5,000/sq. m	£3,675,003	£3,168,257	£2,846,427	£2,608,736

Value Level	£3,000/dwelling s.106			
	20% Affordable Housing	30% Affordable Housing	35% Affordable Housing	40% Affordable Housing
<b>Zone C Indexed CIL @ £99.30/sq. m.</b>				
Residual Land Value (£)				
VL1 £3,500/sq. m	£1,009,031	£683,618	£480,520	£340,326
VL2 £3,750/sq. m	£1,693,016	£1,303,971	£1,059,740	£887,381
VL3 £4,000/sq. m	£2,377,004	£1,924,323	£1,638,960	£1,434,436
VL4 £4,250/sq. m	£3,060,988	£2,544,677	£2,218,180	£1,981,490
VL5 £4,500/sq. m	£3,744,973	£3,165,027	£2,797,400	£2,528,547
VL6 £4,750/sq. m	£4,428,959	£3,785,379	£3,376,620	£3,075,600
VL7 £5,000/sq. m	£5,112,944	£4,405,731	£3,955,841	£3,622,654
Residual Land Value (£/ha)				
VL1 £3,500/sq. m	£701,934	£475,561	£334,274	£236,749
VL2 £3,750/sq. m	£1,177,750	£907,110	£737,210	£617,308
VL3 £4,000/sq. m	£1,653,568	£1,338,659	£1,140,146	£997,868
VL4 £4,250/sq. m	£2,129,383	£1,770,210	£1,543,082	£1,378,428
VL5 £4,500/sq. m	£2,605,199	£2,201,758	£1,946,018	£1,758,989
VL6 £4,750/sq. m	£3,081,015	£2,633,307	£2,348,953	£2,139,548
VL7 £5,000/sq. m	£3,556,831	£3,064,856	£2,751,889	£2,520,107

Key:

Indicative non-viability	RLV beneath Viability Test 1 (RLV <£250,000/ha)
Potential/marginal viability	Viability Test 2 (RLV £250,000 to £500,000/ha)
Indicative positive viability scenario	Viability Test 3 (RLV >£500,000/ha)

BLV Notes:

EUV+ £/ha	Notes
£250,000	Greenfield Enhancement - reflecting larger scale development
£500,000	Greenfield Enhancement (Upper) - reflecting smaller scale development

Dixon Searle Partnership (2023)

**North Somerset Council - Local Plan Viability Assessment - Appendix II**  
**Residential Indications: Table 2k: 50 Flats - PDL**

Development Scenario	50 Flats
Typical Site Type	PDL
Site Density (dph)*	75.00
Net Land Area (ha)	0.67
Gross Land Area (ha)	0.77

\*based on residential net developable area

Zone A Indexed CIL @ £0/sq. m.	£3,000/dwelling s.106				£5,000/dwelling s.106			
	20% Affordable Housing	30% Affordable Housing	35% Affordable Housing	40% Affordable Housing	20% Affordable Housing	30% Affordable Housing	35% Affordable Housing	40% Affordable Housing
	Residual Land Value (£)				Residual Land Value (£)			
VL1 £3,500/sq. m	-£672,016	-£890,112	-£1,024,105	-£1,122,716	-£772,016	-£990,112	-£1,124,105	-£1,222,716
VL2 £3,750/sq. m	-£235,662	-£486,588	-£642,416	-£760,441	-£335,662	-£586,590	-£742,416	-£860,441
VL3 £4,000/sq. m	£184,689	-£86,902	-£263,362	-£400,415	£91,245	-£186,902	-£363,362	-£500,415
VL4 £4,250/sq. m	£577,401	£289,513	£105,610	-£43,508	£487,119	£197,770	£11,830	-£143,508
VL5 £4,500/sq. m	£968,287	£649,091	£449,503	£290,678	£878,004	£558,809	£359,221	£198,969
VL6 £4,750/sq. m	£1,359,172	£1,008,669	£788,943	£612,245	£1,268,890	£918,387	£698,661	£521,963
VL7 £5,000/sq. m	£1,750,058	£1,368,247	£1,128,383	£933,812	£1,659,772	£1,277,965	£1,038,101	£843,530
	Residual Land Value (£/ha)				Residual Land Value (£/ha)			
VL1 £3,500/sq. m	-£876,542	-£1,161,016	-£1,335,789	-£1,464,412	-£1,006,977	-£1,291,451	-£1,466,224	-£1,594,847
VL2 £3,750/sq. m	-£307,386	-£634,680	-£837,934	-£991,879	-£437,821	-£765,118	-£968,368	-£1,122,314
VL3 £4,000/sq. m	£240,899	-£113,350	-£343,516	-£522,280	£119,016	-£243,785	-£473,951	-£652,715
VL4 £4,250/sq. m	£753,132	£377,626	£137,752	-£56,750	£635,373	£257,961	£15,431	-£187,185
VL5 £4,500/sq. m	£1,262,982	£846,640	£586,308	£379,146	£1,145,223	£728,881	£468,549	£259,525
VL6 £4,750/sq. m	£1,772,833	£1,315,655	£1,029,056	£798,581	£1,655,074	£1,197,896	£911,297	£680,822
VL7 £5,000/sq. m	£2,282,685	£1,784,670	£1,471,804	£1,218,016	£2,164,920	£1,666,910	£1,354,045	£1,100,257

Zone B Indexed CIL @ £49.65/sq. m.	£3,000/dwelling s.106				£5,000/dwelling s.106			
	20% Affordable Housing	30% Affordable Housing	35% Affordable Housing	40% Affordable Housing	20% Affordable Housing	30% Affordable Housing	35% Affordable Housing	40% Affordable Housing
	Residual Land Value (£)				Residual Land Value (£)			
VL1 £3,500/sq. m	-£800,370	-£1,002,634	-£1,127,313	-£1,219,683	-£900,372	-£1,102,634	-£1,227,313	-£1,319,683
VL2 £3,750/sq. m	-£362,726	-£598,512	-£744,894	-£856,888	-£462,726	-£698,512	-£844,894	-£956,888
VL3 £4,000/sq. m	£66,357	-£197,624	-£365,131	-£496,101	-£29,242	-£297,624	-£465,131	-£596,101
VL4 £4,250/sq. m	£463,159	£187,811	£10,675	-£138,413	£372,877	£94,398	£18,617	-£238,413
VL5 £4,500/sq. m	£854,044	£549,129	£358,109	£203,701	£763,762	£458,847	£267,827	£110,442
VL6 £4,750/sq. m	£1,244,929	£908,707	£697,549	£526,564	£1,154,647	£818,425	£607,267	£436,281
VL7 £5,000/sq. m	£1,635,812	£1,268,285	£1,036,989	£848,131	£1,545,532	£1,178,002	£946,707	£757,848
	Residual Land Value (£/ha)				Residual Land Value (£/ha)			
VL1 £3,500/sq. m	-£1,043,961	-£1,307,783	-£1,470,408	-£1,590,890	-£1,174,399	-£1,438,218	-£1,600,843	-£1,721,325
VL2 £3,750/sq. m	-£473,121	-£780,668	-£971,601	-£1,117,680	-£603,556	-£911,103	-£1,102,036	-£1,248,114
VL3 £4,000/sq. m	£86,552	-£257,770	-£476,258	-£647,088	-£38,142	-£388,205	-£606,693	-£777,524
VL4 £4,250/sq. m	£604,120	£244,971	£13,924	-£180,539	£486,361	£123,127	-£115,587	-£310,974
VL5 £4,500/sq. m	£1,113,971	£716,255	£467,099	£265,697	£996,211	£598,496	£349,339	£144,055
VL6 £4,750/sq. m	£1,623,821	£1,185,269	£909,847	£686,822	£1,506,062	£1,067,510	£792,088	£569,063
VL7 £5,000/sq. m	£2,133,668	£1,654,284	£1,352,595	£1,106,257	£2,015,912	£1,536,525	£1,234,836	£988,498

Zone C Indexed CIL @ £99.30/sq. m.	£3,000/dwelling s.106				£5,000/dwelling s.106			
	20% Affordable Housing	30% Affordable Housing	35% Affordable Housing	40% Affordable Housing	20% Affordable Housing	30% Affordable Housing	35% Affordable Housing	40% Affordable Housing
	Residual Land Value (£)				Residual Land Value (£)			
VL1 £3,500/sq. m	-£928,968	-£1,115,423	-£1,230,744	-£1,316,649	-£1,028,968	-£1,215,422	-£1,330,744	-£1,416,649
VL2 £3,750/sq. m	-£490,185	-£710,434	-£847,771	-£953,335	-£590,186	-£810,434	-£947,771	-£1,053,335
VL3 £4,000/sq. m	-£55,782	-£308,580	-£467,022	-£592,034	-£155,782	-£408,580	-£567,022	-£692,034
VL4 £4,250/sq. m	£348,916	£84,343	-£89,848	-£233,318	£258,634	-£10,063	-£189,848	-£333,318
VL5 £4,500/sq. m	£739,802	£449,166	£266,715	£115,220	£649,519	£358,884	£174,316	£21,441
VL6 £4,750/sq. m	£1,130,687	£808,744	£606,155	£440,882	£1,040,405	£718,462	£515,873	£350,600
VL7 £5,000/sq. m	£1,521,572	£1,168,322	£945,595	£762,449	£1,431,290	£1,078,040	£855,313	£672,167
	Residual Land Value (£/ha)				Residual Land Value (£/ha)			
VL1 £3,500/sq. m	-£1,211,697	-£1,454,899	-£1,605,318	-£1,717,368	-£1,342,132	-£1,585,334	-£1,735,753	-£1,847,803
VL2 £3,750/sq. m	-£639,371	-£926,653	-£1,105,788	-£1,243,480	-£769,808	-£1,057,087	-£1,236,223	-£1,373,915
VL3 £4,000/sq. m	-£72,759	-£402,496	-£609,159	-£772,219	-£203,193	-£532,930	-£739,594	-£902,653
VL4 £4,250/sq. m	£455,108	£110,012	-£117,193	-£304,327	£337,349	-£13,126	-£247,628	-£434,762
VL5 £4,500/sq. m	£964,959	£585,869	£347,889	£150,287	£847,199	£468,110	£227,369	£27,966
VL6 £4,750/sq. m	£1,474,809	£1,054,884	£790,637	£575,063	£1,357,050	£937,125	£672,878	£457,304
VL7 £5,000/sq. m	£1,984,659	£1,523,899	£1,233,385	£994,498	£1,866,900	£1,406,139	£1,115,626	£876,739

Key:

Indicative non-viability	RLV beneath Viability Test 1 (RLV <£750,000/ha)
Potential viability - lower value PDL	Viability Test 2 (RLV £750,000 to £1,000,000/ha)
Viable indications - lower typical value PDL	Viability Test 3 (RLV £1,000,000 to £1,500,000/ha)
Viable indications - typical value PDL	Viability Test 4 (RLV £1,500,000 to £2,500,000/ha)
Viable indications - higher value PDL	Viability Test 5 (RLV >£2,500,000/ha)

BLV Notes:

EUV+ £/ha	Notes
£750,000	Lower PDL reflecting lower grade PDL (e.g. former community uses, yards, workshops, former industrial etc)
£1,000,000	Lower to typical PDL – industrial / commercial
£1,500,000	Typical PDL
£2,500,000	Upper PDL /residential land values



North Somerset Council - Local Plan Viability Assessment - Appendix II  
Residential Indications: Table 2I: 60 Flats - Extra Care (PDL)

Development Scenario	60 Flats
Typical Site Type	PDL
Site Density (dph)*	125.00
Net Land Area (ha)	0.48
Gross Land Area (ha)	0.55

\*based on residential net developable area

Zone A Indexed CIL @ £0/sq. m.	£3,000/dwelling s.106				£5,000/dwelling s.106			
	20% Affordable Housing	30% Affordable Housing	35% Affordable Housing	40% Affordable Housing	20% Affordable Housing	30% Affordable Housing	35% Affordable Housing	40% Affordable Housing
	Residual Land Value (£)				Residual Land Value (£)			
VL6 £4,750/sq. m	-£136,373	-£647,524	-£907,358	-£1,089,949	-£256,373	-£767,524	-£1,027,358	-£1,209,949
VL7 £5,000/sq. m	£444,835	-£53,104	-£323,854	-£514,757	£336,502	-£173,104	-£443,854	-£634,757
VL8 £5,250/sq. m	£1,003,068	£494,497	£237,507	£51,132	£894,729	£386,158	£125,819	-£65,476
VL9 £5,500/sq. m	£1,562,637	£1,029,829	£760,958	£572,128	£1,454,299	£921,490	£652,619	£463,790
VL10 £5,750/sq. m	£2,122,206	£1,565,161	£1,284,059	£1,086,640	£2,013,868	£1,456,823	£1,175,721	£978,302
VL11 £6,000/sq. m	£2,680,434	£2,099,209	£1,805,906	£1,599,918	£2,572,095	£1,990,871	£1,697,568	£1,491,579
	Residual Land Value (£/ha)				Residual Land Value (£/ha)			
VL6 £4,750/sq. m	-£247,052	-£1,173,051	-£1,643,764	-£1,974,546	-£464,443	-£1,390,442	-£1,861,156	-£2,191,937
VL7 £5,000/sq. m	£805,860	-£96,202	-£586,692	-£932,531	£609,605	-£313,594	-£804,083	-£1,149,922
VL8 £5,250/sq. m	£1,817,152	£895,828	£430,266	£92,631	£1,620,887	£699,562	£227,933	-£118,616
VL9 £5,500/sq. m	£2,830,864	£1,865,632	£1,378,547	£1,036,465	£2,634,599	£1,669,367	£1,182,281	£840,199
VL10 £5,750/sq. m	£3,844,577	£2,835,437	£2,326,194	£1,968,551	£3,648,311	£2,639,171	£2,129,929	£1,772,286
VL11 £6,000/sq. m	£4,855,858	£3,802,916	£3,271,569	£2,898,402	£4,659,592	£3,606,650	£3,075,304	£2,702,137

Zone B Indexed CIL @ £49.65/sq. m.	£3,000/dwelling s.106				£5,000/dwelling s.106			
	20% Affordable Housing	30% Affordable Housing	35% Affordable Housing	40% Affordable Housing	20% Affordable Housing	30% Affordable Housing	35% Affordable Housing	40% Affordable Housing
	Residual Land Value (£)				Residual Land Value (£)			
VL6 £4,750/sq. m	-£342,568	-£829,744	-£1,076,707	-£1,246,903	-£462,565	-£949,744	-£1,196,707	-£1,366,903
VL7 £5,000/sq. m	£258,683	-£233,525	-£492,020	-£670,236	£147,453	-£353,525	-£612,020	-£790,236
VL8 £5,250/sq. m	£816,911	£331,609	£81,242	-£100,123	£708,572	£222,501	-£33,369	-£220,123
VL9 £5,500/sq. m	£1,376,480	£866,941	£609,705	£432,510	£1,268,141	£758,603	£501,366	£324,172
VL10 £5,750/sq. m	£1,936,049	£1,402,273	£1,132,806	£947,022	£1,827,710	£1,293,935	£1,024,468	£838,684
VL11 £6,000/sq. m	£2,494,276	£1,936,322	£1,654,653	£1,460,300	£2,385,938	£1,827,983	£1,546,315	£1,351,961
	Residual Land Value (£/ha)				Residual Land Value (£/ha)			
VL6 £4,750/sq. m	-£620,594	-£1,503,159	-£1,950,555	-£2,258,883	-£837,979	-£1,720,551	-£2,167,947	-£2,476,274
VL7 £5,000/sq. m	£468,629	-£423,052	-£891,340	-£1,214,197	£267,124	-£640,443	-£1,108,731	-£1,431,588
VL8 £5,250/sq. m	£1,479,910	£600,741	£147,177	-£181,382	£1,283,645	£403,082	-£60,452	-£398,773
VL9 £5,500/sq. m	£2,493,623	£1,570,546	£1,104,538	£783,533	£2,297,357	£1,374,280	£908,272	£587,268
VL10 £5,750/sq. m	£3,507,335	£2,540,350	£2,052,185	£1,715,620	£3,311,069	£2,344,085	£1,855,920	£1,519,354
VL11 £6,000/sq. m	£4,518,616	£3,507,829	£2,997,560	£2,645,471	£4,322,351	£3,311,564	£2,801,295	£2,449,205

Zone C Indexed CIL @ £99.30/sq. m.	£3,000/dwelling s.106				£5,000/dwelling s.106			
	20% Affordable Housing	30% Affordable Housing	35% Affordable Housing	40% Affordable Housing	20% Affordable Housing	30% Affordable Housing	35% Affordable Housing	40% Affordable Housing
	Residual Land Value (£)				Residual Land Value (£)			
VL6 £4,750/sq. m	-£549,704	-£1,012,119	-£1,246,686	-£1,404,063	-£669,704	-£1,132,119	-£1,366,686	-£1,524,063
VL7 £5,000/sq. m	£66,619	-£414,160	-£660,456	-£826,526	-£48,962	-£534,160	-£780,456	-£946,526
VL8 £5,250/sq. m	£630,753	£166,382	-£80,903	-£254,769	£522,415	£54,005	-£200,903	-£374,769
VL9 £5,500/sq. m	£1,190,322	£704,053	£458,452	£292,892	£1,081,984	£595,715	£350,113	£182,671
VL10 £5,750/sq. m	£1,749,891	£1,239,386	£981,553	£807,404	£1,641,553	£1,131,047	£873,215	£699,066
VL11 £6,000/sq. m	£2,308,119	£1,773,434	£1,503,400	£1,320,682	£2,199,780	£1,665,095	£1,395,062	£1,212,343
	Residual Land Value (£/ha)				Residual Land Value (£/ha)			
VL6 £4,750/sq. m	-£995,841	-£1,833,550	-£2,258,489	-£2,543,592	-£1,213,233	-£2,050,941	-£2,475,881	-£2,760,984
VL7 £5,000/sq. m	£120,686	-£750,290	-£1,196,478	-£1,497,329	-£88,700	-£967,681	-£1,413,869	-£1,714,721
VL8 £5,250/sq. m	£1,142,669	£301,417	-£146,564	-£461,538	£946,403	£97,836	-£363,955	-£678,930
VL9 £5,500/sq. m	£2,156,381	£1,275,459	£830,529	£530,602	£1,960,116	£1,079,194	£634,264	£330,925
VL10 £5,750/sq. m	£3,170,093	£2,245,264	£1,778,176	£1,462,689	£2,973,828	£2,048,998	£1,581,911	£1,266,423
VL11 £6,000/sq. m	£4,181,375	£3,212,743	£2,723,551	£2,392,540	£3,985,109	£3,016,477	£2,527,286	£2,196,274

Key:

Indicative non-viability	RLV beneath Viability Test 1 (RLV <£750,000/ha)
Potential viability - lower value PDL	Viability Test 2 (RLV £750,000 to £1,000,000/ha)
Viable indications - lower typical value PDL	Viability Test 3 (RLV £1,000,000 to £1,500,000/ha)
Viable indications - typical value PDL	Viability Test 4 (RLV £1,500,000 to £2,500,000/ha)
Viable indications - higher value PDL	Viability Test 5 (RLV >£2,500,000/ha)

BLV Notes:

EUV+ £/ha	Notes
£750,000	Lower PDL reflecting lower grade PDL (e.g. former community uses, yards, workshops, former industrial etc)
£1,000,000	Lower to typical PDL – industrial / commercial
£1,500,000	Typical PDL
£2,500,000	Upper PDL /residential land values

North Somerset Council - Local Plan Viability Assessment - Appendix II  
Residential Indications: Table 2m: 100 Flats - PDL

Development Scenario	100 Flats
Typical Site Type	PDL
Site Density (dph)*	100.00
Net Land Area (ha)	1.00
Gross Land Area (ha)	1.30

\*based on residential net developable area

Zone A Indexed CIL @ £0/sq. m.	£3,000/dwelling s.106				£5,000/dwelling s.106			
	20% Affordable Housing	30% Affordable Housing	35% Affordable Housing	40% Affordable Housing	20% Affordable Housing	30% Affordable Housing	35% Affordable Housing	40% Affordable Housing
	Residual Land Value (£)				Residual Land Value (£)			
VL1 £3,500/sq. m	-£1,548,077	-£1,972,997	-£2,178,555	-£2,384,111	-£1,748,077	-£2,172,997	-£2,378,555	-£2,584,111
VL2 £3,750/sq. m	-£707,384	-£1,202,822	-£1,439,840	-£1,678,048	-£907,383	-£1,402,822	-£1,639,840	-£1,878,048
VL3 £4,000/sq. m	£114,584	-£440,339	-£707,931	-£976,998	-£77,816	-£640,339	-£907,931	-£1,176,998
VL4 £4,250/sq. m	£866,388	£292,231	£14,223	-£284,059	£685,824	£107,276	-£184,833	-£484,059
VL5 £4,500/sq. m	£1,614,073	£973,618	£673,641	£373,664	£1,433,509	£793,054	£493,077	£191,462
VL6 £4,750/sq. m	£2,361,759	£1,655,004	£1,325,197	£995,390	£2,181,195	£1,474,440	£1,144,633	£814,825
VL7 £5,000/sq. m	£3,109,445	£2,336,391	£1,976,753	£1,617,116	£2,928,888	£2,155,827	£1,796,189	£1,436,551
	Residual Land Value (£/ha)				Residual Land Value (£/ha)			
VL1 £3,500/sq. m	-£1,190,829	-£1,517,690	-£1,675,811	-£1,833,932	-£1,344,675	-£1,671,536	-£1,829,657	-£1,987,778
VL2 £3,750/sq. m	-£544,141	-£925,248	-£1,107,569	-£1,290,807	-£697,987	-£1,079,094	-£1,261,415	-£1,444,653
VL3 £4,000/sq. m	£88,142	-£338,722	-£544,562	-£751,537	-£59,858	-£492,568	-£698,408	-£905,383
VL4 £4,250/sq. m	£666,452	£224,793	£10,941	-£218,507	£527,557	£82,520	-£142,179	-£372,353
VL5 £4,500/sq. m	£1,241,595	£748,937	£518,185	£287,434	£1,102,699	£610,041	£379,290	£147,278
VL6 £4,750/sq. m	£1,816,738	£1,273,080	£1,019,382	£765,684	£1,677,842	£1,134,185	£880,487	£626,789
VL7 £5,000/sq. m	£2,391,880	£1,797,224	£1,520,580	£1,243,935	£2,252,991	£1,658,328	£1,381,684	£1,105,040

Zone B Indexed CIL @ £49.65/sq. m.	£3,000/dwelling s.106				£5,000/dwelling s.106			
	20% Affordable Housing	30% Affordable Housing	35% Affordable Housing	40% Affordable Housing	20% Affordable Housing	30% Affordable Housing	35% Affordable Housing	40% Affordable Housing
	Residual Land Value (£)				Residual Land Value (£)			
VL1 £3,500/sq. m	-£1,806,655	-£2,199,252	-£2,388,649	-£2,578,044	-£2,006,655	-£2,399,252	-£2,588,649	-£2,778,044
VL2 £3,750/sq. m	-£963,204	-£1,427,888	-£1,649,935	-£1,871,981	-£1,163,204	-£1,627,888	-£1,849,935	-£2,071,981
VL3 £4,000/sq. m	-£130,895	-£662,820	-£915,785	-£1,169,740	-£330,895	-£862,820	-£1,115,785	-£1,369,740
VL4 £4,250/sq. m	£637,903	£87,166	-£190,460	-£473,893	£457,339	-£107,052	-£390,460	-£673,893
VL5 £4,500/sq. m	£1,385,588	£773,693	£487,997	£200,927	£1,205,024	£593,129	£307,432	£13,861
VL6 £4,750/sq. m	£2,133,274	£1,455,080	£1,139,553	£824,026	£1,952,710	£1,274,516	£958,989	£643,462
VL7 £5,000/sq. m	£2,880,967	£2,136,467	£1,791,109	£1,445,752	£2,700,398	£1,955,903	£1,610,545	£1,265,188
	Residual Land Value (£/ha)				Residual Land Value (£/ha)			
VL1 £3,500/sq. m	-£1,389,734	-£1,691,733	-£1,837,422	-£1,983,111	-£1,543,580	-£1,845,579	-£1,991,268	-£2,136,957
VL2 £3,750/sq. m	-£740,926	-£1,098,375	-£1,269,180	-£1,439,986	-£894,773	-£1,252,221	-£1,423,027	-£1,593,832
VL3 £4,000/sq. m	-£100,688	-£509,862	-£704,450	-£899,800	-£254,534	-£663,708	-£858,296	-£1,053,646
VL4 £4,250/sq. m	£490,694	£67,051	-£146,508	-£364,533	£351,799	-£82,348	-£300,354	-£518,379
VL5 £4,500/sq. m	£1,065,837	£595,149	£375,382	£154,559	£926,942	£456,253	£236,487	£10,662
VL6 £4,750/sq. m	£1,640,980	£1,119,292	£876,579	£633,866	£1,502,084	£980,397	£737,684	£494,971
VL7 £5,000/sq. m	£2,216,128	£1,643,436	£1,377,776	£1,112,117	£2,077,229	£1,504,540	£1,238,881	£973,221

Zone C Indexed CIL @ £99.30/sq. m.	£3,000/dwelling s.106				£5,000/dwelling s.106			
	20% Affordable Housing	30% Affordable Housing	35% Affordable Housing	40% Affordable Housing	20% Affordable Housing	30% Affordable Housing	35% Affordable Housing	40% Affordable Housing
	Residual Land Value (£)				Residual Land Value (£)			
VL1 £3,500/sq. m	-£2,065,232	-£2,425,507	-£2,598,743	-£2,771,977	-£2,265,232	-£2,625,507	-£2,798,742	-£2,971,977
VL2 £3,750/sq. m	-£1,220,170	-£1,654,143	-£1,860,029	-£2,065,914	-£1,420,170	-£1,854,143	-£2,060,029	-£2,265,914
VL3 £4,000/sq. m	-£383,974	-£886,549	-£1,124,270	-£1,362,634	-£583,974	-£1,086,549	-£1,324,273	-£1,562,634
VL4 £4,250/sq. m	£409,418	-£128,496	-£396,087	-£664,725	£228,245	-£328,496	-£596,087	-£864,725
VL5 £4,500/sq. m	£1,157,103	£573,769	£302,353	£23,418	£976,539	£393,205	£117,790	-£175,029
VL6 £4,750/sq. m	£1,904,789	£1,255,156	£953,909	£652,662	£1,724,225	£1,074,591	£773,345	£472,098
VL7 £5,000/sq. m	£2,652,476	£1,936,542	£1,605,465	£1,274,388	£2,471,910	£1,755,978	£1,424,901	£1,093,824
	Residual Land Value (£/ha)				Residual Land Value (£/ha)			
VL1 £3,500/sq. m	-£1,588,640	-£1,865,775	-£1,999,033	-£2,132,290	-£1,742,486	-£2,019,621	-£2,152,879	-£2,286,136
VL2 £3,750/sq. m	-£938,592	-£1,272,417	-£1,430,791	-£1,589,165	-£1,092,438	-£1,426,264	-£1,584,637	-£1,743,011
VL3 £4,000/sq. m	-£295,364	-£681,961	-£864,823	-£1,048,180	-£449,211	-£835,807	-£1,018,672	-£1,202,026
VL4 £4,250/sq. m	£314,937	-£98,843	-£304,682	-£511,327	£175,573	-£252,690	-£458,528	-£665,173
VL5 £4,500/sq. m	£890,079	£441,361	£232,579	£18,014	£751,184	£302,465	£90,608	-£134,638
VL6 £4,750/sq. m	£1,465,222	£965,504	£733,776	£502,048	£1,326,327	£826,609	£594,881	£363,152
VL7 £5,000/sq. m	£2,040,366	£1,489,648	£1,234,973	£980,299	£1,901,469	£1,350,752	£1,096,078	£841,403

Key:

Indicative non-viability	RLV beneath Viability Test 1 (RLV <£750,000/ha)
Potential viability - lower value PDL	Viability Test 2 (RLV £750,000 to £1,000,000/ha)
Viable indications - lower typical value PDL	Viability Test 3 (RLV £1,000,000 to £1,500,000/ha)
Viable indications - typical value PDL	Viability Test 4 (RLV £1,500,000 to £2,500,000/ha)
Viable indications - higher value PDL	Viability Test 5 (RLV >£2,500,000/ha)

BLV Notes:

EUV+ £/ha	Notes
£750,000	Lower PDL reflecting lower grade PDL (e.g. former community uses, yards, workshops, former industrial etc)
£1,000,000	Lower to typical PDL - industrial / commercial
£1,500,000	Typical PDL
£2,500,000	Upper PDL /residential land values



**North Somerset Council - Local Plan Viability Assessment - Appendix II**  
**Residential Indications: Table 2n: 100 Mixed - PDL**

Development Scenario	100 Mixed
Typical Site Type	PDL
Site Density (dph)*	50.00
Net Land Area (ha)	2.00
Gross Land Area (ha)	2.60

\*based on residential net developable area

Zone B Indexed CIL @ £49.65/sq. m.	£3,000/dwelling s.106				£5,000/dwelling s.106			
	20%	30%	35%	40%	20%	30%	35%	40%
	Affordable Housing	Affordable Housing	Affordable Housing	Affordable Housing	Affordable Housing	Affordable Housing	Affordable Housing	Affordable Housing
Value Level	Residual Land Value (£)				Residual Land Value (£)			
VL1 £3,500/sq. m	£1,712,334	£1,144,513	£876,209	£607,905	£1,531,770	£963,949	£695,645	£427,341
VL2 £3,750/sq. m	£2,845,098	£2,167,176	£1,849,997	£1,532,818	£2,664,534	£1,986,611	£1,669,432	£1,352,253
VL3 £4,000/sq. m	£3,977,861	£3,189,840	£2,823,784	£2,457,730	£3,797,297	£3,009,274	£2,643,220	£2,277,166
VL4 £4,250/sq. m	£5,110,624	£4,212,500	£3,797,571	£3,382,643	£4,930,060	£4,031,936	£3,617,007	£3,202,082
VL5 £4,500/sq. m	£6,243,386	£5,235,162	£4,771,358	£4,307,554	£6,062,823	£5,054,598	£4,590,794	£4,126,990
VL6 £4,750/sq. m	£7,376,148	£6,257,823	£5,745,144	£5,232,465	£7,195,585	£6,077,259	£5,564,580	£5,051,901
VL7 £5,000/sq. m	£8,508,911	£7,280,484	£6,718,930	£6,157,377	£8,328,347	£7,099,921	£6,538,366	£5,976,813
	Residual Land Value (£/ha)				Residual Land Value (£/ha)			
VL1 £3,500/sq. m	£658,590	£440,197	£337,003	£233,810	£589,142	£370,750	£267,556	£164,362
VL2 £3,750/sq. m	£1,094,268	£833,529	£711,537	£589,545	£1,024,821	£764,081	£642,089	£520,097
VL3 £4,000/sq. m	£1,529,947	£1,226,862	£1,086,071	£945,281	£1,460,499	£1,157,413	£1,016,623	£875,833
VL4 £4,250/sq. m	£1,965,625	£1,620,192	£1,460,604	£1,301,016	£1,896,177	£1,550,745	£1,391,157	£1,231,570
VL5 £4,500/sq. m	£2,401,302	£2,013,524	£1,835,138	£1,656,751	£2,331,855	£1,944,076	£1,765,690	£1,587,304
VL6 £4,750/sq. m	£2,836,980	£2,406,855	£2,209,671	£2,012,487	£2,767,533	£2,337,407	£2,140,223	£1,943,039
VL7 £5,000/sq. m	£3,272,658	£2,800,186	£2,584,204	£2,368,222	£3,203,210	£2,730,739	£2,514,756	£2,298,774

Zone C Indexed CIL @ £99.30/sq. m.	£3,000/dwelling s.106				£5,000/dwelling s.106			
	20%	30%	35%	40%	20%	30%	35%	40%
	Affordable Housing	Affordable Housing	Affordable Housing	Affordable Housing	Affordable Housing	Affordable Housing	Affordable Housing	Affordable Housing
Value Level	Residual Land Value (£)				Residual Land Value (£)			
VL1 £3,500/sq. m	£1,423,833	£892,074	£641,801	£391,529	£1,243,268	£711,510	£461,237	£209,841
VL2 £3,750/sq. m	£2,556,596	£1,914,736	£1,615,589	£1,316,441	£2,376,032	£1,734,172	£1,435,025	£1,135,877
VL3 £4,000/sq. m	£3,689,359	£2,937,399	£2,589,376	£2,241,354	£3,508,795	£2,756,835	£2,408,812	£2,060,790
VL4 £4,250/sq. m	£4,822,123	£3,960,061	£3,563,173	£3,166,266	£4,641,558	£3,779,497	£3,382,600	£2,985,702
VL5 £4,500/sq. m	£5,954,885	£4,982,723	£4,536,950	£4,091,178	£5,774,321	£4,802,159	£4,356,387	£3,910,615
VL6 £4,750/sq. m	£7,087,647	£6,005,384	£5,510,737	£5,016,089	£6,907,084	£5,824,821	£5,330,173	£4,835,525
VL7 £5,000/sq. m	£8,220,409	£7,028,046	£6,484,523	£5,941,000	£8,039,846	£6,847,482	£6,303,959	£5,760,437
	Residual Land Value (£/ha)				Residual Land Value (£/ha)			
VL1 £3,500/sq. m	£547,628	£343,105	£246,847	£150,588	£478,180	£273,658	£177,399	£80,708
VL2 £3,750/sq. m	£983,306	£736,437	£621,380	£506,324	£913,858	£666,989	£551,933	£436,876
VL3 £4,000/sq. m	£1,418,984	£1,129,769	£995,914	£862,059	£1,349,537	£1,060,321	£926,466	£792,611
VL4 £4,250/sq. m	£1,854,663	£1,523,101	£1,370,451	£1,217,795	£1,785,215	£1,453,653	£1,301,000	£1,148,347
VL5 £4,500/sq. m	£2,290,340	£1,916,432	£1,744,981	£1,573,530	£2,220,893	£1,846,984	£1,675,533	£1,504,083
VL6 £4,750/sq. m	£2,726,018	£2,309,763	£2,119,514	£1,929,265	£2,656,571	£2,240,316	£2,050,066	£1,859,817
VL7 £5,000/sq. m	£3,161,696	£2,703,094	£2,494,047	£2,285,000	£3,092,248	£2,633,647	£2,424,600	£2,215,553

Key:

Indicative non-viability	RLV beneath Viability Test 1 (RLV <£750,000/ha)
Potential viability - lower value PDL	Viability Test 2 (RLV £750,000 to £1,000,000/ha)
Viable indications - lower typical value PDL	Viability Test 3 (RLV £1,000,000 to £1,500,000/ha)
Viable indications - typical value PDL	Viability Test 4 (RLV £1,500,000 to £2,500,000/ha)
Viable indications - higher value PDL	Viability Test 5 (RLV >£2,500,000/ha)

BLV Notes:

EUUV+ £/ha	Notes
£750,000	Lower PDL reflecting lower grade PDL (e.g. former community uses, yards, workshops, former industrial etc)
£1,000,000	Lower to typical PDL – industrial / commercial
£1,500,000	Typical PDL
£2,500,000	Upper PDL / residential land values

**North Somerset Council - Local Plan Viability Assessment - Appendix II  
Residential Indications: Table 2o: 100 Mixed - Greenfield**

Development Scenario	100 Mixed
Typical Site Type	Greenfield
Site Density (dph)*	40.00
Net Land Area (ha)	2.50
Gross Land Area (ha)	3.25

\*based on residential net developable area

Zone B Indexed CIL @ £49.65/sq. m.	£3,000/dwelling s.106			
	20% Affordable Housing	30% Affordable Housing	35% Affordable Housing	40% Affordable Housing
Value Level	Residual Land Value (£)			
VL1 £3,500/sq. m	£2,223,228	£1,521,713	£1,186,326	£850,939
VL2 £3,750/sq. m	£3,576,745	£2,737,535	£2,339,476	£1,941,417
VL3 £4,000/sq. m	£4,930,263	£3,953,358	£3,492,627	£3,031,896
VL4 £4,250/sq. m	£6,283,780	£5,169,180	£4,645,777	£4,122,374
VL5 £4,500/sq. m	£7,637,297	£6,385,001	£5,798,926	£5,212,851
VL6 £4,750/sq. m	£8,990,813	£7,600,822	£6,952,075	£6,303,328
VL7 £5,000/sq. m	£10,344,329	£8,816,644	£8,105,224	£7,393,804
Value Level	Residual Land Value (£/ha)			
VL1 £3,500/sq. m	£684,070	£468,219	£365,023	£261,827
VL2 £3,750/sq. m	£1,100,537	£842,319	£719,839	£597,359
VL3 £4,000/sq. m	£1,517,004	£1,216,418	£1,074,654	£932,891
VL4 £4,250/sq. m	£1,933,471	£1,590,517	£1,429,470	£1,268,423
VL5 £4,500/sq. m	£2,349,938	£1,964,616	£1,784,285	£1,603,954
VL6 £4,750/sq. m	£2,766,404	£2,338,715	£2,139,100	£1,939,486
VL7 £5,000/sq. m	£3,182,870	£2,712,813	£2,493,915	£2,275,017

Zone C Indexed CIL @ £99.30/sq. m.	£3,000/dwelling s.106			
	20% Affordable Housing	30% Affordable Housing	35% Affordable Housing	40% Affordable Housing
Value Level	Residual Land Value (£)			
VL1 £3,500/sq. m	£1,883,483	£1,224,436	£910,284	£596,131
VL2 £3,750/sq. m	£3,237,001	£2,440,259	£2,063,434	£1,686,609
VL3 £4,000/sq. m	£4,590,519	£3,656,092	£3,216,585	£2,777,088
VL4 £4,250/sq. m	£5,944,036	£4,871,904	£4,369,735	£3,867,567
VL5 £4,500/sq. m	£7,297,553	£6,087,726	£5,522,885	£4,958,043
VL6 £4,750/sq. m	£8,651,070	£7,303,547	£6,676,034	£6,048,520
VL7 £5,000/sq. m	£10,004,586	£8,519,368	£7,829,183	£7,138,997
Value Level	Residual Land Value (£/ha)			
VL1 £3,500/sq. m	£579,533	£376,750	£280,087	£183,425
VL2 £3,750/sq. m	£996,000	£750,849	£634,903	£518,957
VL3 £4,000/sq. m	£1,412,467	£1,124,951	£989,718	£854,489
VL4 £4,250/sq. m	£1,828,934	£1,499,047	£1,344,534	£1,190,021
VL5 £4,500/sq. m	£2,245,401	£1,873,146	£1,699,349	£1,525,552
VL6 £4,750/sq. m	£2,661,868	£2,247,245	£2,054,164	£1,861,083
VL7 £5,000/sq. m	£3,078,334	£2,621,344	£2,408,979	£2,196,614

Key:

Indicative non-viability	RLV beneath Viability Test 1 (RLV <£250,000/ha)
Potential/marginal viability	Viability Test 2 (RLV £250,000 to £500,000/ha)
Indicative positive viability scenario	Viability Test 3 (RLV >£500,000/ha)

BLV Notes:

EUV+ £/ha	Notes
£250,000	Greenfield Enhancement - reflecting larger scale development
£500,000	Greenfield Enhancement (Upper) - reflecting smaller scale development

Dixon Searle Partnership (2023)



**North Somerset Council - Local Plan Viability Assessment - Appendix II  
Residential Indications: Table 2p: 300 Mixed - Greenfield**

Development Scenario	300 Mixed
Typical Site Type	Greenfield
Site Density (dph)*	40.00
Net Land Area (ha)	7.50
Gross Land Area (ha)	9.75

\*based on residential net developable area

<b>Zone B</b> Indexed CIL @ £49.65/sq. m.		<b>£3,000/dwelling s.106</b>			
Value Level	20% Affordable Housing	30% Affordable Housing	35% Affordable Housing	40% Affordable Housing	
	Residual Land Value (£)				
VL1 £3,500/sq. m	£6,652,900	£4,543,130	£3,536,969	£2,536,034	
VL2 £3,750/sq. m	£10,713,453	£8,183,579	£6,989,402	£5,807,469	
VL3 £4,000/sq. m	£14,774,006	£11,824,028	£10,441,835	£9,078,904	
VL4 £4,250/sq. m	£18,834,558	£15,464,476	£13,894,268	£12,350,339	
VL5 £4,500/sq. m	£22,895,108	£19,104,922	£17,346,697	£15,621,770	
VL6 £4,750/sq. m	£26,955,656	£22,745,366	£20,799,125	£18,893,200	
VL7 £5,000/sq. m	£31,016,203	£26,385,812	£24,251,553	£22,164,632	
Residual Land Value (£/ha)					
VL1 £3,500/sq. m	£682,349	£465,962	£362,766	£260,106	
VL2 £3,750/sq. m	£1,098,816	£839,341	£716,862	£595,638	
VL3 £4,000/sq. m	£1,515,283	£1,212,721	£1,070,957	£931,170	
VL4 £4,250/sq. m	£1,931,750	£1,586,100	£1,425,053	£1,266,701	
VL5 £4,500/sq. m	£2,348,216	£1,959,479	£1,779,148	£1,602,233	
VL6 £4,750/sq. m	£2,764,683	£2,332,858	£2,133,244	£1,937,764	
VL7 £5,000/sq. m	£3,181,149	£2,706,237	£2,487,339	£2,273,296	

<b>Zone C</b> Indexed CIL @ £99.30/sq. m.		<b>£3,000/dwelling s.106</b>			
Value Level	20% Affordable Housing	30% Affordable Housing	35% Affordable Housing	40% Affordable Housing	
	Residual Land Value (£)				
VL1 £3,500/sq. m	£5,633,667	£3,651,301	£2,708,843	£1,771,610	
VL2 £3,750/sq. m	£9,694,220	£7,291,750	£6,161,275	£5,043,045	
VL3 £4,000/sq. m	£13,754,773	£10,932,234	£9,613,708	£8,314,480	
VL4 £4,250/sq. m	£17,815,326	£14,572,648	£13,066,141	£11,585,927	
VL5 £4,500/sq. m	£21,875,876	£18,213,095	£16,518,572	£14,857,347	
VL6 £4,750/sq. m	£25,936,426	£21,853,540	£19,971,001	£18,128,778	
VL7 £5,000/sq. m	£29,996,974	£25,493,986	£23,423,429	£21,400,208	
Residual Land Value (£/ha)					
VL1 £3,500/sq. m	£577,812	£374,492	£277,830	£181,704	
VL2 £3,750/sq. m	£994,279	£747,872	£631,926	£517,235	
VL3 £4,000/sq. m	£1,410,746	£1,121,255	£986,021	£852,767	
VL4 £4,250/sq. m	£1,827,213	£1,494,631	£1,340,117	£1,188,300	
VL5 £4,500/sq. m	£2,243,680	£1,868,010	£1,694,212	£1,523,830	
VL6 £4,750/sq. m	£2,660,146	£2,241,389	£2,048,308	£1,859,362	
VL7 £5,000/sq. m	£3,076,613	£2,614,768	£2,402,403	£2,194,893	

Key:

Indicative non-viability	RLV beneath Viability Test 1 (RLV <£250,000/ha)
Potential/marginal viability	Viability Test 2 (RLV £250,000 to £500,000/ha)
Indicative positive viability scenario	Viability Test 3 (RLV >£500,000/ha)

BLV Notes:

EUV+ £/ha	Notes
£250,000	Greenfield Enhancement - reflecting larger scale development
£500,000	Greenfield Enhancement (Upper) - reflecting smaller scale development

Dixon Searle Partnership (2023)