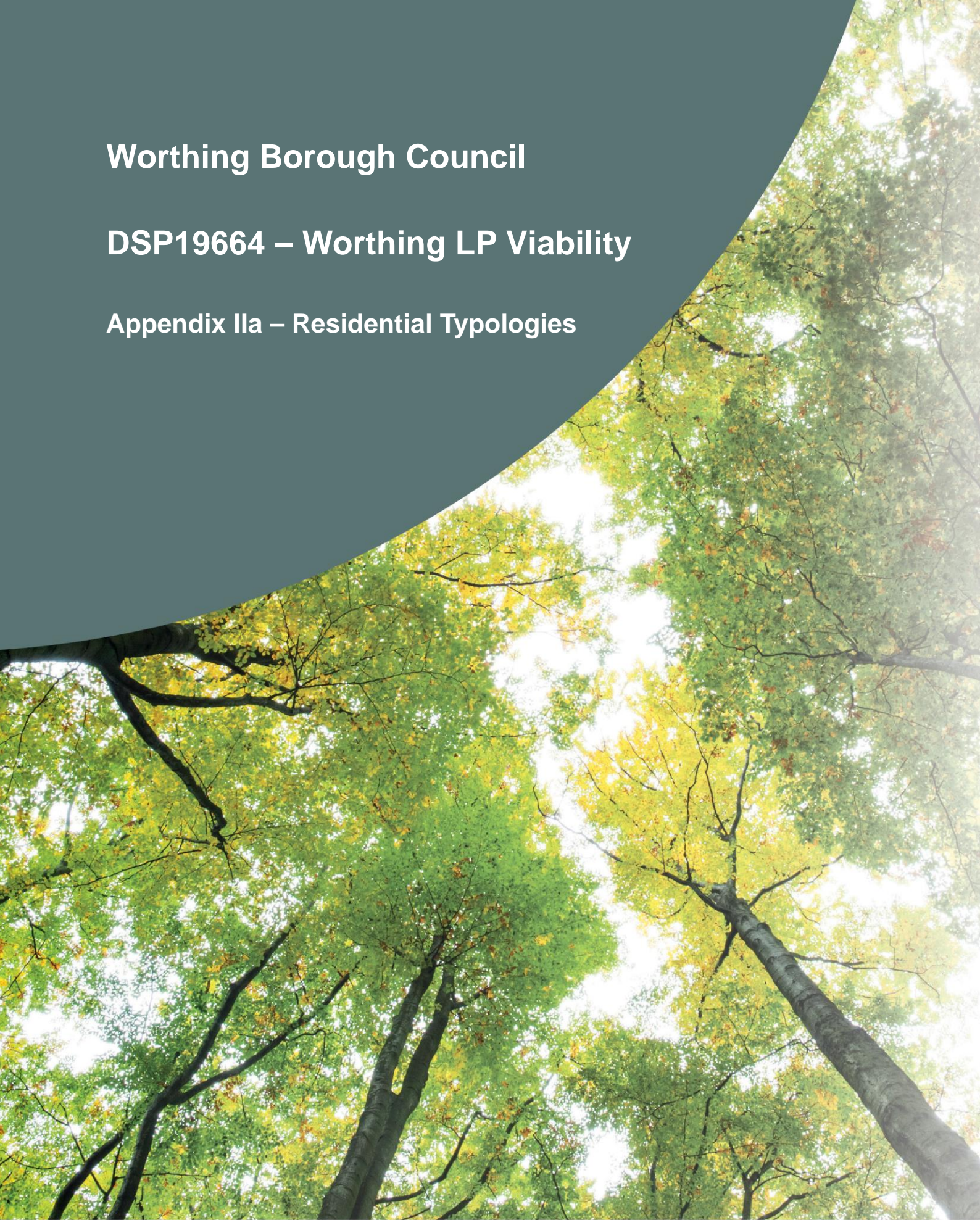


Worthing Borough Council

DSP19664 – Worthing LP Viability

Appendix IIa – Residential Typologies



Worthing Borough Council - Appendix IIa - Local Plan Viability Assessment
- Residential Results -
Table 1a - 6 Houses - 0% AH - 17.5% & 20% Profit

Development Scenario	6
	Houses
Typical Site Type	PDL
Net Land Area (ha)	0.17
Gross Land Area (ha)	0.20
Site Density (dph)	35
CIL Rate	£125.00

6 Houses 17.5% Profit	0% AH	
Value Levels £/m ²	Residual Land Value (£)	Residual Land Value (£/Ha)
VL1 £2,750	-£12,755	-£64,702
VL2 £3,000	£82,978	£420,903
VL3 £3,250	£178,035	£903,077
VL4 £3,500	£273,092	£1,385,250
VL5 £3,750	£368,149	£1,867,424
VL6 £4,000	£463,206	£2,349,597
VL7 £4,500	£653,321	£3,313,945
VL8 £5,000	£843,435	£4,278,292

6 Houses 20% Profit	0% AH	
Value Levels £/m ²	Residual Land Value (£)	Residual Land Value (£/Ha)
VL1 £2,750	-£46,881	-£237,801
VL2 £3,000	£47,725	£242,083
VL3 £3,250	£139,844	£709,356
VL4 £3,500	£231,964	£1,176,629
VL5 £3,750	£324,084	£1,643,902
VL6 £4,000	£416,203	£2,111,176
VL7 £4,500	£600,442	£3,045,722
VL8 £5,000	£784,681	£3,980,268

Key:

	RLV beneath Viability Test 1 (RLV <£250,000/ha)
	Viability Test 1 (RLV £250,000 to £500,000/ha)
	Viability Test 2 (RLV £500,000 to £850,000/ha)
	Viability Test 3 (RLV £850,000 to £1,500,000/ha)
	Viability Test 4 (RLV £1,500,000 to £2,200,000/ha)
	Viability Test 5 (RLV £2,200,000 to £2,800,000/ha)
	Viability Test 6 (RLV £2,800,000 to £3,500,000/ha)
	Viability Test 7 (RLV >£3,500,000/ha)

BLV Notes:

EUV+ £/ha	Notes
£250,000	Greenfield Enhancement
£500,000	Greenfield Enhancement (Upper)
£850,000	Low-grade industrial land values.
£1,500,000	Industrial Upper / Commercial lower (includes a 20% uplift).
£2,200,000	Commercial Upper (includes 20% uplift)
£2,800,000	Residential land values - lower. An allowance has been made for a 50% reduction for planning obligations (AH) and planning risk; 20% uplift to adjusted estimate.
£3,500,000	Residential land values - upper.

Dixon Searle Partnership (2020)

Worthing Borough Council - Appendix IIa - Local Plan Viability Assessment
- Residential Results -
Table 1b - 6 Flats - Town Centre - 0% AH - 17.5% & 20% Profit

Development Scenario	6
Typical Site Type	Flats Town Centre
Net Land Area (ha)	0.08
Gross Land Area (ha)	0.09
Site Density (dph)	75
CIL Rate	£125.00

6 Flats Town Centre 17.5% Profit	0% AH	
Value Levels £/m ²	Residual Land Value (£)	Residual Land Value (£/Ha)
VL1 £2,750	-£184,455	-£2,004,945
VL2 £3,000	-£117,909	-£1,281,615
VL3 £3,250	-£51,563	-£560,471
VL4 £3,500	£13,998	£152,151
VL5 £3,750	£76,825	£835,051
VL6 £4,000	£139,652	£1,517,951
VL7 £4,500	£265,305	£2,883,751
VL8 £5,000	£390,959	£4,249,551

6 Flats Town Centre 20% Profit	0% AH	
Value Levels £/m ²	Residual Land Value (£)	Residual Land Value (£/Ha)
VL1 £2,750	-£207,960	-£2,260,437
VL2 £3,000	-£143,353	-£1,558,189
VL3 £3,250	-£79,074	-£859,497
VL4 £3,500	-£14,794	-£160,804
VL5 £3,750	£46,861	£509,363
VL6 £4,000	£107,732	£1,171,002
VL7 £4,500	£229,474	£2,494,282
VL8 £5,000	£351,216	£3,817,561

Key:

	RLV beneath Viability Test 1 (RLV <£250,000/ha)
	Viability Test 1 (RLV £250,000 to £500,000/ha)
	Viability Test 2 (RLV £500,000 to £850,000/ha)
	Viability Test 3 (RLV £850,000 to £1,500,000/ha)
	Viability Test 4 (RLV £1,500,000 to £2,200,000/ha)
	Viability Test 5 (RLV £2,200,000 to £2,800,000/ha)
	Viability Test 6 (RLV £2,800,000 to £3,500,000/ha)
	Viability Test 7 (RLV >£3,500,000/ha)

BLV Notes:

EUV+ £/ha	Notes
£250,000	Greenfield Enhancement
£500,000	Greenfield Enhancement (Upper)
£850,000	Low-grade industrial land values.
£1,500,000	Industrial Upper / Commercial lower (includes a 20% uplift).
£2,200,000	Commercial Upper (includes 20% uplift)
£2,800,000	Residential land values - lower. An allowance has been made for a 50% reduction for planning obligations (AH) and planning risk; 20% uplift to adjusted estimate.
£3,500,000	Residential land values - upper.

Dixon Searle Partnership (2020)

**Worthing Borough Council - Appendix IIa - Local Plan Viability Assessment
- Residential Results -**

Table 1c - 10 Houses - 0% / 20% / 30% / 40% AH - 17.5% & 20% Profit

Development Scenario	10 Houses
Typical Site Type	PDL
Net Land Area (ha)	0.29
Gross Land Area (ha)	0.33
Site Density (dph)	35
CIL Rate	£125.00

10 Houses 17.5% Profit	0% AH	20% AH	30% AH	40% AH
Value Levels £/m ²	17.5% Profit Residual Land Value (£)			
VL1 £2,750	-£74,698	-£137,176	-£157,172	-£177,169
VL2 £3,000	£86,672	£6,590	-£29,660	-£66,279
VL3 £3,250	£244,080	£143,081	£92,663	£42,245
VL4 £3,500	£401,490	£279,572	£213,413	£147,254
VL5 £3,750	£558,898	£416,063	£334,163	£252,263
VL6 £4,000	£716,307	£552,554	£454,913	£357,272
VL7 £4,500	£1,031,124	£825,535	£696,413	£567,291
VL8 £5,000	£1,345,941	£1,098,517	£937,913	£777,309
	Residual Land Value (£/ha)			
VL1 £2,750	-£227,340	-£417,491	-£478,351	-£539,211
VL2 £3,000	£263,785	£20,056	-£90,270	-£201,720
VL3 £3,250	£742,852	£435,463	£282,017	£128,571
VL4 £3,500	£1,221,925	£850,870	£649,517	£448,164
VL5 £3,750	£1,700,994	£1,266,278	£1,017,017	£767,757
VL6 £4,000	£2,180,064	£1,681,685	£1,384,518	£1,087,350
VL7 £4,500	£3,138,203	£2,512,499	£2,119,518	£1,726,537
VL8 £5,000	£4,096,343	£3,343,313	£2,854,518	£2,365,723

10 Houses 20% Profit	0% AH	20% AH	30% AH	40% AH
Value Levels £/m ²	Residual Land Value (£)			
VL1 £2,750	-£130,965	-£182,190	-£196,560	-£210,930
VL2 £3,000	£28,545	-£42,147	-£72,628	-£103,109
VL3 £3,250	£181,110	£92,704	£48,583	£4,462
VL4 £3,500	£333,675	£225,320	£165,943	£106,565
VL5 £3,750	£486,240	£357,936	£283,302	£208,668
VL6 £4,000	£638,805	£490,553	£400,662	£310,772
VL7 £4,500	£943,936	£755,785	£635,381	£514,978
VL8 £5,000	£1,249,066	£1,021,017	£870,100	£719,184
	Residual Land Value (£/ha)			
VL1 £2,750	-£398,590	-£554,491	-£598,226	-£641,961
VL2 £3,000	£86,876	-£128,274	-£221,042	-£313,810
VL3 £3,250	£551,205	£282,143	£147,862	£13,581
VL4 £3,500	£1,015,533	£685,757	£505,043	£324,329
VL5 £3,750	£1,479,862	£1,089,372	£862,225	£635,078
VL6 £4,000	£1,944,191	£1,492,986	£1,219,406	£945,826
VL7 £4,500	£2,872,848	£2,300,215	£1,933,769	£1,567,324
VL8 £5,000	£3,801,505	£3,107,443	£2,648,132	£2,188,821

Key:

	RLV beneath Viability Test 1 (RLV <£250,000/ha)
	Viability Test 1 (RLV £250,000 to £500,000/ha)
	Viability Test 2 (RLV £500,000 to £850,000/ha)
	Viability Test 3 (RLV £850,000 to £1,500,000/ha)
	Viability Test 4 (RLV £1,500,000 to £2,200,000/ha)
	Viability Test 5 (RLV £2,200,000 to £2,800,000/ha)
	Viability Test 6 (RLV £2,800,000 to £3,500,000/ha)
	Viability Test 7 (RLV >£3,500,000/ha)

BLV Notes:

EUV+ £/ha	Notes
£250,000	Greenfield Enhancement
£500,000	Greenfield Enhancement (Upper)
£850,000	Low-grade industrial land values.
£1,500,000	Industrial Upper / Commercial lower (includes a 20% uplift).
£2,200,000	Commercial Upper (includes 20% uplift)
£2,800,000	Residential land values - lower. An allowance has been made for a 50% reduction for planning obligations (AH) and planning risk; 20% uplift to adjusted estimate.
£3,500,000	Residential land values - upper.

Dixon Searle Partnership (2020)

**Worthing Borough Council - Appendix IIa - Local Plan Viability Assessment
- Residential Results -**

Table 1d - 15 Houses - 0% / 20% / 30% / 40% AH - 17.5% & 20% Profit

Development Scenario	15 Houses
Typical Site Type	PDL
Net Land Area (ha)	0.43
Gross Land Area (ha)	0.49
Site Density (dph)	35
CIL Rate	£125.00

15 Houses 17.5% Profit	0% AH	20% AH	30% AH	40% AH
Value Levels £/m ²	17.5% Profit Residual Land Value (£)			
VL1 £2,750	-£102,403.90	-£216,480	-£263,266	-£288,432.85
VL2 £3,000	£138,100.51	£3,584	-£75,958	-£117,778.92
VL3 £3,250	£373,174.29	£212,167	£105,444	£50,070.97
VL4 £3,500	£608,248.08	£420,751	£282,819	£211,674.88
VL5 £3,750	£843,321.86	£629,334	£460,194	£373,278.79
VL6 £4,000	£1,078,395.65	£837,917	£637,568	£534,882.70
VL7 £4,500	£1,548,543.22	£1,255,084	£992,299	£858,090.51
VL8 £5,000	£2,018,690.79	£1,672,251	£1,346,939	£1,181,298.33
	Residual Land Value (£/Ha)			
VL1 £2,750	-£207,776	-£439,235	-£534,163	-£585,226
VL2 £3,000	£280,204	£7,271	-£154,118	-£238,972
VL3 £3,250	£757,165	£430,484	£213,945	£101,593
VL4 £3,500	£1,234,127	£853,697	£573,836	£429,485
VL5 £3,750	£1,711,088	£1,276,910	£933,726	£757,377
VL6 £4,000	£2,188,049	£1,700,122	£1,293,617	£1,085,269
VL7 £4,500	£3,141,972	£2,546,548	£2,013,361	£1,741,053
VL8 £5,000	£4,095,894	£3,392,974	£2,732,920	£2,396,837

15 Houses 20% Profit	0% AH	20% AH	30% AH	40% AH
Value Levels £/m ²	20% Profit Residual Land Value (£)			
VL1 £2,750	-£185,905.81	-£282,922	-£319,332	-£337,997.05
VL2 £3,000	£51,839.02	-£68,697	-£137,120	-£171,848.51
VL3 £3,250	£279,725.01	£137,811	£42,623	-£5,699.96
VL4 £3,500	£507,611.00	£340,675	£215,092	£151,939.76
VL5 £3,750	£735,496.99	£543,539	£387,560	£309,277.21
VL6 £4,000	£963,382.97	£746,403	£560,029	£466,614.66
VL7 £4,500	£1,419,154.95	£1,152,132	£904,965	£781,289.76
VL8 £5,000	£1,874,926.92	£1,557,837	£1,249,902	£1,095,923.42
	Residual Land Value (£/Ha)			
VL1 £2,750	-£377,200	-£574,044	-£647,919	-£685,791
VL2 £3,000	£105,181	-£139,385	-£278,215	-£348,678
VL3 £3,250	£567,558	£279,616	£86,482	-£11,565
VL4 £3,500	£1,029,935	£691,224	£436,418	£308,284
VL5 £3,750	£1,492,313	£1,102,833	£786,354	£627,519
VL6 £4,000	£1,954,690	£1,514,442	£1,136,290	£946,754
VL7 £4,500	£2,879,445	£2,337,660	£1,836,162	£1,585,226
VL8 £5,000	£3,804,200	£3,160,829	£2,536,033	£2,223,613

Key:

	RLV beneath Viability Test 1 (RLV <£250,000/ha)
	Viability Test 1 (RLV £250,000 to £500,000/ha)
	Viability Test 2 (RLV £500,000 to £850,000/ha)
	Viability Test 3 (RLV £850,000 to £1,500,000/ha)
	Viability Test 4 (RLV £1,500,000 to £2,200,000/ha)
	Viability Test 5 (RLV £2,200,000 to £2,800,000/ha)
	Viability Test 6 (RLV £2,800,000 to £3,500,000/ha)
	Viability Test 7 (RLV >£3,500,000/ha)

BLV Notes:

EUV+ £/ha	Notes
£250,000	Greenfield Enhancement
£500,000	Greenfield Enhancement (Upper)
£850,000	Low-grade industrial land values.
£1,500,000	Industrial Upper / Commercial lower (includes a 20% uplift).
£2,200,000	Commercial Upper (includes 20% uplift)
£2,800,000	Residential land values - lower. An allowance has been made for a 50% reduction for planning obligations (AH) and planning risk; 20% uplift to adjusted estimate.
£3,500,000	Residential land values - upper.

Dixon Searle Partnership (2020)

**Worthing Borough Council - Appendix IIa - Local Plan Viability Assessment
- Residential Results -**

Table 1e - 15 Flats - 0% / 20% / 30% / 40% AH - 17.5% & 20% Profit

Development Scenario	15 Flats
Typical Site Type	PDL
Net Land Area (ha)	0.15
Gross Land Area (ha)	0.17
Site Density (dph)	100
CIL Rate	£25.00

15 Flats 17.5% Profit	0% AH	20% AH	30% AH	40% AH
Value Levels £/m ²	Residual Land Value (£)			
VL1 £2,750	-£388,585	-£455,264	-£449,875	-£447,180
VL2 £3,000	-£227,707	-£311,884	-£327,981	-£336,030
VL3 £3,250	-£67,639	-£169,507	-£206,861	-£225,537
VL4 £3,500	£87,527	-£27,395	-£86,090	-£115,438
VL5 £3,750	£239,107	£108,634	£32,841	-£5,339
VL6 £4,000	£390,686	£243,211	£147,206	£99,204
VL7 £4,500	£693,845	£512,363	£375,938	£307,725
VL8 £5,000	£997,004	£781,515	£604,669	£516,246
	Residual Land Value (£/Ha)			
VL1 £2,750	-£2,252,665	-£2,639,212	-£2,607,969	-£2,592,348
VL2 £3,000	-£1,320,043	-£1,808,023	-£1,901,340	-£1,947,998
VL3 £3,250	-£392,111	-£982,652	-£1,199,193	-£1,307,463
VL4 £3,500	£507,405	-£158,810	-£499,075	-£669,208
VL5 £3,750	£1,386,127	£629,764	£190,381	-£30,952
VL6 £4,000	£2,264,848	£1,409,916	£853,370	£575,097
VL7 £4,500	£4,022,292	£2,970,220	£2,179,348	£1,783,912
VL8 £5,000	£5,779,736	£4,530,525	£3,505,327	£2,992,728

15 Flats 20% Profit	0% AH	20% AH	30% AH	40% AH
Value Levels £/m ²	Residual Land Value (£)			
VL1 £2,750	-£445,180	-£500,541	-£487,605	-£481,197
VL2 £3,000	-£288,780	-£360,895	-£368,860	-£372,886
VL3 £3,250	-£133,521	-£222,213	-£250,782	-£265,100
VL4 £3,500	£20,455	-£84,058	-£133,310	-£157,937
VL5 £3,750	£167,350	£51,229	-£15,837	-£50,804
VL6 £4,000	£314,246	£182,058	£96,246	£53,340
VL7 £4,500	£608,036	£443,716	£318,732	£256,239
VL8 £5,000	£901,827	£705,374	£541,217	£459,139
	Residual Land Value (£/Ha)			
VL1 £2,750	-£2,580,756	-£2,901,684	-£2,826,697	-£2,789,547
VL2 £3,000	-£1,674,089	-£2,092,146	-£2,138,318	-£2,161,656
VL3 £3,250	-£774,037	-£1,288,192	-£1,453,809	-£1,536,813
VL4 £3,500	£118,579	-£487,290	-£772,809	-£915,576
VL5 £3,750	£970,146	£296,980	-£91,808	-£294,518
VL6 £4,000	£1,821,714	£1,055,408	£557,947	£309,216
VL7 £4,500	£3,524,848	£2,572,265	£1,847,719	£1,485,446
VL8 £5,000	£5,227,983	£4,089,122	£3,137,491	£2,661,676

Key:

	RLV beneath Viability Test 1 (RLV <£250,000/ha)
	Viability Test 1 (RLV £250,000 to £500,000/ha)
	Viability Test 2 (RLV £500,000 to £850,000/ha)
	Viability Test 3 (RLV £850,000 to £1,500,000/ha)
	Viability Test 4 (RLV £1,500,000 to £2,200,000/ha)
	Viability Test 5 (RLV £2,200,000 to £2,800,000/ha)
	Viability Test 6 (RLV £2,800,000 to £3,500,000/ha)
	Viability Test 7 (RLV >£3,500,000/ha)

BLV Notes:

EUV+ £/ha	Notes
£250,000	Greenfield Enhancement
£500,000	Greenfield Enhancement (Upper)
£850,000	Low-grade industrial land values.
£1,500,000	Industrial Upper / Commercial lower (includes a 20% uplift).
£2,200,000	Commercial Upper (includes 20% uplift)
£2,800,000	Residential land values - lower. An allowance has been made for a 50% reduction for planning obligations (AH) and planning risk; 20% uplift to adjusted estimate.
£3,500,000	Residential land values - upper.

Dixon Searle Partnership (2020)

Worthing Borough Council - Appendix IIa - Local Plan Viability Assessment
- Residential Results -
Table 1f - 25 Mixed - 0% / 20% / 30% / 40% AH - 17.5% & 20% Profit

Development Scenario	25
Typical Site Type	Mixed
Net Land Area (ha)	GF/PDL
Gross Land Area (ha)	0.33
Site Density (dph)	0.38
CIL Rate	75
	£125 (houses only)/£25 (flats only on PDL) - blended rate

25 Mixed 17.5% Profit	0% AH	20% AH	30% AH	40% AH
Value Levels £/m ²	Residual Land Value (£)			
VL1 £2,750	-£146,971	-£310,292	-£352,153	-£378,976
VL2 £3,000	£219,524	£18,724	-£67,543	-£123,655
VL3 £3,250	£578,225	£331,285	£205,556	£123,723
VL4 £3,500	£936,926	£643,846	£475,073	£364,544
VL5 £3,750	£1,295,627	£956,407	£744,589	£605,365
VL6 £4,000	£1,654,329	£1,268,968	£1,014,106	£846,186
VL7 £4,500	£2,371,731	£1,894,090	£1,553,140	£1,327,827
VL8 £5,000	£3,089,133	£2,519,212	£2,092,174	£1,809,469
	Residual Land Value (£/Ha)			
VL1 £2,750	-£383,402	-£809,457	-£918,661	-£988,632
VL2 £3,000	£572,672	£48,846	-£176,199	-£322,579
VL3 £3,250	£1,508,414	£864,223	£536,232	£322,756
VL4 £3,500	£2,444,156	£1,679,599	£1,239,320	£950,984
VL5 £3,750	£3,379,898	£2,494,976	£1,942,407	£1,579,213
VL6 £4,000	£4,315,640	£3,310,352	£2,645,495	£2,207,441
VL7 £4,500	£6,187,123	£4,941,105	£4,051,670	£3,463,897
VL8 £5,000	£8,058,607	£6,571,858	£5,457,845	£4,720,353

25 Mixed 20% Profit	0% AH	20% AH	30% AH	40% AH
Value Levels £/m ²	Residual Land Value (£)			
VL1 £2,750	-£273,861	-£411,945	-£439,099	-£456,898
VL2 £3,000	£88,511	-£90,866	-£161,703	-£206,948
VL3 £3,250	£436,361	£217,833	£109,022	£38,347
VL4 £3,500	£784,210	£521,712	£371,172	£272,666
VL5 £3,750	£1,132,060	£825,592	£633,322	£506,985
VL6 £4,000	£1,479,909	£1,129,472	£895,472	£741,305
VL7 £4,500	£2,175,608	£1,737,231	£1,419,772	£1,209,944
VL8 £5,000	£2,871,307	£2,344,991	£1,944,072	£1,678,583
	Residual Land Value (£/Ha)			
VL1 £2,750	-£714,421	-£1,074,638	-£1,145,476	-£1,191,907
VL2 £3,000	£230,899	-£237,041	-£421,835	-£539,863
VL3 £3,250	£1,138,332	£568,259	£284,405	£100,035
VL4 £3,500	£2,045,766	£1,360,989	£968,275	£711,303
VL5 £3,750	£2,953,199	£2,153,719	£1,652,144	£1,322,571
VL6 £4,000	£3,860,632	£2,946,449	£2,336,014	£1,933,839
VL7 £4,500	£5,675,499	£4,531,907	£3,703,753	£3,156,375
VL8 £5,000	£7,490,365	£6,117,367	£5,071,493	£4,378,912

Key:

	RLV beneath Viability Test 1 (RLV <£250,000/ha)
	Viability Test 1 (RLV £250,000 to £500,000/ha)
	Viability Test 2 (RLV £500,000 to £850,000/ha)
	Viability Test 3 (RLV £850,000 to £1,500,000/ha)
	Viability Test 4 (RLV £1,500,000 to £2,200,000/ha)
	Viability Test 5 (RLV £2,200,000 to £2,800,000/ha)
	Viability Test 6 (RLV £2,800,000 to £3,500,000/ha)
	Viability Test 7 (RLV >£3,500,000/ha)

BLV Notes:

EUUV+ £/ha	Notes
£250,000	Greenfield Enhancement
£500,000	Greenfield Enhancement (Upper)
£850,000	Low-grade industrial land values.
£1,500,000	Industrial Upper / Commercial lower (includes a 20% uplift).
£2,200,000	Commercial Upper (includes 20% uplift)
£2,800,000	Residential land values - lower. An allowance has been made for a 50% reduction for planning obligations (AH) and planning risk; 20% uplift to adjusted estimate.
£3,500,000	Residential land values - upper.

Dixon Searle Partnership (2020)

Worthing Borough Council - Appendix IIa - Local Plan Viability Assessment

- Residential Results -

Table 1g - 25 Flats - 0% / 20% / 30% / 40% AH - 17.5% & 20% Profit

Development Scenario	25
Typical Site Type	Flats
Typical Site Type	PDL
Net Land Area (ha)	0.25
Gross Land Area (ha)	0.29
Site Density (dph)	100
CIL Rate	£25.00

25 Flats 17.5% Profit	0% AH	20% AH	30% AH	40% AH
Value Levels £/m ²	Residual Land Value (£)			
VL1 £2,750	-£696,909	-£800,752	-£800,127	-£800,038
VL2 £3,000	-£435,677	-£570,430	-£601,078	-£621,947
VL3 £3,250	-£177,240	-£342,419	-£403,670	-£445,148
VL4 £3,500	£76,746	-£115,720	-£207,903	-£269,857
VL5 £3,750	£321,333	£105,093	-£12,135	-£94,770
VL6 £4,000	£565,919	£319,770	£173,894	£76,057
VL7 £4,500	£1,055,093	£749,123	£544,664	£407,661
VL8 £5,000	£1,544,267	£1,178,476	£915,436	£739,264
	Residual Land Value (£/Ha)			
VL1 £2,750	-£2,424,032	-£2,785,226	-£2,783,050	-£2,782,740
VL2 £3,000	-£1,515,399	-£1,984,105	-£2,090,705	-£2,163,294
VL3 £3,250	-£616,488	-£1,191,023	-£1,404,069	-£1,548,342
VL4 £3,500	£266,942	-£402,506	-£723,140	-£938,632
VL5 £3,750	£1,117,679	£365,541	-£42,210	-£329,635
VL6 £4,000	£1,968,415	£1,112,242	£604,847	£264,548
VL7 £4,500	£3,669,889	£2,605,645	£1,894,485	£1,417,951
VL8 £5,000	£5,371,363	£4,099,047	£3,184,125	£2,571,354

25 Flats Profit 20%	0% AH	20% AH	30% AH	40% AH
Value Levels £/m ²	Residual Land Value (£)			
VL1 £2,750	-£787,832	-£873,426	-£861,568	-£854,251
VL2 £3,000	-£533,727	-£648,877	-£667,530	-£680,633
VL3 £3,250	-£282,427	-£426,219	-£474,794	-£508,023
VL4 £3,500	-£32,041	-£205,700	-£283,976	-£336,980
VL5 £3,750	£206,767	£13,934	-£93,616	-£166,581
VL6 £4,000	£443,875	£222,660	£91,611	£3,616
VL7 £4,500	£918,091	£640,112	£452,136	£326,341
VL8 £5,000	£1,392,308	£1,057,564	£812,662	£649,066
	Residual Land Value (£/Ha)			
VL1 £2,750	-£2,740,286	-£3,038,003	-£2,996,759	-£2,971,307
VL2 £3,000	-£1,856,441	-£2,256,964	-£2,321,844	-£2,367,420
VL3 £3,250	-£982,355	-£1,482,500	-£1,651,458	-£1,767,035
VL4 £3,500	-£111,445	-£715,479	-£987,742	-£1,172,105
VL5 £3,750	£719,189	£48,467	-£325,621	-£579,412
VL6 £4,000	£1,543,913	£774,470	£318,647	£12,576
VL7 £4,500	£3,193,361	£2,226,476	£1,572,648	£1,135,098
VL8 £5,000	£4,842,809	£3,678,484	£2,826,650	£2,257,621

Key:

	RLV beneath Viability Test 1 (RLV <£250,000/ha)
	Viability Test 1 (RLV £250,000 to £500,000/ha)
	Viability Test 2 (RLV £500,000 to £850,000/ha)
	Viability Test 3 (RLV £850,000 to £1,500,000/ha)
	Viability Test 4 (RLV £1,500,000 to £2,200,000/ha)
	Viability Test 5 (RLV £2,200,000 to £2,800,000/ha)
	Viability Test 6 (RLV £2,800,000 to £3,500,000/ha)
	Viability Test 7 (RLV >£3,500,000/ha)

BLV Notes:

EUV+ £/ha	Notes
£250,000	Greenfield Enhancement
£500,000	Greenfield Enhancement (Upper)
£850,000	Low-grade industrial land values.
£1,500,000	Industrial Upper / Commercial lower (includes a 20% uplift).
£2,200,000	Commercial Upper (includes 20% uplift)
£2,800,000	Residential land values - lower. An allowance has been made for a 50% reduction for planning obligations (AH) and planning risk; 20% uplift to adjusted estimate.
£3,500,000	Residential land values - upper.

Dixon Searle Partnership (2020)

Worthing Borough Council - Appendix IIa - Local Plan Viability Assessment
- Residential Results -
Table 1h - 30 Flats Sheltered - 0% / 20% / 30% / 40% AH - 17.5% & 20% Profit

Development Scenario	30 Flats (Sheltered)
Typical Site Type	PDL
Net Land Area (ha)	0.24
Gross Land Area (ha)	0.28
Site Density (dph)	125
CIL Rate	£25.00

30 Flats Sheltered 17.5% Profit	0% AH	20% AH	30% AH	40% AH
Value Levels £/m ²	Residual Land Value (£)			
VL7 £4,500	£582,542	-£37,359	-431280.7763	-829700.117
VL8 £5,000	£1,303,121	£589,426	144577.9376	-317085.5137
VL9 £6,000	£2,744,277	£1,839,033	1250069.429	661105.8323
Value Levels £/m ²	Residual Land Value (£/Ha)			
VL7 £4,500	£2,427,260	-£155,662	-£1,797,003	-£3,457,084
VL8 £5,000	£5,429,670	£2,455,941	£602,408	-£1,321,190
VL9 £6,000	£11,434,488	£7,662,638	£5,208,623	£2,754,608

30 Flats Sheltered 20% Profit	0% AH	20% AH	30% AH	40% AH
Value Levels £/m ²	Residual Land Value (£)			
VL7 £4,500	£382,481	-£206,371	-580172.604	-959720.4421
VL8 £5,000	£1,081,260	£411,937	-11325.47991	-458083.6394
VL9 £6,000	£2,478,817	£1,626,665	1064247.578	501829.8606
Value Levels £/m ²	Residual Land Value (£/Ha)			
VL7 £4,500	£1,593,670	-£859,880	-£2,417,386	-£3,998,835
VL8 £5,000	£4,505,248	£1,716,404	-£47,189	-£1,908,682
VL9 £6,000	£10,328,405	£6,777,772	£4,434,365	£2,090,958

Key:

	RLV beneath Viability Test 1 (RLV <£250,000/ha)
	Viability Test 1 (RLV £250,000 to £500,000/ha)
	Viability Test 2 (RLV £500,000 to £850,000/ha)
	Viability Test 3 (RLV £850,000 to £1,500,000/ha)
	Viability Test 4 (RLV £1,500,000 to £2,200,000/ha)
	Viability Test 5 (RLV £2,200,000 to £2,800,000/ha)
	Viability Test 6 (RLV £2,800,000 to £3,500,000/ha)
	Viability Test 7 (RLV >£3,500,000/ha)

BLV Notes:

EUR+ £/ha	Notes
£250,000	Greenfield Enhancement
£500,000	Greenfield Enhancement (Upper)
£850,000	Low-grade industrial land values.
£1,500,000	Industrial Upper / Commercial lower (includes a 20% uplift).
£2,200,000	Commercial Upper (includes 20% uplift)
£2,800,000	Residential land values - lower. An allowance has been made for a 50% reduction for planning obligations (AH) and planning risk; 20% uplift to adjusted estimate.
£3,500,000	Residential land values - upper.

Dixon Searle Partnership (2020)

Worthing Borough Council - Appendix IIa - Local Plan Viability Assessment
- Residential Results -
Table 1i - 40 Mixed - 0% / 20% / 30% / 40% AH - 17.5% & 20% Profit

Development Scenario	40
Typical Site Type	Mixed
Net Land Area (ha)	GF/PDL
Gross Land Area (ha)	0.53
Site Density (dph)	0.61
CIL Rate	75
	£125 (houses only)/£25 (flats only on PDL) - blended rate

40 Mixed 17.5% Profit	0% AH	20% AH	30% AH	40% AH
Value Levels £/m ²	Residual Land Value (£)			
VL1 £2,750	-£239,615	-£472,484	-£530,398	-£586,694
VL2 £3,000	£347,013	£45,843	-£70,109	-£185,481
VL3 £3,250	£920,935	£539,114	£369,487	£202,841
VL4 £3,500	£1,494,857	£1,032,385	£805,366	£581,328
VL5 £3,750	£2,068,779	£1,525,656	£1,241,245	£959,815
VL6 £4,000	£2,642,700	£2,018,927	£1,677,123	£1,338,301
VL7 £4,500	£3,790,544	£3,005,469	£2,548,878	£2,095,274
VL8 £5,000	£4,938,387	£3,992,010	£3,420,638	£2,852,247
	Residual Land Value (£/Ha)			
VL1 £2,750	-£390,677	-£770,355	-£864,779	-£956,567
VL2 £3,000	£565,783	£74,744	-£114,309	-£302,415
VL3 £3,250	£1,501,525	£878,990	£602,425	£330,720
VL4 £3,500	£2,437,267	£1,683,236	£1,313,097	£947,817
VL5 £3,750	£3,373,009	£2,487,482	£2,023,769	£1,564,915
VL6 £4,000	£4,308,750	£3,291,728	£2,734,440	£2,182,013
VL7 £4,500	£6,180,234	£4,900,220	£4,155,779	£3,416,208
VL8 £5,000	£8,051,718	£6,508,713	£5,577,128	£4,650,403

40 Mixed 20% Profit	0% AH	20% AH	30% AH	40% AH
Value Levels £/m ²	Residual Land Value (£)			
VL1 £2,750	-£442,558	-£635,038	-£672,964	-£711,142
VL2 £3,000	£137,471	-£128,653	-£225,120	-£318,652
VL3 £3,250	£694,030	£357,551	£210,567	£66,334
VL4 £3,500	£1,250,589	£836,932	£634,315	£434,421
VL5 £3,750	£1,807,148	£1,316,313	£1,058,063	£802,508
VL6 £4,000	£2,363,707	£1,795,693	£1,481,811	£1,170,595
VL7 £4,500	£3,476,825	£2,754,455	£2,329,308	£1,906,769
VL8 £5,000	£4,589,943	£3,713,216	£3,176,768	£2,642,943
	Residual Land Value (£/Ha)			
VL1 £2,750	-£721,561	-£1,035,387	-£1,097,224	-£1,159,471
VL2 £3,000	£224,137	-£209,760	-£367,043	-£519,541
VL3 £3,250	£1,131,571	£582,963	£343,315	£108,153
VL4 £3,500	£2,039,004	£1,364,563	£1,034,209	£708,295
VL5 £3,750	£2,946,437	£2,146,162	£1,725,103	£1,308,437
VL6 £4,000	£3,853,870	£2,927,761	£2,415,997	£1,908,579
VL7 £4,500	£5,668,737	£4,490,959	£3,797,784	£3,108,863
VL8 £5,000	£7,483,603	£6,054,157	£5,179,512	£4,309,146

Key:

	RLV beneath Viability Test 1 (RLV <£250,000/ha)
	Viability Test 1 (RLV £250,000 to £500,000/ha)
	Viability Test 2 (RLV £500,000 to £850,000/ha)
	Viability Test 3 (RLV £850,000 to £1,500,000/ha)
	Viability Test 4 (RLV £1,500,000 to £2,200,000/ha)
	Viability Test 5 (RLV £2,200,000 to £2,800,000/ha)
	Viability Test 6 (RLV £2,800,000 to £3,500,000/ha)
	Viability Test 7 (RLV >£3,500,000/ha)

BLV Notes:

EUUV+ £/ha	Notes
£250,000	Greenfield Enhancement
£500,000	Greenfield Enhancement (Upper)
£850,000	Low-grade industrial land values.
£1,500,000	Industrial Upper / Commercial lower (includes a 20% uplift).
£2,200,000	Commercial Upper (includes 20% uplift)
£2,800,000	Residential land values - lower. An allowance has been made for a 50% reduction for planning obligations (AH) and planning risk; 20% uplift to adjusted estimate.
£3,500,000	Residential land values - upper.

Dixon Searle Partnership (2020)

**Worthing Borough Council - Appendix IIa - Local Plan Viability Assessment
- Residential Results -**

Table 1j - 50 Mixed - 0% / 20% / 30% / 40% AH - 17.5% & 20% Profit

Development Scenario	50
Typical Site Type	GF/PDL
Net Land Area (ha)	0.67
Gross Land Area (ha)	0.77
Site Density (dph)	75
CIL Rate	£125 (houses only)/£25 (flats only on PDL) - blended rate Sensitivity Test @ £200 CIL

<i>Base CIL Test</i> 50 Mixed 17.5% Profit	0% AH	20% AH	30% AH	40% AH
Value Levels £/m²	Residual Land Value (£)			
VL1 £2,750	-£304,809	-£597,469	-£665,140	-£737,876
VL2 £3,000	£428,757	£50,804	-£89,779	-£236,355
VL3 £3,250	£1,146,159	£667,392	£459,830	£249,287
VL4 £3,500	£1,863,561	£1,283,981	£1,004,679	£722,396
VL5 £3,750	£2,580,963	£1,900,570	£1,549,527	£1,195,504
VL6 £4,000	£3,298,366	£2,517,158	£2,094,376	£1,668,612
VL7 £4,500	£4,733,170	£3,750,335	£3,184,069	£2,614,828
VL8 £5,000	£6,167,974	£4,983,513	£4,273,769	£3,561,045
Residual Land Value (£/Ha)				
VL1 £2,750	-£397,578	-£779,308	-£867,574	-£962,447
VL2 £3,000	£559,248	£66,266	-£117,103	-£308,289
VL3 £3,250	£1,494,990	£870,512	£599,779	£325,157
VL4 £3,500	£2,430,732	£1,674,758	£1,310,451	£942,255
VL5 £3,750	£3,366,474	£2,479,004	£2,021,122	£1,559,353
VL6 £4,000	£4,302,216	£3,283,250	£2,731,794	£2,176,450
VL7 £4,500	£6,173,700	£4,891,742	£4,153,133	£3,410,646
VL8 £5,000	£8,045,182	£6,500,234	£5,574,482	£4,644,841

<i>£200 CIL (Sensitivity Test)</i> 50 Mixed 17.5% Profit	0% AH	20% AH	30% AH	40% AH
Value Levels £/m²	Residual Land Value (£)			
VL1 £2,750	-£735,405	-£942,922	-£967,762	-£997,766
VL2 £3,000	£20,997	-£290,827	-£391,196	-£494,712
VL3 £3,250	£738,399	£341,184	£174,398	£4,631
VL4 £3,500	£1,455,801	£957,773	£719,247	£477,739
VL5 £3,750	£2,173,203	£1,574,361	£1,264,095	£950,848
VL6 £4,000	£2,890,605	£2,190,950	£1,808,943	£1,423,956
VL7 £4,500	£4,325,410	£3,424,127	£2,898,640	£2,370,172
VL8 £5,000	£5,760,214	£4,657,305	£3,988,337	£3,316,388
Residual Land Value (£/Ha)				
VL1 £2,750	-£959,224	-£1,229,899	-£1,262,298	-£1,301,434
VL2 £3,000	£27,387	-£379,340	-£510,255	-£645,277
VL3 £3,250	£963,129	£445,023	£227,476	£6,041
VL4 £3,500	£1,898,871	£1,249,269	£938,148	£623,138
VL5 £3,750	£2,834,613	£2,053,515	£1,648,820	£1,240,236
VL6 £4,000	£3,770,355	£2,857,761	£2,359,491	£1,857,334
VL7 £4,500	£5,641,839	£4,466,253	£3,780,835	£3,091,529
VL8 £5,000	£7,513,322	£6,076,745	£5,202,179	£4,325,724

<i>Base CIL Test</i> 50 Mixed 20% Profit	0% AH	20% AH	30% AH	40% AH
Value Levels £/m²	Residual Land Value (£)			
VL1 £2,750	-£558,487	-£800,626	-£843,443	-£893,468
VL2 £3,000	£166,829	-£167,628	-£283,647	-£402,844
VL3 £3,250	£862,528	£440,487	£261,081	£78,628
VL4 £3,500	£1,558,226	£1,039,713	£790,766	£538,737
VL5 £3,750	£2,253,925	£1,638,939	£1,320,451	£998,846
VL6 £4,000	£2,949,624	£2,238,165	£1,850,137	£1,458,954
VL7 £4,500	£4,341,022	£3,436,617	£2,909,507	£2,379,172
VL8 £5,000	£5,732,420	£4,635,069	£3,968,833	£3,299,390
Residual Land Value (£/Ha)				
VL1 £2,750	-£728,462	-£1,044,295	-£1,100,143	-£1,165,393
VL2 £3,000	£217,603	-£218,646	-£369,974	-£525,449
VL3 £3,250	£1,125,036	£574,548	£340,540	£102,558
VL4 £3,500	£2,032,469	£1,356,148	£1,031,434	£702,700
VL5 £3,750	£2,939,903	£2,137,747	£1,722,328	£1,302,842
VL6 £4,000	£3,847,336	£2,919,346	£2,413,222	£1,902,984
VL7 £4,500	£5,662,202	£4,482,544	£3,795,010	£3,103,268
VL8 £5,000	£7,477,069	£6,045,742	£5,176,739	£4,303,552

<i>£200 CIL (Sensitivity Test)</i> 50 Mixed 20% Profit	0% AH	20% AH	30% AH	40% AH
Value Levels £/m²	Residual Land Value (£)			
VL1 £2,750	-£990,469	-£1,148,005	-£1,147,544	-£1,154,315
VL2 £3,000	-£254,424	-£512,105	-£585,063	-£661,202
VL3 £3,250	£454,767	£114,279	£25,715	-£175,326
VL4 £3,500	£1,150,466	£713,505	£505,334	£294,081
VL5 £3,750	£1,846,165	£1,312,731	£1,035,019	£754,189
VL6 £4,000	£2,541,864	£1,911,957	£1,564,705	£1,214,298
VL7 £4,500	£3,933,262	£3,110,409	£2,624,075	£2,134,516
VL8 £5,000	£5,324,659	£4,308,861	£3,683,401	£3,054,734
Residual Land Value (£/Ha)				
VL1 £2,750	-£1,291,916	-£1,497,398	-£1,496,796	-£1,505,628
VL2 £3,000	-£331,857	-£667,963	-£763,126	-£862,437
VL3 £3,250	£593,175	£149,060	£33,541	-£228,686
VL4 £3,500	£1,500,608	£930,659	£659,131	£383,583
VL5 £3,750	£2,408,041	£1,712,258	£1,350,025	£983,725
VL6 £4,000	£3,315,475	£2,493,857	£2,040,919	£1,583,867
VL7 £4,500	£5,130,341	£4,057,055	£3,422,707	£2,784,151
VL8 £5,000	£6,945,208	£5,620,253	£4,804,436	£3,984,435

Key:

	RLV beneath Viability Test 1 (RLV <£250,000/ha)
	Viability Test 1 (RLV £250,000 to £500,000/ha)
	Viability Test 2 (RLV £500,000 to £850,000/ha)
	Viability Test 3 (RLV £850,000 to £1,500,000/ha)
	Viability Test 4 (RLV £1,500,000 to £2,200,000/ha)
	Viability Test 5 (RLV £2,200,000 to £2,800,000/ha)
	Viability Test 6 (RLV £2,800,000 to £3,500,000/ha)
	Viability Test 7 (RLV >£3,500,000/ha)

BLV Notes:

EUV+ £/ha	Notes
£250,000	Greenfield Enhancement
£500,000	Greenfield Enhancement (Upper)
£850,000	Low-grade industrial land values.
£1,500,000	Industrial Upper / Commercial lower (includes a 20% uplift).
£2,200,000	Commercial Upper (includes 20% uplift)
£2,800,000	Residential land values - lower. An allowance has been made for a 50% reduction for planning obligations (AH) and planning risk; 20% uplift to adjusted estimate.
£3,500,000	Residential land values - upper.

Dixon Searle Partnership (2020)

Worthing Borough Council - Appendix IIa - Local Plan Viability Assessment
- Residential Results -
Table 1k - 60 Flats Extra Care - 0% / 20% / 30% / 40% AH - 17.5% & 20% Profit

Development Scenario	60 Flats Extra Care
Typical Site Type	PDL
Net Land Area (ha)	0.48
Gross Land Area (ha)	0.55
Site Density (dph)	125
CIL Rate	£0.00

60 Flats Extra Care 17.5% Profit	0% AH	20% AH	30% AH	40% AH
Value Levels £/m ²	Residual Land Value (£)			
VL7 £4,500	-£1,226,592	-£2,420,465	-£3,130,998	-£3,737,899
VL8 £5,000	£261,522	-£1,098,124	-£1,845,782	-£2,490,863
VL9 £6,000	£3,099,560	£1,426,703	£637,546	-£53,226
Value Levels £/m ²	Residual Land Value (£/Ha)			
VL7 £4,500	-£2,555,400	-£5,042,634	-£6,522,913	-£7,787,289
VL8 £5,000	£544,838	-£2,287,759	-£3,845,379	-£5,189,298
VL9 £6,000	£6,457,417	£2,972,297	£1,328,222	-£110,888

60 Flats Extra Care 20% Profit	0% AH	20% AH	30% AH	40% AH
Value Levels £/m ²	Residual Land Value (£)			
VL7 £4,500	-£1,634,117	-£2,747,689	-£3,420,066	-£3,985,368
VL8 £5,000	-£169,325	-£1,456,357	-£2,159,969	-£2,760,729
VL9 £6,000	£2,595,486	£1,025,664	£288,327	-£367,292
Value Levels £/m ²	Residual Land Value (£/Ha)			
VL7 £4,500	-£3,404,410	-£5,724,352	-£7,125,138	-£8,302,850
VL8 £5,000	-£352,760	-£3,034,078	-£4,499,935	-£5,751,520
VL9 £6,000	£5,407,263	£2,136,799	£600,681	-£765,191

Key:

	RLV beneath Viability Test 1 (RLV <£250,000/ha)
	Viability Test 1 (RLV £250,000 to £500,000/ha)
	Viability Test 2 (RLV £500,000 to £850,000/ha)
	Viability Test 3 (RLV £850,000 to £1,500,000/ha)
	Viability Test 4 (RLV £1,500,000 to £2,200,000/ha)
	Viability Test 5 (RLV £2,200,000 to £2,800,000/ha)
	Viability Test 6 (RLV £2,800,000 to £3,500,000/ha)
	Viability Test 7 (RLV >£3,500,000/ha)

BLV Notes:

EUV+ £/ha	Notes
£250,000	Greenfield Enhancement
£500,000	Greenfield Enhancement (Upper)
£850,000	Low-grade industrial land values.
£1,500,000	Industrial Upper / Commercial lower (includes a 20% uplift).
£2,200,000	Commercial Upper (includes 20% uplift)
£2,800,000	Residential land values - lower. An allowance has been made for a 50% reduction for planning obligations (AH) and planning risk; 20% uplift to adjusted estimate.
£3,500,000	Residential land values - upper.

Dixon Searle Partnership (2020)

**Worthing Borough Council - Appendix IIa - Local Plan Viability Assessment
- Residential Results -**

Table 1I - 75 Flats 3-5 Storey - 0% / 20% / 30% / 40% AH - 17.5% & 20% Profit

Development Scenario	75 Flats 3-5 Storey
Typical Site Type	PDL
Net Land Area (ha)	0.60
Gross Land Area (ha)	0.69
Site Density (dph)	125
CIL Rate	£25.00

75 Flats 3-5 Storey 17.5% Profit	0% AH	20% AH	30% AH	40% AH
Value Levels £/m ²	Residual Land Value (£)			
VL1 £2,750	-£1,968,237	-£2,223,992	-£2,211,484	-£2,200,564
VL2 £3,000	-£1,205,573	-£1,557,869	-£1,626,742	-£1,687,006
VL3 £3,250	-£454,386	-£899,945	-£1,047,799	-£1,177,814
VL4 £3,500	£280,109	-£247,589	-£475,400	-£674,734
VL5 £3,750	£990,507	£383,301	£91,796	-£172,415
VL6 £4,000	£1,700,906	£1,001,061	£633,780	£312,409
VL7 £4,500	£3,121,702	£2,236,581	£1,717,748	£1,263,770
VL8 £5,000	£4,542,499	£3,472,101	£2,801,717	£2,215,131
	Residual Land Value (£/Ha)			
VL1 £2,750	-£2,852,518	-£3,223,177	-£3,205,049	-£3,189,223
VL2 £3,000	-£1,747,207	-£2,257,781	-£2,357,597	-£2,444,936
VL3 £3,250	-£658,531	-£1,304,268	-£1,518,550	-£1,706,976
VL4 £3,500	£405,955	-£358,825	-£688,985	-£977,876
VL5 £3,750	£1,435,518	£555,508	£133,037	-£249,877
VL6 £4,000	£2,465,080	£1,450,813	£918,521	£452,766
VL7 £4,500	£4,524,206	£3,241,422	£2,489,490	£1,831,550
VL8 £5,000	£6,583,332	£5,032,031	£4,060,459	£3,210,334

75 Flats 3-5 Storey 20% Profit	0% AH	20% AH	30% AH	40% AH
Value Levels £/m ²	Residual Land Value (£)			
VL1 £2,750	-£2,230,940	-£2,435,174	-£2,394,948	-£2,359,750
VL2 £3,000	-£1,488,585	-£1,785,652	-£1,824,862	-£1,859,171
VL3 £3,250	-£756,661	-£1,142,338	-£1,259,341	-£1,361,924
VL4 £3,500	-£29,174	-£507,565	-£701,123	-£870,512
VL5 £3,750	£661,280	£119,919	-£144,496	-£381,790
VL6 £4,000	£1,350,187	£720,486	£390,275	£101,261
VL7 £4,500	£2,728,001	£1,921,621	£1,444,491	£1,026,870
VL8 £5,000	£4,105,815	£3,122,756	£2,498,707	£1,952,478
	Residual Land Value (£/Ha)			
VL1 £2,750	-£3,233,247	-£3,529,238	-£3,470,939	-£3,419,928
VL2 £3,000	-£2,157,369	-£2,587,901	-£2,644,727	-£2,694,451
VL3 £3,250	-£1,096,610	-£1,655,563	-£1,825,131	-£1,973,803
VL4 £3,500	-£42,281	-£735,601	-£1,016,121	-£1,261,612
VL5 £3,750	£958,377	£173,796	-£209,415	-£553,319
VL6 £4,000	£1,956,793	£1,044,183	£565,616	£146,755
VL7 £4,500	£3,953,624	£2,784,958	£2,093,465	£1,488,217
VL8 £5,000	£5,950,456	£4,525,733	£3,621,315	£2,829,679

Key:

	RLV beneath Viability Test 1 (RLV <£250,000/ha)
	Viability Test 1 (RLV £250,000 to £500,000/ha)
	Viability Test 2 (RLV £500,000 to £850,000/ha)
	Viability Test 3 (RLV £850,000 to £1,500,000/ha)
	Viability Test 4 (RLV £1,500,000 to £2,200,000/ha)
	Viability Test 5 (RLV £2,200,000 to £2,800,000/ha)
	Viability Test 6 (RLV £2,800,000 to £3,500,000/ha)
	Viability Test 7 (RLV >£3,500,000/ha)

BLV Notes:

EUV+ £/ha	Notes
£250,000	Greenfield Enhancement
£500,000	Greenfield Enhancement (Upper)
£850,000	Low-grade industrial land values.
£1,500,000	Industrial Upper / Commercial lower (includes a 20% uplift).
£2,200,000	Commercial Upper (includes 20% uplift)
£2,800,000	Residential land values - lower. An allowance has been made for a 50% reduction for planning obligations (AH) and planning risk; 20% uplift to adjusted estimate.
£3,500,000	Residential land values - upper.

Dixon Searle Partnership (2020)

**Worthing Borough Council - Appendix IIa - Local Plan Viability Assessment
- Residential Results -**

Table 1m - 75 Flats 3-5 Storey Sensitivity Test (ST) Basement Parking £25,000/Unit -

Development Scenario	75 Flats 3-5 Storey
Typical Site Type	PDL
Net Land Area (ha)	0.60
Gross Land Area (ha)	0.69
Site Density (dph)	125
CIL Rate	£25.00

75 Flats 3-5 Storey 17.5% Profit	20% AH	30% AH	40% AH
Value Levels £/m ²	Residual Land Value (£)		
VL1 £2,750	-£4,098,991	-£4,086,483	-£4,075,563
VL2 £3,000	-£3,432,868	-£3,501,742	-£3,562,006
VL3 £3,250	-£2,774,945	-£2,922,799	-£3,052,813
VL4 £3,500	-£2,122,589	-£2,350,400	-£2,549,734
VL5 £3,750	-£1,470,234	-£1,778,064	-£2,047,415
VL6 £4,000	-£817,878	-£1,205,728	-£1,545,096
VL7 £4,500	£461,015	-£61,055	-£540,458
VL8 £5,000	£1,696,535	£1,026,151	£439,565
Value Levels £/m ²	Residual Land Value (£/Ha)		
VL1 £2,750	-£5,940,567	-£5,922,439	-£5,906,612
VL2 £3,000	-£4,975,171	-£5,074,988	-£5,162,328
VL3 £3,250	-£4,021,659	-£4,235,941	-£4,424,367
VL4 £3,500	-£3,076,216	-£3,406,377	-£3,695,267
VL5 £3,750	-£2,130,774	-£2,576,904	-£2,967,268
VL6 £4,000	-£1,185,331	-£1,747,431	-£2,239,269
VL7 £4,500	£668,138	-£88,486	-£783,272
VL8 £5,000	£2,458,747	£1,487,175	£637,050

75 Flats 3-5 Storey 20% Profit	20% AH	30% AH	40% AH
Value Levels £/m ²	Residual Land Value (£)		
VL1 £2,750	-£4,310,173	-£4,269,946	-£4,234,749
VL2 £3,000	-£3,660,651	-£3,699,860	-£3,734,170
VL3 £3,250	-£3,017,337	-£3,134,338	-£3,236,923
VL4 £3,500	-£2,382,565	-£2,576,123	-£2,745,512
VL5 £3,750	-£1,748,365	-£2,019,496	-£2,256,790
VL6 £4,000	-£1,114,166	-£1,462,869	-£1,768,068
VL7 £4,500	£146,054	-£349,616	-£790,624
VL8 £5,000	£1,347,188	£723,141	£176,912
Value Levels £/m ²	Residual Land Value (£/Ha)		
VL1 £2,750	-£6,246,628	-£6,188,328	-£6,137,317
VL2 £3,000	-£5,305,291	-£5,362,116	-£5,411,840
VL3 £3,250	-£4,372,953	-£4,542,519	-£4,691,193
VL4 £3,500	-£3,452,992	-£3,733,511	-£3,979,003
VL5 £3,750	-£2,533,863	-£2,926,806	-£3,270,710
VL6 £4,000	-£1,614,733	-£2,120,100	-£2,562,418
VL7 £4,500	£211,672	-£506,689	-£1,145,833
VL8 £5,000	£1,952,447	£1,048,031	£256,394

Key:

	RLV beneath Viability Test 1 (RLV <£250,000/ha)
	Viability Test 1 (RLV £250,000 to £500,000/ha)
	Viability Test 2 (RLV £500,000 to £850,000/ha)
	Viability Test 3 (RLV £850,000 to £1,500,000/ha)
	Viability Test 4 (RLV £1,500,000 to £2,200,000/ha)
	Viability Test 5 (RLV £2,200,000 to £2,800,000/ha)
	Viability Test 6 (RLV £2,800,000 to £3,500,000/ha)
	Viability Test 7 (RLV >£3,500,000/ha)

BLV Notes:

EUV+ £/ha	Notes
£250,000	Greenfield Enhancement
£500,000	Greenfield Enhancement (Upper)
£850,000	Low-grade industrial land values.
£1,500,000	Industrial Upper / Commercial lower (includes a 20% uplift).
£2,200,000	Commercial Upper (includes 20% uplift)
£2,800,000	Residential land values - lower. An allowance has been made for a 50% reduction for planning obligations (AH) and planning risk; 20% uplift to adjusted estimate.
£3,500,000	Residential land values - upper.

Dixon Searle Partnership (2020)

Worthing Borough Council - Appendix IIa - Local Plan Viability Assessment
- Residential Results -
Table 1n - 100 Mixed - 0% / 20% / 30% / 40% AH - 17.5% & 20% Profit

Development Scenario	100
Typical Site Type	Mixed
Net Land Area (ha)	GF/PDL
Gross Land Area (ha)	1.82
Site Density (dph)	2.09
CIL Rate	55
	£125 (houses only)/£25 (flats only on PDL) - blended rate

100 Mixed 17.5% Profit	0% AH	20% AH	30% AH	40% AH
Value Levels £/m ²	Residual Land Value (£)			
VL1 £2,750	-£894,996	-£1,437,264	-£1,560,678	-£1,706,140
VL2 £3,000	£568,742	-£150,351	-£417,185	-£691,367
VL3 £3,250	£1,985,017	£1,076,161	£681,978	£287,367
VL4 £3,500	£3,401,293	£2,294,700	£1,759,017	£1,223,011
VL5 £3,750	£4,817,568	£3,513,239	£2,836,056	£2,158,399
VL6 £4,000	£6,233,843	£4,731,776	£3,913,101	£3,093,788
VL7 £4,500	£9,066,393	£7,168,840	£6,067,108	£4,964,565
VL8 £5,000	£11,898,944	£9,605,931	£8,220,917	£6,835,343
	Residual Land Value (£/Ha)			
VL1 £2,750	-£428,041	-£687,387	-£746,411	-£815,980
VL2 £3,000	£272,007	-£71,907	-£199,523	-£330,654
VL3 £3,250	£949,356	£514,686	£326,163	£137,436
VL4 £3,500	£1,626,705	£1,097,465	£841,269	£584,918
VL5 £3,750	£2,304,054	£1,680,245	£1,356,375	£1,032,278
VL6 £4,000	£2,981,403	£2,263,024	£1,871,483	£1,479,638
VL7 £4,500	£4,336,101	£3,428,576	£2,901,660	£2,374,357
VL8 £5,000	£5,690,799	£4,594,141	£3,931,743	£3,269,077

100 Mixed 20% Profit	0% AH	20% AH	30% AH	40% AH
Value Levels £/m ²	Residual Land Value (£)			
VL1 £2,750	-£1,390,355	-£1,835,738	-£1,925,357	-£2,026,712
VL2 £3,000	£57,397	-£583,870	-£798,003	-£1,034,623
VL3 £3,250	£1,431,416	£632,064	£292,304	-£56,581
VL4 £3,500	£2,805,436	£1,816,877	£1,339,835	£860,872
VL5 £3,750	£4,179,456	£3,001,579	£2,387,366	£1,772,319
VL6 £4,000	£5,553,475	£4,186,281	£3,434,898	£2,682,820
VL7 £4,500	£8,301,515	£6,555,687	£5,529,839	£4,503,002
VL8 £5,000	£11,049,554	£8,925,092	£7,624,441	£6,323,185
	Residual Land Value (£/Ha)			
VL1 £2,750	-£664,953	-£877,962	-£920,823	-£969,297
VL2 £3,000	£27,451	-£279,242	-£381,653	-£494,820
VL3 £3,250	£684,590	£302,291	£139,798	-£27,060
VL4 £3,500	£1,341,730	£868,941	£640,791	£411,721
VL5 £3,750	£1,998,870	£1,435,538	£1,141,784	£847,631
VL6 £4,000	£2,656,010	£2,002,135	£1,642,777	£1,283,088
VL7 £4,500	£3,970,290	£3,135,328	£2,644,705	£2,153,610
VL8 £5,000	£5,284,569	£4,268,522	£3,646,472	£3,024,132

Key:

	RLV beneath Viability Test 1 (RLV <£250,000/ha)
	Viability Test 1 (RLV £250,000 to £500,000/ha)
	Viability Test 2 (RLV £500,000 to £850,000/ha)
	Viability Test 3 (RLV £850,000 to £1,500,000/ha)
	Viability Test 4 (RLV £1,500,000 to £2,200,000/ha)
	Viability Test 5 (RLV £2,200,000 to £2,800,000/ha)
	Viability Test 6 (RLV £2,800,000 to £3,500,000/ha)
	Viability Test 7 (RLV >£3,500,000/ha)

BLV Notes:

EUUV+ £/ha	Notes
£250,000	Greenfield Enhancement
£500,000	Greenfield Enhancement (Upper)
£850,000	Low-grade industrial land values.
£1,500,000	Industrial Upper / Commercial lower (includes a 20% uplift).
£2,200,000	Commercial Upper (includes 20% uplift)
£2,800,000	Residential land values - lower. An allowance has been made for a 50% reduction for planning obligations (AH) and planning risk; 20% uplift to adjusted estimate.
£3,500,000	Residential land values - upper.

Dixon Searle Partnership (2020)

**Worthing Borough Council - Appendix IIa - Local Plan Viability Assessment
- Residential Results -**

Table 1a - 100 Flats 6+ Storey - 0% / 20% / 30% / 40% AH - 17.5% & 20% Profit

Development Scenario	100 Flats 6+ Storey
Typical Site Type	PDL
Net Land Area (ha)	0.45
Gross Land Area (ha)	0.52
Site Density (dph)	220
CIL Rate	£25.00

100 Flats 6+ Storey 17.5% Profit	0% AH	20% AH	30% AH	40% AH
Value Levels £/m ²	Residual Land Value (£)			
VL1 £2,750	-£3,738,632	-£4,086,098	-£4,081,479	-£4,077,130
VL2 £3,000	-£2,618,440	-£3,110,530	-£3,216,181	-£3,324,908
VL3 £3,250	-£1,520,632	-£2,140,589	-£2,353,432	-£2,574,216
VL4 £3,500	-£457,014	-£1,184,519	-£1,497,763	-£1,826,114
VL5 £3,750	£569,832	-£257,241	-£659,221	-£1,086,279
VL6 £4,000	£1,572,443	£625,012	£154,815	-£357,400
VL7 £4,500	£3,577,661	£2,362,130	£1,691,484	£1,020,263
VL8 £5,000	£5,582,885	£4,099,143	£3,228,153	£2,356,838
	Residual Land Value (£/Ha)			
VL1 £2,750	-£7,152,165	-£7,816,882	-£7,808,048	-£7,799,727
VL2 £3,000	-£5,009,190	-£5,950,580	-£6,152,694	-£6,360,694
VL3 £3,250	-£2,909,035	-£4,095,040	-£4,502,218	-£4,924,588
VL4 £3,500	-£874,289	-£2,266,036	-£2,865,286	-£3,493,435
VL5 £3,750	£1,090,114	-£492,114	-£1,261,118	-£2,078,100
VL6 £4,000	£3,008,152	£1,195,676	£296,168	-£683,723
VL7 £4,500	£6,844,222	£4,518,858	£3,235,882	£1,951,808
VL8 £5,000	£10,680,302	£7,841,839	£6,175,596	£4,508,734

100 Flats 6+ Storey 20% Profit	0% AH	20% AH	30% AH	40% AH
Value Levels £/m ²	Residual Land Value (£)			
VL1 £2,750	-£4,127,824	-£4,407,778	-£4,363,049	-£4,318,331
VL2 £3,000	-£3,035,867	-£3,455,785	-£3,521,040	-£3,586,298
VL3 £3,250	-£1,952,840	-£2,506,670	-£2,680,985	-£2,855,298
VL4 £3,500	-£910,842	-£1,565,682	-£1,844,212	-£2,126,147
VL5 £3,750	£110,159	-£647,552	-£1,018,043	-£1,402,552
VL6 £4,000	£1,082,856	£231,843	-£206,585	-£689,070
VL7 £4,500	£3,028,250	£1,921,321	£1,304,753	£680,806
VL8 £5,000	£4,973,644	£3,610,584	£2,799,639	£1,987,477
	Residual Land Value (£/Ha)			
VL1 £2,750	-£7,896,707	-£8,432,272	-£8,346,703	-£8,261,155
VL2 £3,000	-£5,807,746	-£6,611,067	-£6,735,903	-£6,860,744
VL3 £3,250	-£3,735,867	-£4,795,370	-£5,128,840	-£5,462,310
VL4 £3,500	-£1,742,480	-£2,995,217	-£3,528,057	-£4,067,411
VL5 £3,750	£210,738	-£1,238,795	-£1,947,560	-£2,683,144
VL6 £4,000	£2,071,550	£443,525	-£395,206	-£1,318,220
VL7 £4,500	£5,793,173	£3,675,571	£2,496,049	£1,302,411
VL8 £5,000	£9,514,797	£6,907,203	£5,355,830	£3,802,131

Key:

	RLV beneath Viability Test 1 (RLV <£250,000/ha)
	Viability Test 1 (RLV £250,000 to £500,000/ha)
	Viability Test 2 (RLV £500,000 to £850,000/ha)
	Viability Test 3 (RLV £850,000 to £1,500,000/ha)
	Viability Test 4 (RLV £1,500,000 to £2,200,000/ha)
	Viability Test 5 (RLV £2,200,000 to £2,800,000/ha)
	Viability Test 6 (RLV £2,800,000 to £3,500,000/ha)
	Viability Test 7 (RLV >£3,500,000/ha)

BLV Notes:

EUV+ £/ha	Notes
£250,000	Greenfield Enhancement
£500,000	Greenfield Enhancement (Upper)
£850,000	Low-grade industrial land values.
£1,500,000	Industrial Upper / Commercial lower (includes a 20% uplift).
£2,200,000	Commercial Upper (includes 20% uplift)
£2,800,000	Residential land values - lower. An allowance has been made for a 50% reduction for planning obligations (AH) and planning risk; 20% uplift to adjusted estimate.
£3,500,000	Residential land values - upper.

Dixon Searle Partnership (2020)

**Worthing Borough Council - Appendix IIa - Local Plan Viability Assessment
- Residential Results -**

Table 1p - 100 Flats 6+ Storey Sensitivity Test (ST) Basement Parking (BP) £25,000/Unit -

Development Scenario	100 Flats 6+ Storey
Typical Site Type	PDL
Net Land Area (ha)	0.45
Gross Land Area (ha)	0.52
Site Density (dph)	220
CIL Rate	£25.00

100 Flats 6+ Storey 17.5% Profit	20% AH	30% AH	40% AH
Value Levels £/m ²	Residual Land Value (£)		
VL1 £2,750	-£6,586,096	-£6,581,477	-£6,577,130
VL2 £3,000	-£5,610,530	-£5,716,179	-£5,824,913
VL3 £3,250	-£4,640,592	-£4,853,430	-£5,074,218
VL4 £3,500	-£3,684,519	-£3,997,766	-£4,326,113
VL5 £3,750	-£2,757,241	-£3,159,215	-£3,586,279
VL6 £4,000	-£1,839,986	-£2,336,515	-£2,857,400
VL7 £4,500	-£5,589	-£713,791	-£1,422,600
VL8 £5,000	£1,731,722	£860,731	-£11,167
Value Levels £/m ²	Residual Land Value (£/Ha)		
VL1 £2,750	-£12,599,488	-£12,590,653	-£12,582,336
VL2 £3,000	-£10,733,188	-£10,935,299	-£11,143,312
VL3 £3,250	-£8,877,654	-£9,284,824	-£9,707,200
VL4 £3,500	-£7,048,646	-£7,647,901	-£8,276,043
VL5 £3,750	-£5,274,721	-£6,043,715	-£6,860,707
VL6 £4,000	-£3,519,973	-£4,469,855	-£5,466,331
VL7 £4,500	-£10,691	-£1,365,513	-£2,721,496
VL8 £5,000	£3,312,859	£1,646,616	-£21,363

100 Flats 6+ Storey 20% Profit	20% AH	30% AH	40% AH
Value Levels £/m ²	Residual Land Value (£)		
VL1 £2,750	-£6,907,776	-£6,863,056	-£6,818,334
VL2 £3,000	-£5,955,783	-£6,021,042	-£6,086,292
VL3 £3,250	-£5,006,668	-£5,180,985	-£5,355,297
VL4 £3,500	-£4,065,681	-£4,344,212	-£4,626,151
VL5 £3,750	-£3,147,546	-£3,518,042	-£3,902,545
VL6 £4,000	-£2,255,174	-£2,706,584	-£3,189,069
VL7 £4,500	-£471,077	-£1,122,179	-£1,781,067
VL8 £5,000	£1,243,162	£432,217	-£401,224
Value Levels £/m ²	Residual Land Value (£/Ha)		
VL1 £2,750	-£13,214,877	-£13,129,325	-£13,043,770
VL2 £3,000	-£11,393,672	-£11,518,515	-£11,643,342
VL3 £3,250	-£9,577,974	-£9,911,449	-£10,244,916
VL4 £3,500	-£7,777,825	-£8,310,666	-£8,850,028
VL5 £3,750	-£6,021,392	-£6,730,168	-£7,465,739
VL6 £4,000	-£4,314,245	-£5,177,813	-£6,100,827
VL7 £4,500	-£901,191	-£2,146,778	-£3,407,258
VL8 £5,000	£2,378,223	£826,851	-£767,559

Key:

	RLV beneath Viability Test 1 (RLV <£250,000/ha)
	Viability Test 1 (RLV £250,000 to £500,000/ha)
	Viability Test 2 (RLV £500,000 to £850,000/ha)
	Viability Test 3 (RLV £850,000 to £1,500,000/ha)
	Viability Test 4 (RLV £1,500,000 to £2,200,000/ha)
	Viability Test 5 (RLV £2,200,000 to £2,800,000/ha)
	Viability Test 6 (RLV £2,800,000 to £3,500,000/ha)
	Viability Test 7 (RLV >£3,500,000/ha)

BLV Notes:

EUV+ £/ha	Notes
£250,000	Greenfield Enhancement
£500,000	Greenfield Enhancement (Upper)
£850,000	Low-grade industrial land values.
£1,500,000	Industrial Upper / Commercial lower (includes a 20% uplift).
£2,200,000	Commercial Upper (includes 20% uplift)
£2,800,000	Residential land values - lower. An allowance has been made for a 50% reduction for planning obligations (AH) and planning risk; 20% uplift to adjusted estimate.
£3,500,000	Residential land values - upper.

Dixon Searle Partnership (2020)

Worthing Borough Council - Appendix IIa - Local Plan Viability Assessment

- Residential Results -

Table 1q - 100 Flats 6+ Storey Sensitivity Test (ST) Basement Parking (BP) £25,000/Unit + Additional Communal Space (ACS) 55% - 20% / 30% / 40% AH - 17.5% & 20% Profit

Development Scenario	100
Typical Site Type	Flats 6+ Storey
Net Land Area (ha)	PDL
Gross Land Area (ha)	0.45
Site Density (dph)	0.52
CIL Rate	220
	£25.00

100 Flats 6+ Storey 17.5% Profit	20% AH	30% AH	40% AH
Value Levels £/m ²	Residual Land Value (£)		
VL1 £2,750	-£15,036,166	-£15,022,008	-£15,007,858
VL2 £3,000	-£14,053,211	-£14,152,727	-£14,252,251
VL3 £3,250	-£13,070,248	-£13,283,446	-£13,496,644
VL4 £3,500	-£12,087,292	-£12,414,164	-£12,741,036
VL5 £3,750	-£11,104,345	-£11,544,882	-£11,985,427
VL6 £4,000	-£10,121,426	-£10,675,599	-£11,229,819
VL7 £4,500	-£8,162,343	-£8,938,781	-£9,719,182
VL8 £5,000	-£6,216,369	-£7,207,101	-£8,211,626
Value Levels £/m ²	Residual Land Value (£/Ha)		
VL1 £2,750	-£28,764,839	-£28,737,754	-£28,710,684
VL2 £3,000	-£26,884,403	-£27,074,783	-£27,265,176
VL3 £3,250	-£25,003,952	-£25,411,810	-£25,819,666
VL4 £3,500	-£23,123,516	-£23,748,836	-£24,374,155
VL5 £3,750	-£21,243,095	-£22,085,861	-£22,928,644
VL6 £4,000	-£19,362,728	-£20,422,886	-£21,483,133
VL7 £4,500	-£15,614,917	-£17,100,277	-£18,593,218
VL8 £5,000	-£11,892,184	-£13,787,497	-£15,709,197

100 Flats 6+ Storey 20% Profit	20% AH	30% AH	40% AH
Value Levels £/m ²	Residual Land Value (£)		
VL1 £2,750	-£15,359,853	-£15,305,241	-£15,250,629
VL2 £3,000	-£14,405,496	-£14,460,983	-£14,516,469
VL3 £3,250	-£13,451,138	-£13,616,724	-£13,782,310
VL4 £3,500	-£12,496,780	-£12,772,466	-£13,048,150
VL5 £3,750	-£11,542,422	-£11,928,207	-£12,313,990
VL6 £4,000	-£10,588,064	-£11,083,947	-£11,579,830
VL7 £4,500	-£8,679,436	-£9,395,429	-£10,111,510
VL8 £5,000	-£6,776,458	-£7,709,615	-£8,644,643
Value Levels £/m ²	Residual Land Value (£/Ha)		
VL1 £2,750	-£29,384,066	-£29,279,592	-£29,175,116
VL2 £3,000	-£27,558,339	-£27,664,489	-£27,770,637
VL3 £3,250	-£25,732,612	-£26,049,386	-£26,366,158
VL4 £3,500	-£23,906,884	-£24,434,282	-£24,961,678
VL5 £3,750	-£22,081,155	-£22,819,178	-£23,557,198
VL6 £4,000	-£20,255,426	-£21,204,073	-£22,152,718
VL7 £4,500	-£16,604,138	-£17,973,864	-£19,343,758
VL8 £5,000	-£12,963,658	-£14,748,829	-£16,537,577

Key:

	RLV beneath Viability Test 1 (RLV <£250,000/ha)
	Viability Test 1 (RLV £250,000 to £500,000/ha)
	Viability Test 2 (RLV £500,000 to £850,000/ha)
	Viability Test 3 (RLV £850,000 to £1,500,000/ha)
	Viability Test 4 (RLV £1,500,000 to £2,200,000/ha)
	Viability Test 5 (RLV £2,200,000 to £2,800,000/ha)
	Viability Test 6 (RLV £2,800,000 to £3,500,000/ha)
	Viability Test 7 (RLV >£3,500,000/ha)

BLV Notes:

EUV+ £/ha	Notes
£250,000	Greenfield Enhancement
£500,000	Greenfield Enhancement (Upper)
£850,000	Low-grade industrial land values.
£1,500,000	Industrial Upper / Commercial lower (includes a 20% uplift).
£2,200,000	Commercial Upper (includes 20% uplift)
£2,800,000	Residential land values - lower. An allowance has been made for a 50% reduction for planning obligations (AH) and planning risk; 20% uplift to adjusted estimate.
£3,500,000	Residential land values - upper.

Dixon Searle Partnership (2020)

Worthing Borough Council - Appendix IIa - Local Plan Viability Assessment
- Residential Results -
Table 1r - 300 Mixed - 0% / 20% / 30% / 40% AH - 17.5% & 20% Profit

Development Scenario	300
	Mixed
Typical Site Type	Greenfield
Net Land Area (ha)	5.45
Gross Land Area (ha)	6.27
Site Density (dph)	55
CIL Rate	£125 (houses only)/£25 (flats only on PDL) - blended rate Sensitivity Test @ £200 CIL

Base CIL Test 300 Mixed 17.5% Profit	0% AH	20% AH	30% AH	40% AH
Value Levels £/m ²	Residual Land Value (£)			
VL1 £2,750	-£3,914,800	-£5,697,802	-£5,911,840	-£6,313,858
VL2 £3,000	£354,483	-£2,007,531	-£2,646,182	-£3,447,290
VL3 £3,250	£4,416,158	£1,589,651	£578,701	-£618,912
VL4 £3,500	£8,477,833	£5,080,372	£3,663,254	£2,092,295
VL5 £3,750	£12,539,508	£8,571,092	£6,747,807	£4,770,680
VL6 £4,000	£16,601,185	£12,061,812	£9,832,359	£7,449,065
VL7 £4,500	£24,724,530	£19,043,252	£16,001,465	£12,805,835
VL8 £5,000	£32,847,859	£26,024,693	£22,170,570	£18,162,606
	Residual Land Value (£/Ha)			
VL1 £2,750	-£624,098	-£908,345	-£942,467	-£1,006,557
VL2 £3,000	£56,512	-£320,041	-£421,855	-£549,568
VL3 £3,250	£704,025	£253,423	£92,257	-£98,667
VL4 £3,500	£1,351,539	£809,914	£583,997	£333,554
VL5 £3,750	£1,999,052	£1,366,406	£1,075,737	£760,543
VL6 £4,000	£2,646,566	£1,922,898	£1,567,478	£1,187,532
VL7 £4,500	£3,941,592	£3,035,881	£2,550,958	£2,041,510
VL8 £5,000	£5,236,615	£4,148,864	£3,534,439	£2,895,488

Base CIL Test 300 Mixed 20% Profit	0% AH	20% AH	30% AH	40% AH
Value Levels £/m ²	Residual Land Value (£)			
VL1 £2,750	-£5,270,390	-£6,789,432	-£6,887,408	-£7,160,070
VL2 £3,000	-£1,102,700	-£3,182,134	-£3,678,370	-£4,332,657
VL3 £3,250	£2,901,582	£384,778	-£506,606	-£1,576,953
VL4 £3,500	£6,847,386	£3,782,937	£2,523,822	£1,115,639
VL5 £3,750	£10,793,191	£7,181,097	£5,527,384	£3,724,603
VL6 £4,000	£14,738,997	£10,579,256	£8,530,945	£6,333,568
VL7 £4,500	£22,630,603	£17,375,574	£14,538,069	£11,551,496
VL8 £5,000	£30,522,192	£24,171,887	£20,545,192	£16,769,425
	Residual Land Value (£/Ha)			
VL1 £2,750	-£840,207	-£1,082,373	-£1,097,993	-£1,141,460
VL2 £3,000	-£175,793	-£507,297	-£586,407	-£690,713
VL3 £3,250	£462,571	£61,341	-£80,763	-£251,398
VL4 £3,500	£1,091,612	£603,077	£402,348	£177,855
VL5 £3,750	£1,720,654	£1,144,812	£881,177	£593,777
VL6 £4,000	£2,349,695	£1,686,548	£1,360,006	£1,009,699
VL7 £4,500	£3,607,777	£2,770,019	£2,317,663	£1,841,543
VL8 £5,000	£4,865,857	£3,853,489	£3,275,320	£2,673,387

Key:

	RLV beneath Viability Test 1 (RLV <£250,000/ha)
	Viability Test 1 (RLV £250,000 to £500,000/ha)
	Viability Test 2 (RLV £500,000 to £850,000/ha)
	Viability Test 3 (RLV £850,000 to £1,500,000/ha)
	Viability Test 4 (RLV £1,500,000 to £2,200,000/ha)
	Viability Test 5 (RLV £2,200,000 to £2,800,000/ha)
	Viability Test 6 (RLV £2,800,000 to £3,500,000/ha)
	Viability Test 7 (RLV >£3,500,000/ha)

BLV Notes:	
EUV+ £/ha	Notes
£250,000	Greenfield Enhancement
£500,000	Greenfield Enhancement (Upper)
£850,000	Low-grade industrial land values.
£1,500,000	Industrial Upper / Commercial lower (includes a 20% uplift).
£2,200,000	Commercial Upper (includes 20% uplift)
£2,800,000	Residential land values - lower. An allowance has been made for a 50% reduction for planning obligations (AH) and planning risk; 20% uplift to adjusted estimate.
£3,500,000	Residential land values - upper.

Dixon Searle Partnership (2020)

£200 CIL (Sensitivity Test) 300 Mixed 17.5% Profit	0% AH	20% AH	30% AH	40% AH
Value Levels £/m ²	Residual Land Value (£)			
VL1 £2,750	-£6,512,527	-£7,799,405	-£7,751,931	-£7,893,817
VL2 £3,000	-£2,209,238	-£4,074,389	-£4,454,683	-£4,997,433
VL3 £3,250	£1,969,596	-£388,184	-£1,197,391	-£2,169,055
VL4 £3,500	£6,031,272	£3,123,122	£1,950,661	£624,358
VL5 £3,750	£10,092,947	£6,613,843	£5,035,214	£3,302,743
VL6 £4,000	£14,154,622	£10,104,547	£8,119,766	£5,981,128
VL7 £4,500	£22,277,973	£17,086,003	£14,288,872	£11,337,899
VL8 £5,000	£30,401,313	£24,067,444	£20,457,977	£16,694,669
	Residual Land Value (£/Ha)			
VL1 £2,750	-£1,038,229	-£1,243,383	-£1,235,815	-£1,258,435
VL2 £3,000	-£352,197	-£649,540	-£710,167	-£796,692
VL3 £3,250	£313,994	-£61,884	-£190,888	-£345,791
VL4 £3,500	£961,507	£497,889	£310,975	£99,535
VL5 £3,750	£1,609,020	£1,054,381	£802,715	£526,524
VL6 £4,000	£2,256,534	£1,610,870	£1,294,455	£953,513
VL7 £4,500	£3,551,561	£2,723,856	£2,277,936	£1,807,491
VL8 £5,000	£4,846,586	£3,836,839	£3,261,417	£2,661,469

£200 CIL (Sensitivity Test) 300 Mixed 20% Profit	0% AH	20% AH	30% AH	40% AH
Value Levels £/m ²	Residual Land Value (£)			
VL1 £2,750	-£7,893,359	-£8,899,659	-£8,734,308	-£8,743,896
VL2 £3,000	-£3,686,272	-£5,249,822	-£5,488,996	-£5,888,922
VL3 £3,250	£455,021	-£1,660,531	-£2,315,106	-£3,127,096
VL4 £3,500	£4,400,825	£1,825,688	£811,229	-£372,027
VL5 £3,750	£8,346,630	£5,223,847	£3,814,791	£2,256,666
VL6 £4,000	£12,292,435	£8,622,006	£6,818,353	£4,865,631
VL7 £4,500	£20,184,045	£15,418,325	£12,825,476	£10,083,559
VL8 £5,000	£28,075,644	£22,214,643	£18,832,599	£15,301,488
	Residual Land Value (£/Ha)			
VL1 £2,750	-£1,258,362	-£1,418,786	-£1,392,426	-£1,393,954
VL2 £3,000	-£587,667	-£836,928	-£875,057	-£938,814
VL3 £3,250	£72,540	-£264,722	-£369,075	-£498,523
VL4 £3,500	£701,581	£291,052	£129,326	-£59,309
VL5 £3,750	£1,330,622	£832,787	£608,155	£359,758
VL6 £4,000	£1,959,663	£1,374,523	£1,086,984	£775,680
VL7 £4,500	£3,217,746	£2,457,994	£2,044,641	£1,607,524
VL8 £5,000	£4,475,827	£3,541,465	£3,002,298	£2,439,368