

For: North Somerset Council



Viability Assessment

For North Somerset Local Plan 2039

**Appendix IIa – Additional Residential Typology –
500 Mixed Greenfield Results**

November 2023

DSP22811

North Somerset Council - Appendix IIa: Local Plan Viability Assessment - Residential Indications: Table 2aa: 500 Mixed - Greenfield (including Primary School)

Development Scenario	500
Typical Site Type	Greenfield
BLV £/ha	£250,000
Total BLV £	£5,000,000
Gross Land Area (ha)	20.00

Zone B (Outer Weston - designated Strategic Development Areas)
Indexed CIL @ £24.83/sq. m.
£3,000/dwelling s.106

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%	£15,543,745	£23,932,216	£32,214,810	£40,443,658	£48,644,780	£56,809,216	£64,951,956	£31,087	£47,864	£64,430	£80,887	£97,290	£113,618	£129,904
	-5%	£11,346,321	£19,800,169	£28,141,931	£36,386,523	£44,608,500	£52,792,551	£60,947,071	£22,693	£39,600	£56,284	£72,773	£89,217	£105,585	£121,894
	0% BASE TEST	£7,114,584	£15,634,208	£24,033,806	£32,329,388	£40,558,236	£48,765,658	£56,935,395	£14,229	£31,268	£48,068	£64,659	£81,116	£97,531	£113,871
	5%	£2,848,250	£11,432,074	£19,894,834	£28,247,002	£36,501,100	£44,726,349	£52,916,213	£5,696	£22,864	£39,790	£56,494	£73,002	£89,453	£105,832
	10%	-£1,431,536	£7,196,954	£15,722,549	£24,133,927	£32,443,257	£40,672,813	£48,886,535	-£2,863	£14,394	£31,445	£48,268	£64,887	£81,346	£97,773
30% AH	-10%	£10,479,562	£18,089,673	£25,590,795	£32,996,973	£40,382,985	£47,751,054	£55,084,664	£20,959	£36,179	£51,182	£65,994	£80,766	£95,502	£110,169
	-5%	£6,327,675	£14,002,603	£21,566,136	£29,029,690	£36,417,015	£43,801,479	£51,155,377	£12,655	£28,005	£43,132	£58,059	£72,834	£87,603	£102,311
	0% BASE TEST	£2,145,772	£9,877,121	£17,505,162	£25,028,041	£32,451,044	£39,837,056	£47,214,324	£4,292	£19,754	£35,010	£50,056	£64,902	£79,674	£94,429
	5%	-£2,037,846	£5,718,059	£13,406,953	£20,991,162	£28,475,581	£35,871,085	£43,257,097	-£4,076	£11,436	£26,814	£41,982	£56,951	£71,742	£86,514
	10%	-£6,241,534	£1,534,441	£9,274,680	£16,918,487	£24,460,812	£31,905,115	£39,291,126	-£12,483	£3,069	£18,549	£33,837	£48,922	£63,810	£78,582
35% AH	-10%	£7,996,366	£15,255,570	£22,407,311	£29,456,027	£36,456,886	£43,457,197	£50,428,943	£15,993	£30,511	£44,815	£58,912	£72,914	£86,914	£100,858
	-5%	£3,866,715	£11,186,516	£18,403,778	£25,516,922	£32,535,854	£39,536,712	£46,530,754	£7,733	£22,373	£36,808	£51,034	£65,072	£79,073	£93,062
	0% BASE TEST	-£269,498	£7,080,806	£14,359,843	£21,535,629	£28,613,184	£35,615,681	£42,616,539	-£539	£14,162	£28,720	£43,071	£57,226	£71,231	£85,233
	5%	-£4,415,816	£2,945,387	£10,277,386	£17,516,024	£24,654,455	£31,694,649	£38,695,507	-£8,832	£5,891	£20,555	£35,032	£49,309	£63,389	£77,391
	10%	-£8,586,878	-£1,190,826	£6,160,272	£13,457,632	£20,657,441	£27,761,622	£34,774,475	-£17,174	-£2,382	£12,321	£26,915	£41,315	£55,523	£69,549
40% AH	-10%	£5,515,313	£12,435,473	£19,251,642	£25,967,329	£32,598,521	£39,225,810	£45,848,306	£11,031	£24,871	£38,503	£51,935	£65,197	£78,452	£91,697
	-5%	£1,426,505	£8,381,357	£15,262,861	£22,044,005	£28,722,428	£35,349,717	£41,977,006	£2,853	£16,763	£30,526	£44,088	£57,445	£70,699	£83,954
	0% BASE TEST	-£2,662,821	£4,296,128	£11,232,655	£18,077,554	£24,825,066	£31,473,624	£38,100,913	-£5,326	£8,592	£22,465	£36,155	£49,650	£62,947	£76,202
	5%	-£6,777,698	£2,073,319	£9,165,750	£14,070,218	£18,880,327	£23,593,849	£28,224,820	-£13,555	£415	£14,332	£28,140	£41,761	£55,188	£68,450
	10%	-£10,918,127	-£3,888,007	£3,076,942	£10,025,115	£16,894,816	£23,671,857	£30,348,727	-£21,836	-£7,776	£6,154	£20,050	£33,790	£47,344	£60,697

Zone B (Outer Weston - non designated Strategic Development Areas)
Indexed CIL @ £49.65/sq. m.
£3,000/dwelling s.106

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%	£14,469,981	£22,879,061	£31,184,221	£39,413,069	£47,625,177	£55,800,512	£63,948,657	£28,940	£45,758	£62,368	£78,826	£95,250	£111,601	£127,897
	-5%	£10,264,428	£18,735,814	£27,094,595	£35,355,934	£43,583,404	£51,778,442	£59,940,008	£20,529	£37,472	£54,189	£70,712	£87,167	£103,557	£119,880
	0% BASE TEST	£6,021,215	£14,558,322	£22,977,153	£31,293,942	£39,527,647	£47,745,933	£55,924,809	£12,042	£29,117	£45,954	£62,588	£79,055	£95,492	£111,850
	5%	£1,749,022	£10,348,121	£18,829,017	£27,199,666	£35,470,512	£43,699,360	£51,900,135	£3,498	£20,696	£37,658	£54,399	£70,941	£87,399	£103,800
	10%	-£2,530,922	£6,103,585	£14,646,663	£23,075,245	£31,402,349	£39,642,225	£47,863,782	-£5,062	£12,207	£29,293	£46,150	£62,805	£79,284	£95,728
30% AH	-10%	£9,527,991	£17,154,166	£24,673,888	£32,095,208	£39,481,220	£46,858,315	£54,200,345	£19,056	£34,308	£49,348	£64,190	£78,962	£93,717	£108,401
	-5%	£5,367,566	£13,057,558	£20,639,093	£28,119,997	£35,515,249	£42,901,261	£50,265,120	£10,735	£26,115	£41,278	£56,240	£71,030	£85,803	£100,530
	0% BASE TEST	£1,183,948	£8,925,321	£16,568,426	£24,106,659	£31,549,279	£38,935,290	£46,317,365	£2,368	£17,851	£33,137	£48,213	£63,099	£77,871	£92,635
	5%	-£3,002,289	£4,756,235	£12,460,509	£20,059,852	£27,560,190	£34,969,320	£42,355,331	-£6,005	£9,512	£24,921	£40,120	£55,120	£69,939	£84,711
	10%	-£7,212,462	£572,617	£8,318,061	£15,977,087	£23,535,451	£31,001,031	£38,389,361	-£14,425	£1,145	£16,636	£31,954	£47,071	£62,002	£76,779
35% AH	-10%	£7,108,004	£14,381,413	£21,548,604	£28,618,537	£35,619,532	£42,620,391	£49,601,808	£14,216	£28,763	£43,097	£57,237	£71,239	£85,241	£99,204
	-5%	£2,973,592	£10,302,915	£17,534,305	£24,664,980	£31,698,501	£38,699,359	£45,697,864	£5,947	£20,606	£35,069	£49,330	£63,397	£77,399	£91,396
	0% BASE TEST	-£1,162,621	£6,188,477	£13,481,001	£20,673,022	£27,769,164	£34,778,327	£41,779,186	-£2,325	£12,377	£26,962	£41,346	£55,538	£69,557	£83,558
	5%	-£5,313,777	£2,052,264	£9,391,332	£16,643,381	£23,798,548	£30,857,295	£37,858,154	-£10,628	£4,105	£18,783	£33,287	£47,597	£61,715	£75,716
	10%	-£9,489,676	-£2,083,949	£5,267,149	£12,577,724	£19,791,500	£26,910,661	£33,937,122	-£18,979	-£4,168	£10,534	£25,155	£39,583	£53,821	£67,874
40% AH	-10%	£4,690,892	£11,620,796	£18,453,205	£25,184,965	£31,825,579	£38,452,869	£45,079,484	£9,382	£23,242	£36,906	£50,370	£63,651	£76,906	£90,159
	-5%	£602,084	£7,560,515	£14,454,353	£21,249,944	£27,948,467	£34,576,776	£41,204,065	£1,204	£15,121	£28,909	£42,500	£55,897	£69,154	£82,408
	0% BASE TEST	-£3,491,707	£3,471,707	£10,416,856	£17,274,764	£24,035,956	£30,700,682	£37,327,972	-£6,983	£6,943	£20,834	£34,550	£48,072	£61,401	£74,656
	5%	-£7,611,050	-£617,101	£6,341,330	£13,258,979	£20,082,060	£26,811,990	£33,451,879	-£15,222	-£1,234	£12,683	£26,518	£40,164	£53,624	£66,904
	10%	-£11,755,945	-£4,716,894	£2,252,522	£9,205,089	£16,087,902	£22,877,845	£29,574,986	-£23,512	-£9,434	£4,505	£18,410	£32,176	£45,756	£59,150

Zone C (Rest of District - non designated Strategic Development Areas)
Indexed CIL @ £99.30/sq. m.
£3,000/dwelling s.106

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%	£12,314,444	£20,759,972	£29,100,319	£37,351,476	£45,577,480	£53,772,519	£61,935,509	£24,629	£41,520	£58,201	£74,703	£91,155	£107,545	£123,871
	-5%	£8,088,970	£16,596,989	£24,991,815	£33,294,341	£41,523,341	£49,739,642	£57,918,886	£16,178	£33,194	£49,984	£66,589	£83,046	£99,479	£115,838
	0% BASE TEST	£3,829,909	£12,400,197	£20,854,637	£29,205,390	£37,466,054	£45,694,902	£53,893,722	£7,660	£24,800	£41,709	£58,411	£74,932	£91,390	£107,787
	5%	-£449,876	£8,172,663	£16,687,233	£25,092,422	£33,403,738	£41,637,767	£49,857,858	-£900	£16,345	£33,374	£50,185	£66,807	£83,276	£99,716
	10%	-£4,741,731	£3,911,872	£12,485,950	£20,949,302	£29,310,461	£37,580,632	£45,809,480	-£9,483	£7,824	£24,972	£41,899	£58,621	£75,161	£91,619
30% AH	-10%	£7,618,800	£15,276,586	£22,828,776	£30,289,587	£37,677,326	£45,063,338	£52,423,032	£15,238	£30,553	£45,658	£60,579	£75,		