

For: North Somerset Council



Viability Assessment

For North Somerset Local Plan 2039

**Appendix III – Strategic Site Results -
Wolvershill**

November 2023

DSP22811

North Somerset Council - Appendix III: Local Plan Viability Assessment - Strategic Site Allocation Results: Table 3a: Wolverhill

Site Name/Ref	Wolverhill
	2800
Typical Site Type	Mixed (houses/flats)
BLV £/ha	Greenfield
Total BLV £	£250,000
Gross Land Area (ha)	£46,250,000
	185.00

Affordable Housing %	Construction: Rate/sq. m. Sensitivity Test	Surplus (£ Total) after deducting BLV							Surplus (£/dwelling)						
		VL1 £3,500	VL2 £3,750	VL3 £4,000	VL4 £4,250	VL5 £4,500	VL6 £4,750	VL7 £5,000	VL1 £3,500	VL2 £3,750	VL3 £4,000	VL4 £4,250	VL5 £4,500	VL6 £4,750	VL7 £5,000
20% AH	-10%	£54,539,089	£109,499,948	£160,623,610	£209,665,723	£257,583,246	£304,929,799	£351,749,805	£19,478	£39,107	£57,366	£74,881	£91,994	£108,903	£125,625
	-5%	£25,775,747	£83,550,135	£136,158,896	£185,947,563	£234,334,654	£281,881,164	£328,904,876	£9,206	£29,839	£48,628	£66,410	£83,691	£100,672	£117,466
	0% BASE TEST	-£4,758,757	£56,450,987	£111,124,240	£162,028,394	£210,917,624	£258,724,619	£305,987,221	-£1,700	£20,161	£39,687	£57,867	£75,328	£92,402	£109,281
	5%	-£37,183,359	£27,869,938	£85,298,479	£137,637,479	£187,261,873	£235,506,290	£282,977,006	-£13,280	£9,954	£30,464	£49,156	£66,879	£84,109	£101,063
	10%	-£71,471,619	-£2,428,062	£58,343,209	£112,740,833	£163,409,429	£212,151,180	£259,861,659	-£25,526	-£867	£20,837	£40,265	£58,361	£75,768	£92,808
30% AH	-10%	£17,858,143	£71,136,876	£119,544,405	£165,134,173	£209,100,580	£252,137,919	£294,698,923	£6,378	£25,406	£42,694	£58,976	£74,679	£90,049	£105,250
	-5%	-£12,781,932	£43,813,042	£94,462,368	£141,235,636	£185,878,169	£229,378,965	£272,096,971	-£4,565	£15,648	£33,737	£50,441	£66,385	£81,921	£97,177
	0% BASE TEST	-£45,322,418	£14,889,879	£68,363,660	£116,874,693	£162,482,112	£206,421,112	£249,410,060	-£16,187	£5,318	£24,416	£41,741	£58,029	£73,722	£89,075
	5%	-£79,669,594	-£15,813,239	£40,939,130	£91,753,808	£138,587,030	£183,209,522	£226,671,462	-£28,453	-£5,648	£14,621	£32,769	£49,495	£65,432	£80,954
	10%	-£115,233,116	-£48,348,910	£11,916,233	£65,581,336	£114,201,970	£159,830,051	£203,738,667	-£41,155	-£17,267	£4,256	£23,422	£40,786	£57,082	£72,764
35% AH	-10%	-£1,278,126	£51,586,686	£99,265,732	£143,534,254	£185,931,953	£227,282,985	£267,849,197	-£456	£18,424	£35,452	£51,262	£66,404	£81,172	£95,660
	-5%	-£32,934,138	£23,348,363	£73,587,383	£119,458,751	£162,763,152	£204,520,186	£245,418,449	-£11,762	£8,339	£26,281	£42,664	£58,130	£73,043	£87,649
	0% BASE TEST	-£66,464,499	-£6,640,978	£46,656,697	£94,652,115	£139,095,338	£181,535,391	£222,887,529	-£23,737	-£2,372	£16,663	£33,804	£49,677	£64,834	£79,603
	5%	-£101,265,788	-£38,470,401	£18,175,399	£68,820,785	£114,918,850	£158,346,359	£200,125,985	-£36,166	-£13,739	£6,491	£24,579	£41,042	£56,552	£71,474
	10%	-£137,638,886	-£72,089,093	-£12,034,117	£41,673,517	£90,003,534	£134,656,421	£177,138,829	-£49,157	-£25,746	-£4,298	£14,883	£32,144	£48,092	£63,264
40% AH	-10%	-£21,410,170	£31,037,869	£78,175,153	£121,472,454	£162,490,604	£202,060,355	£240,895,859	-£7,646	£11,085	£27,920	£43,383	£58,032	£72,164	£86,034
	-5%	-£54,079,890	£1,723,167	£51,698,427	£96,964,360	£139,055,758	£179,329,791	£218,551,809	-£19,314	£615	£18,464	£34,630	£49,663	£64,046	£78,054
	0% BASE TEST	-£88,213,985	-£29,420,780	£23,722,856	£71,447,276	£115,066,444	£156,284,454	£195,935,878	-£31,505	-£10,507	£8,472	£25,517	£41,095	£55,816	£69,977
	5%	-£123,892,066	-£62,356,586	-£5,964,587	£44,644,231	£90,362,615	£132,816,150	£173,199,226	-£44,247	-£22,270	-£2,130	£15,944	£32,272	£47,434	£61,857
	10%	-£160,198,212	-£96,583,068	-£37,438,281	£16,293,376	£64,590,147	£108,660,435	£150,057,792	-£57,214	-£34,494	-£13,371	£5,819	£23,068	£38,807	£53,592

North Somerset Council - Appendix III: Local Plan Viability Assessment - Strategic Site Allocation Results: Table 3b: Wolverhill - Secondary School Sensitivity Test

Site Name/Ref	Wolverhill
	2800
	Mixed (houses/flats)
Typical Site Type	
BLV £/ha	
Total BLV £	
Gross Land Area (ha)	

Affordable Housing %	Construction: Rate/sq. m. Sensitivity Test	Surplus (£ Total) after deducting BLV							Surplus (£/dwelling)						
		VL1 £3,500	VL2 £3,750	VL3 £4,000	VL4 £4,250	VL5 £4,500	VL6 £4,750	VL7 £5,000	VL1 £3,500	VL2 £3,750	VL3 £4,000	VL4 £4,250	VL5 £4,500	VL6 £4,750	VL7 £5,000
20% AH	-10%	-£11,101,766	£51,657,733	£108,274,430	£160,987,901	£211,347,705	£260,301,069	£308,379,358	-£3,965	£18,449	£38,669	£57,496	£75,481	£92,965	£110,135
	-5%	-£44,057,725	£22,263,211	£81,510,412	£135,781,416	£187,099,133	£236,578,931	£285,044,886	-£15,735	£7,951	£29,111	£48,493	£66,821	£84,492	£101,802
	0% BASE TEST	-£78,782,524	-£8,706,527	£53,627,711	£109,997,675	£162,510,953	£212,719,975	£261,563,615	-£28,137	-£3,109	£19,153	£39,285	£58,040	£75,971	£93,416
	5%	-£114,752,371	-£41,364,454	£24,400,122	£83,334,212	£137,405,708	£188,549,129	£237,893,241	-£40,983	-£14,773	£8,714	£29,762	£49,073	£67,339	£84,962
	10%	-£152,242,828	-£75,679,917	-£6,357,519	£55,578,120	£111,706,355	£164,018,109	£214,073,742	-£54,372	-£27,029	-£2,271	£19,849	£39,895	£58,578	£76,455
30% AH	-10%	-£53,972,039	£7,407,486	£62,543,149	£112,966,517	£160,265,279	£205,604,104	£249,681,065	-£19,276	£2,646	£22,337	£40,345	£57,238	£73,430	£89,172
	-5%	-£88,642,522	-£23,930,505	£34,192,550	£86,870,259	£135,526,996	£181,742,048	£226,416,881	-£31,658	-£8,547	£12,212	£31,025	£48,402	£64,908	£80,863
	0% BASE TEST	-£124,638,557	-£56,977,850	£4,396,116	£59,707,451	£110,249,447	£157,612,644	£202,953,562	-£44,514	-£20,349	£1,570	£21,324	£39,375	£56,290	£72,483
	5%	-£161,772,193	-£91,585,903	-£26,970,051	£31,264,198	£84,101,297	£132,853,204	£179,093,441	-£57,776	-£32,709	-£9,632	£11,166	£30,036	£47,448	£63,962
	10%	-£198,926,221	-£127,395,409	-£59,986,733	£1,384,747	£56,864,237	£107,528,145	£154,958,873	-£71,045	-£45,498	-£21,424	£495	£20,309	£38,403	£55,342
35% AH	-10%	-£76,188,074	-£15,338,520	£39,352,340	£89,189,083	£135,389,948	£179,364,269	£221,926,984	-£27,210	-£5,478	£14,054	£31,853	£48,354	£64,059	£79,260
	-5%	-£111,401,197	-£47,752,868	£10,057,360	£62,340,977	£110,327,521	£155,423,838	£198,613,061	-£39,786	-£17,055	£3,592	£22,265	£39,403	£55,509	£70,933
	0% BASE TEST	-£148,025,374	-£81,817,104	-£20,814,677	£34,239,425	£84,419,613	£130,850,047	£174,925,353	-£52,866	-£29,220	-£7,434	£12,228	£30,150	£46,732	£62,473
	5%	-£184,755,461	-£117,006,646	-£53,342,176	£4,720,701	£57,416,152	£105,642,526	£150,926,345	-£65,984	-£41,788	-£19,051	£1,686	£20,506	£37,729	£53,902
	10%	-£221,485,548	-£153,592,456	-£87,446,133	-£26,307,584	£29,122,440	£79,614,916	£126,302,864	-£79,102	-£54,854	-£31,231	-£9,396	£10,401	£28,434	£45,108
40% AH	-10%	-£99,061,620	-£39,341,976	£15,011,435	£64,345,968	£109,794,125	£152,636,616	£193,669,863	-£35,379	-£14,051	£5,361	£22,981	£39,212	£54,513	£69,168
	-5%	-£135,126,435	-£72,855,670	-£15,400,519	£36,553,582	£84,116,740	£128,262,831	£170,201,691	-£48,259	-£26,020	-£5,500	£13,055	£30,042	£45,808	£60,786
	0% BASE TEST	-£171,432,582	-£107,465,818	-£47,472,343	£7,355,530	£57,325,957	£103,143,914	£146,248,311	-£61,226	-£38,381	-£16,954	£2,627	£20,474	£36,837	£52,232
	5%	-£207,738,728	-£143,567,958	-£81,152,837	-£23,347,740	£29,238,157	£77,235,272	£121,795,452	-£74,192	-£51,274	-£28,983	-£8,338	£10,442	£27,584	£43,498
	10%	-£244,044,874	-£179,874,105	-£115,879,572	-£55,646,420	-£306,419	£50,199,907	£96,493,703	-£87,159	-£64,241	-£41,386	-£19,874	-£109	£17,929	£34,462