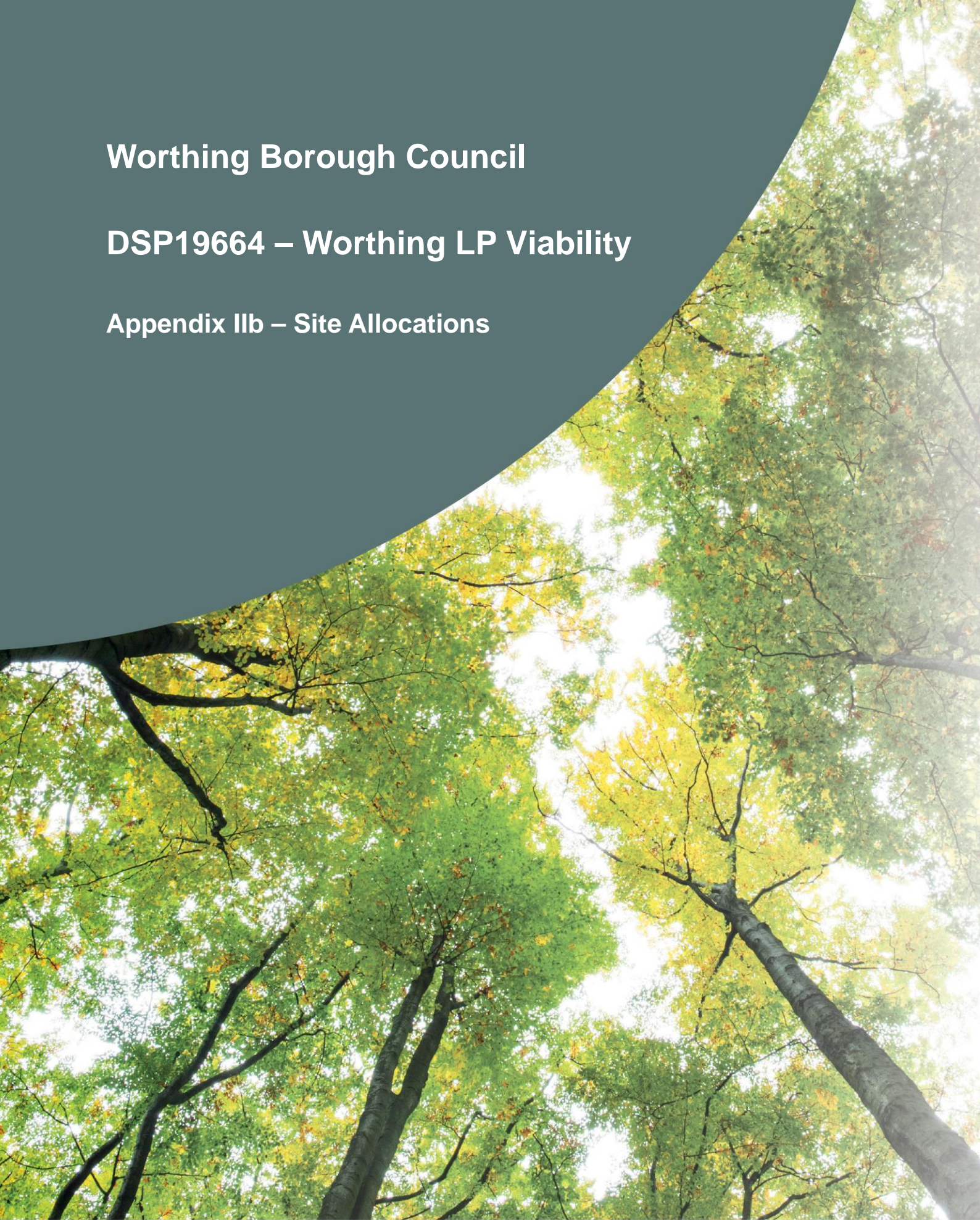


Worthing Borough Council

DSP19664 – Worthing LP Viability

Appendix IIb – Site Allocations



Worthing Borough Council - Appendix IIb - Local Plan Viability Assessment - Site Allocations
- Viability Indications: *Table 1: Typology Review*

Site	Indicative Capacity (approx no. of dwellings)	Indicative Residential Market Value (£/sq. m.)
Beeches Avenue (WLP Ref: A1)	90	VL4 £3,500 - VL6 £4,000
	DSP Additional Assumptions / Comments / Site Specific Costs: <i>(Main cost assumptions - Appendix I (Sheet 2))</i>	Existing Use: Greenfield 'Land North of Beeches Avenue' sits adjacent to Worthing United Football Club site. We assume the Football Club site is excluded from this assessment and both sites are not brought forward together.
	DSP High-Level Viability Indications:	The size and characteristics of this site can be closely aligned to the 100 Mixed typology and therefore the corresponding typology results (see Appendix Iia Table 1n) provides a suitable high-level indication of the viability for this site. Reviewing the typology results, we consider this site to have reasonable prospects of delivery at up to 40% AH. However, we note some uncertainty surrounding the adjoining site and if both sites were to come forward as one, we would need to understand the details surrounding the Football Club's reprovision.
Caravan Club, Titnore Way (WLP Ref: A2)	100	VL4 £3,500 - VL6 £4,000
	DSP Additional Assumptions / Comments / Site Specific Costs: <i>(Main cost assumptions - Appendix I (Sheet 2))</i>	Existing Use: Caravan Park (Greenfield) Site constraints include potential flood risk which would need to be managed/mitigated. The site is owned by WBC but leased to the Caravan Club, currently under negotiation.
	DSP High-Level Viability Indications:	Similar to A1 above, the size and characteristics of this site can be aligned to the 100 Mixed typology tests providing a suitable high-level viability indication. Subject to further information being available in relation to the extent of the potential flood risk management/mitigation required, it may be that additional costs would need to be included as part of a bespoke appraisal test. On this basis, although potentially a marginally less viable scenario compared to A1, overall we consider this site to have reasonable prospects of delivery at up to 40% AH.
Fulbeck Avenue (WLP Ref: A6)	120	VL4 £3,500 - VL6 £4,000
	DSP Additional Assumptions / Comments / Site Specific Costs: <i>(Main cost assumptions - Appendix I (Sheet 2))</i>	Existing Use: Unmanaged scrubland and woodland (Greenfield) Assume site known as 'Land West of Fulbeck Avenue'. Site would require flood risk mitigation and is currently noted as a Level 2 Flood Risk Area - risk caused by a lake lying to the north of the site. A suitable buffer between potential development and the lake would need to be incorporated. The site is in WBC ownership.
	DSP High-Level Viability Indications:	Again aligning with the 100 Mixed typology tests provides a suitable high-level viability indication. Subject to further information being available in relation to the extent of the potential flood risk management/mitigation required, it may be that additional costs would need to be included as part of a bespoke appraisal test. However with the information currently available we consider this site to have reasonable prospects of delivery at up to 40% AH.
Lyndhurst Road (WLP Ref: A9)	150	VL4 £3,500 - VL6 £4,000
	DSP Additional Assumptions / Comments / Site Specific Costs: <i>(Main cost assumptions - Appendix I (Sheet 2))</i>	Existing Use: Former redundant gasholder/depot/car park (PDL) Site is likely to be contaminated and remediation measures will be required - extent of contamination is unknown. Access arrangements will also need to be considered. We understand the gas holder station has been demolished and the site is now partially cleared.
	DSP High-Level Viability Indications:	There is currently limited detailed information on this site in connection to the extent of the contamination and remediation measures required. At this stage, we assume a scheme comprising flats only and therefore by reviewing the 100 Flats (6+ Storey) typology results we can see generally challenging viability prospects. However, we consider this site to have reasonable prospects of delivery at up to 20% AH.
Titnore Lane (WLP Ref: A13)	60	VL4 £3,500 - VL6 £4,000
	DSP Additional Assumptions / Comments / Site Specific Costs: <i>(Main cost assumptions - Appendix I (Sheet 2))</i>	Existing Use: Woodland, local wildlife site (Greenfield) Site known as 'Land East of Titnore Lane' with potential constraints around ecology and the Local Wildlife Site.
	DSP High-Level Viability Indications:	The size and characteristics of this site can be aligned to the 50 Mixed typology (see Appendix Iia Table 1K) tested providing a suitable high-level viability indication. Subject to further information being available in relation to the potential constraints around ecology, we consider this site to have reasonable prospects of delivery at up to 40% AH
Upper Brighton Road (WLP Ref: A15)	123	VL4 £3,500 - VL5 £3,750
	DSP Additional Assumptions / Comments / Site Specific Costs: <i>(Main cost assumptions - Appendix I (Sheet 2))</i>	Existing Use: Arable field/paddock land (Greenfield) We understand the site is made up of two land parcels divided by Upper Brighton Road and an area south west of the larger land parcel is reserved for expansion of the adjacent primary school.
	DSP High-Level Viability Indications:	Similar to A1, A2 and A6, this site can be closely aligned to the 100 Mixed typology and provides a suitable high-level indication of the viability for this site. Although, we note some uncertainty associated with expansion of the adjacent primary school, overall we consider this site to have positive delivery prospects.

Worthing Borough Council - Appendix IIb - Local Plan Viability Assessment
Site Allocations - Viability Indications: Specific Site Testing - *Table 2a - Centenary House (A3)*

Table 2a(a) - Centenary House (A3)

Site Area (ha):	3.88
Indicative Residential Capacity:	250
Non-Residential Uses:	10,000sqm Office/Community
Profit (% GDV):	17.5% (Residential) 6% (AH) 15% (Non-Residential)
Affordable Housing %	20%

Construction / Sales Rate: %	Residual Land Value (£)								
	-£1000/sq.m.	-£750/sq.m.	-£500/sq.m.	-£250/sq.m.	£0/sq.m. £4,000/sq.m (BASE)	+£250/sq.m.	+£500/sq.m.	+£750/sq.m.	+£1000/sq.m.
-10.0%	-£13,255,843	-£10,157,666	-£7,090,919	-£4,079,100	-£1,106,407	£1,754,423	£4,569,470	£7,384,517	£10,199,564
-7.5%	-£14,804,755	-£11,694,081	-£8,610,861	-£5,569,407	-£2,586,104	£353,196	£3,168,243	£5,983,290	£8,798,337
-5.0%	-£16,354,742	-£13,235,931	-£10,139,933	-£7,076,394	-£4,065,802	-£1,093,109	£1,767,016	£4,582,063	£7,397,110
-2.5%	-£17,910,443	-£14,782,598	-£11,674,431	-£8,594,505	-£5,555,734	-£2,572,806	£365,789	£3,180,836	£5,995,883
0% (BASE)	-£19,466,144	-£16,331,510	-£13,216,281	-£10,122,200	-£7,061,866	-£4,052,504	-£1,079,810	£1,779,609	£4,594,656
2.5%	-£21,027,220	-£17,885,055	-£14,760,442	-£11,656,630	-£8,578,696	-£5,542,105	-£2,559,508	£378,382	£3,193,429
5.0%	-£22,589,390	-£19,440,756	-£16,309,354	-£13,196,631	-£10,105,079	-£7,047,340	-£4,039,205	-£1,066,512	£1,792,202
7.5%	-£24,151,560	-£20,997,780	-£17,859,667	-£14,738,451	-£11,638,895	-£8,563,398	-£5,528,475	-£2,546,210	£390,975
10.0%	-£25,719,588	-£22,559,950	-£19,415,367	-£16,287,198	-£13,176,980	-£10,088,752	-£7,032,813	-£4,025,907	-£1,053,214
Construction / Sales Rate: %	Residual Land Value (£/ha)								
	-£1000/sq.m.	-£750/sq.m.	-£500/sq.m.	-£250/sq.m.	£0/sq.m. £4,000/sq.m (BASE)	+£250/sq.m.	+£500/sq.m.	+£750/sq.m.	+£1000/sq.m.
-10.0%	-£3,416,454	-£2,617,955	-£1,827,556	-£1,051,314	-£285,156	£452,171	£1,177,698	£1,903,226	£2,628,754
-7.5%	-£3,815,658	-£3,013,938	-£2,219,294	-£1,435,414	-£666,522	£91,030	£816,557	£1,542,085	£2,267,613
-5.0%	-£4,215,140	-£3,411,322	-£2,613,385	-£1,823,813	-£1,047,887	-£281,729	£455,416	£1,180,944	£1,906,472
-2.5%	-£4,616,094	-£3,809,948	-£3,008,874	-£2,215,079	-£1,431,890	-£663,094	£94,275	£819,803	£1,545,331
0% (BASE)	-£5,017,047	-£4,209,152	-£3,406,258	-£2,608,815	-£1,820,069	-£1,044,460	-£278,302	£458,662	£1,184,190
2.5%	-£5,419,387	-£4,609,550	-£3,804,238	-£3,004,286	-£2,211,004	-£1,428,378	-£659,667	£97,521	£823,049
5.0%	-£5,822,008	-£5,010,504	-£4,203,442	-£3,401,193	-£2,604,402	-£1,816,325	-£1,041,032	-£274,874	£461,908
7.5%	-£6,224,629	-£5,411,799	-£4,603,007	-£3,798,570	-£2,998,715	-£2,207,061	-£1,424,865	-£656,240	£100,767
10.0%	-£6,628,760	-£5,814,420	-£5,003,961	-£4,197,731	-£3,396,129	-£2,600,194	-£1,812,581	-£1,037,605	-£271,447

Table 2a(a) - Centenary House (A3) - Residential Only

Site Area (ha):	3.88
Indicative Residential Capacity:	250
Non-Residential Uses:	N/A
Profit (% GDV):	17.5% (Residential) 6% (AH)
Affordable Housing %	20%

Construction / Sales Rate: %	Residual Land Value (£)								
	-£1000/sq.m.	-£750/sq.m.	-£500/sq.m.	-£250/sq.m.	£0/sq.m. £4,000/sq.m (BASE)	+£250/sq.m.	+£500/sq.m.	+£750/sq.m.	+£1000/sq.m.
-10.0%	-£261,754	£2,560,837	£5,375,884	£8,190,932	£11,005,981	£13,821,030	£16,636,079	£19,451,128	£22,266,179
-7.5%	-£1,112,833	£1,748,337	£4,563,384	£7,378,431	£10,193,480	£13,008,529	£15,823,578	£18,638,627	£21,453,678
-5.0%	-£1,970,835	£935,837	£3,750,884	£6,565,931	£9,380,978	£12,196,028	£15,011,077	£17,826,126	£20,641,175
-2.5%	-£2,828,836	£123,337	£2,938,384	£5,753,431	£8,568,478	£11,383,526	£14,198,575	£17,013,625	£19,828,675
0% (BASE)	-£3,686,837	-£715,120	£2,125,883	£4,940,930	£7,755,977	£10,571,025	£13,386,075	£16,201,123	£19,016,174
2.5%	-£4,546,074	-£1,572,145	£1,313,383	£4,128,430	£6,943,477	£9,758,524	£12,573,573	£15,388,623	£18,203,672
5.0%	-£5,411,449	-£2,430,147	£500,883	£3,315,930	£6,130,977	£8,946,011	£11,761,072	£14,576,122	£17,391,171
7.5%	-£6,281,975	-£3,288,148	-£321,273	£2,503,429	£5,318,476	£8,133,523	£10,948,571	£13,763,620	£16,578,670
10.0%	-£7,156,734	-£4,146,149	-£1,173,456	£1,690,929	£4,505,976	£7,321,023	£10,136,070	£12,951,119	£15,766,168
Construction / Sales Rate: %	Residual Land Value (£/ha)								
	-£1000/sq.m.	-£750/sq.m.	-£500/sq.m.	-£250/sq.m.	£0/sq.m. £4,000/sq.m (BASE)	+£250/sq.m.	+£500/sq.m.	+£750/sq.m.	+£1000/sq.m.
-10.0%	-£67,462	£660,010	£1,385,537	£2,111,065	£2,836,593	£3,562,121	£4,287,649	£5,013,177	£5,738,706
-7.5%	-£286,813	£450,602	£1,176,130	£1,901,658	£2,627,185	£3,352,714	£4,078,242	£4,803,770	£5,529,298
-5.0%	-£507,947	£241,195	£966,723	£1,692,250	£2,417,778	£3,143,306	£3,868,834	£4,594,362	£5,319,891
-2.5%	-£729,081	£31,788	£757,315	£1,482,843	£2,208,371	£2,933,899	£3,659,427	£4,384,955	£5,110,483
0% (BASE)	-£950,216	-£184,309	£547,908	£1,273,436	£1,998,963	£2,724,491	£3,450,019	£4,175,547	£4,901,076
2.5%	-£1,171,668	-£405,192	£338,501	£1,064,028	£1,789,556	£2,515,084	£3,240,612	£3,966,140	£4,691,668
5.0%	-£1,394,703	-£626,327	£129,093	£854,621	£1,580,149	£2,305,673	£3,031,204	£3,756,732	£4,482,260
7.5%	-£1,619,066	-£847,461	-£82,802	£645,214	£1,370,741	£2,096,269	£2,821,797	£3,547,325	£4,272,853
10.0%	-£1,844,519	-£1,068,595	-£302,437	£435,806	£1,161,334	£1,886,862	£2,612,389	£3,337,917	£4,063,445

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.

Worthing Borough Council - Appendix IIb - Local Plan Viability Assessment
Site Allocations - Viability Indications: Specific Site Testing - *Table 2b - Decoy Farm (A5)*

Table 2b - Decoy Farm (A5)

Site Area (ha):	7.3
Indicative Residential Capacity:	N/A
Non-Residential Uses:	18,000sqm Industrial/Storage & Distribution
Profit (% GDV):	15% (Non-Residential)
Affordable Housing %	N/A

Construction / Rent Rate: %	Residual Land Value (£)				
	£60/sq.m.	£70/sq.m.	£80/sq.m.	£90/sq.m.	£100/sq.m.
-10.0%	-£10,081,784	-£8,256,284	-£6,437,078	-£4,627,583	-£2,844,745
-7.5%	-£10,550,676	-£8,723,505	-£6,902,256	-£5,090,478	-£3,298,894
-5.0%	-£11,019,573	-£9,190,726	-£7,368,077	-£5,554,603	-£3,755,305
-2.5%	-£11,488,467	-£9,657,947	-£7,835,297	-£6,019,785	-£4,214,229
0% (BASE)	-£11,957,362	-£10,125,168	-£8,302,522	-£6,484,963	-£4,676,044
2.5%	-£12,426,256	-£10,593,837	-£8,769,743	-£6,950,141	-£5,138,941
5.0%	-£12,895,151	-£11,062,729	-£9,236,964	-£7,415,319	-£5,602,489
7.5%	-£13,364,045	-£11,531,628	-£9,704,185	-£7,881,535	-£6,067,670
10.0%	-£13,832,940	-£12,000,526	-£10,171,406	-£8,348,756	-£6,532,848
Construction / Rent Rate: %	Residual Land Value (£/ha)				
	£60/sq.m.	£70/sq.m.	£80/sq.m.	£90/sq.m.	£100/sq.m.
-10.0%	-£1,381,066	-£1,130,998	-£881,791	-£633,915	-£389,691
-7.5%	-£1,445,298	-£1,195,001	-£945,514	-£697,326	-£451,903
-5.0%	-£1,509,531	-£1,259,004	-£1,009,326	-£760,905	-£514,425
-2.5%	-£1,573,763	-£1,323,006	-£1,073,328	-£824,628	-£577,292
0% (BASE)	-£1,637,995	-£1,387,009	-£1,137,332	-£888,351	-£640,554
2.5%	-£1,702,227	-£1,451,211	-£1,201,335	-£952,074	-£703,964
5.0%	-£1,766,459	-£1,515,442	-£1,265,338	-£1,015,797	-£767,464
7.5%	-£1,830,691	-£1,579,675	-£1,329,340	-£1,079,662	-£831,188
10.0%	-£1,894,923	-£1,643,908	-£1,393,343	-£1,143,665	-£894,911

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 IIb - Local Plan Viability Assessment
Site Allocations - Viability Indications: Specific Site Testing - *Table 2c - Grafton Site, Marine Parade (A7)*

Table 2c - Grafton Site, Marine Parade (A7)

Site Area (ha):	0.76
Indicative Residential Capacity:	150
Non-Residential Uses:	3,000sqm Commercial
Profit (% GDV):	17.5% (Residential) 6% (AH) 15% (Non-Residential)
Affordable Housing %	20%

Construction / Sales Rate: %	Residual Land Value (£)								
	-£1000/sq.m.	-£750/sq.m.	-£500/sq.m.	-£250/sq.m.	£0/sq.m. £5,000/sq.m (BASE)	+£250/sq.m.	+£500/sq.m.	+£750/sq.m.	+£1000/sq.m.
-10.0%	£215,571	£1,423,999	£2,631,464	£3,838,928	£5,046,393	£6,253,858	£7,461,323	£8,668,787	£9,876,252
-7.5%	-£511,989	£751,215	£1,958,680	£3,166,144	£4,373,609	£5,581,074	£6,788,538	£7,996,003	£9,203,468
-5.0%	-£1,257,191	£72,753	£1,285,896	£2,493,360	£3,700,825	£4,908,290	£6,115,754	£7,323,219	£8,530,684
-2.5%	-£2,006,597	-£664,957	£613,111	£1,820,576	£3,028,041	£4,235,506	£5,442,970	£6,650,435	£7,857,900
0% (BASE)	-£2,761,850	-£1,410,160	-£73,689	£1,147,792	£2,355,257	£3,562,721	£4,770,186	£5,977,651	£7,185,116
2.5%	-£3,521,108	-£2,161,048	-£817,926	£475,008	£1,682,473	£2,889,937	£4,097,402	£5,304,867	£6,512,331
5.0%	-£4,283,364	-£2,916,875	-£1,563,812	-£225,693	£1,009,689	£2,217,153	£3,424,618	£4,632,083	£5,839,547
7.5%	-£5,048,105	-£3,676,510	-£2,315,498	-£970,895	£336,905	£1,544,369	£2,751,834	£3,959,299	£5,166,763
10.0%	-£5,816,073	-£4,438,946	-£3,071,887	-£1,717,563	-£378,662	£871,585	£2,079,050	£3,286,515	£4,493,979
Construction / Sales Rate: %	Residual Land Value (£/ha)								
	-£1000/sq.m.	-£750/sq.m.	-£500/sq.m.	-£250/sq.m.	£0/sq.m. £5,000/sq.m (BASE)	+£250/sq.m.	+£500/sq.m.	+£750/sq.m.	+£1000/sq.m.
-10.0%	£283,646	£1,873,683	£3,462,452	£5,051,221	£6,639,991	£8,228,760	£9,817,530	£11,406,299	£12,995,069
-7.5%	-£673,669	£988,441	£2,577,210	£4,165,979	£5,754,749	£7,343,518	£8,932,287	£10,521,057	£12,109,826
-5.0%	-£1,654,198	£95,727	£1,691,968	£3,280,737	£4,869,506	£6,458,276	£8,047,045	£9,635,814	£11,224,584
-2.5%	-£2,640,259	-£874,944	£806,726	£2,395,495	£3,984,264	£5,573,034	£7,161,803	£8,750,572	£10,339,342
0% (BASE)	-£3,634,013	-£1,855,473	-£96,959	£1,510,253	£3,099,022	£4,687,791	£6,276,561	£7,865,330	£9,454,099
2.5%	-£4,633,037	-£2,843,484	-£1,076,219	£625,011	£2,213,780	£3,802,549	£5,391,319	£6,980,088	£8,568,857
5.0%	-£5,636,005	-£3,837,993	-£2,057,647	-£296,964	£1,328,538	£2,917,307	£4,506,076	£6,094,846	£7,683,615
7.5%	-£6,642,243	-£4,837,513	-£3,046,708	-£1,277,493	£443,296	£2,032,065	£3,620,834	£5,209,604	£6,798,373
10.0%	-£7,652,728	-£5,840,718	-£4,041,956	-£2,259,951	-£498,239	£1,146,823	£2,735,592	£4,324,361	£5,913,131

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.

Worthing Borough Council - Appendix IIb - Local Plan Viability Assessment **Site Allocations - Viability Indications: Specific Site Testing - Table 2d - Martlets Way (A10)**

Table 2d - Martlets Way (A10)

Site Area (ha):	4.18
Indicative Residential Capacity:	N/A
Non-Residential Uses:	10,000sqm Employment
Profit (% GDV):	15% (Non-Residential)
Affordable Housing %	N/A

Construction / Sales Rate: %	Residual Land Value (£)				
	£60/sq.m.	£70/sq.m.	£80/sq.m.	£90/sq.m.	£100/sq.m.
-10.0%	-£5,650,826	-£4,627,335	-£3,604,295	-£2,586,789	-£1,583,593
-7.5%	-£5,911,815	-£4,888,135	-£3,864,641	-£2,845,903	-£1,837,878
-5.0%	-£6,173,505	-£5,148,936	-£4,125,444	-£3,105,520	-£2,093,351
-2.5%	-£6,435,195	-£5,409,737	-£4,386,245	-£3,365,137	-£2,349,821
0% (BASE)	-£6,696,884	-£5,670,537	-£4,647,045	-£3,624,754	-£2,607,414
2.5%	-£6,958,575	-£5,931,338	-£4,907,846	-£3,884,370	-£2,866,361
5.0%	-£7,220,265	-£6,192,138	-£5,168,647	-£4,145,152	-£3,125,979
7.5%	-£7,481,955	-£6,452,939	-£5,429,447	-£4,405,955	-£3,385,596
10.0%	-£7,743,645	-£6,714,606	-£5,690,248	-£4,666,756	-£3,645,213
Construction / Sales Rate: %	Residual Land Value (£/ha)				
	£60/sq.m.	£70/sq.m.	£80/sq.m.	£90/sq.m.	£100/sq.m.
-10.0%	-£1,351,872	-£1,107,018	-£862,271	-£618,849	-£378,850
-7.5%	-£1,414,310	-£1,169,410	-£924,555	-£680,838	-£439,684
-5.0%	-£1,476,915	-£1,231,803	-£986,948	-£742,947	-£500,802
-2.5%	-£1,539,520	-£1,294,195	-£1,049,341	-£805,057	-£562,158
0% (BASE)	-£1,602,125	-£1,356,588	-£1,111,733	-£867,166	-£623,783
2.5%	-£1,664,731	-£1,418,980	-£1,174,126	-£929,275	-£685,732
5.0%	-£1,727,336	-£1,481,373	-£1,236,518	-£991,663	-£747,842
7.5%	-£1,789,942	-£1,543,765	-£1,298,911	-£1,054,056	-£809,951
10.0%	-£1,852,547	-£1,606,365	-£1,361,303	-£1,116,449	-£872,060

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 IIb - Local Plan Viability Assessment
Site Allocations - Viability Indications: Specific Site Testing - *Table 2e - Stagecoach, Marine Parade (A11)*

Table 2e - Stagecoach, Marine Parade (A11)

Site Area (ha):	0.69
Indicative Residential Capacity:	60
Non-Residential Uses:	2,000sqm Leisure/Commercial
Profit (% GDV):	17.5% (Residential) 6% (AH) 15% (Non-Residential)
Affordable Housing %	20%

Construction / Sales Rate: %	Residual Land Value (£)								
	-£1000/sq.m.	-£750/sq.m.	-£500/sq.m.	-£250/sq.m.	£0/sq.m. £5,000/sq.m (BASE)	+£250/sq.m.	+£500/sq.m.	+£750/sq.m.	+£1000/sq.m.
-10.0%	£1,823,383	£2,323,961	£2,824,539	£3,325,117	£3,825,694	£4,326,272	£4,826,850	£5,327,428	£5,828,006
-7.5%	£1,549,728	£2,050,306	£2,550,884	£3,051,462	£3,552,039	£4,052,617	£4,553,195	£5,053,773	£5,554,351
-5.0%	£1,276,073	£1,776,651	£2,277,229	£2,777,807	£3,278,385	£3,778,959	£4,279,540	£4,780,118	£5,280,696
-2.5%	£1,002,419	£1,502,996	£2,003,574	£2,504,152	£3,004,730	£3,505,307	£4,005,885	£4,506,463	£5,007,041
0% (BASE)	£728,764	£1,229,341	£1,729,919	£2,230,497	£2,731,075	£3,231,653	£3,732,230	£4,232,808	£4,733,386
2.5%	£455,109	£955,686	£1,456,264	£1,956,842	£2,457,420	£2,957,998	£3,458,575	£3,959,153	£4,459,731
5.0%	£179,481	£682,032	£1,182,609	£1,683,187	£2,183,765	£2,684,343	£3,184,921	£3,685,498	£4,186,076
7.5%	-£109,328	£408,377	£908,954	£1,409,532	£1,910,110	£2,410,688	£2,911,266	£3,411,843	£3,912,421
10.0%	-£412,111	£131,224	£635,300	£1,135,877	£1,636,455	£2,137,033	£2,637,611	£3,138,188	£3,638,766
Construction / Sales Rate: %	Residual Land Value (£/ha)								
	-£1000/sq.m.	-£750/sq.m.	-£500/sq.m.	-£250/sq.m.	£0/sq.m. £5,000/sq.m (BASE)	+£250/sq.m.	+£500/sq.m.	+£750/sq.m.	+£1000/sq.m.
-10.0%	£2,642,584	£3,368,059	£4,093,535	£4,819,010	£5,544,485	£6,269,960	£6,995,435	£7,720,910	£8,446,385
-7.5%	£2,245,983	£2,971,458	£3,696,933	£4,422,408	£5,147,883	£5,873,358	£6,598,833	£7,324,309	£8,049,784
-5.0%	£1,849,382	£2,574,857	£3,300,332	£4,025,807	£4,751,282	£5,476,752	£6,202,232	£6,927,707	£7,653,182
-2.5%	£1,452,780	£2,178,256	£2,903,731	£3,629,206	£4,354,681	£5,080,156	£5,805,631	£6,531,106	£7,256,581
0% (BASE)	£1,056,179	£1,781,654	£2,507,129	£3,232,604	£3,958,079	£4,683,554	£5,409,029	£6,134,505	£6,859,980
2.5%	£659,578	£1,385,053	£2,110,528	£2,836,003	£3,561,478	£4,286,953	£5,012,428	£5,737,903	£6,463,378
5.0%	£260,118	£988,452	£1,713,927	£2,439,402	£3,164,877	£3,890,352	£4,615,827	£5,341,302	£6,066,777
7.5%	-£158,446	£591,850	£1,317,325	£2,042,800	£2,768,275	£3,493,750	£4,219,225	£4,944,701	£5,670,176
10.0%	-£597,262	£190,180	£920,724	£1,646,199	£2,371,674	£3,097,149	£3,822,624	£4,548,099	£5,273,574

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.

Worthing Borough Council - Appendix IIb - Local Plan Viability Assessment
Site Allocations - Viability Indications: Specific Site Testing - *Table 2f - Union Place (A14)*

Table 2f - Union Place (A14)

Site Area (ha):	1.12
Indicative Residential Capacity:	150
Non-Residential Uses:	700sqm Leisure/Commercial
Profit (% GDV):	17.5% (Residential) 6% (AH) 15% (Non-Residential)
Affordable Housing %	20%

Construction / Sales Rate: %	Residual Land Value (£)								
	-£1000/sq.m.	-£750/sq.m.	-£500/sq.m.	-£250/sq.m.	£0/sq.m. £4,500/sq.m (BASE)	+£250/sq.m.	+£500/sq.m.	+£750/sq.m.	+£1000/sq.m.
-10.0%	-£314,597	£915,370	£2,109,922	£3,304,474	£4,499,025	£5,693,577	£6,888,129	£8,082,681	£9,277,233
-7.5%	-£842,861	£438,443	£1,632,995	£2,827,547	£4,022,098	£5,216,650	£6,411,202	£7,605,754	£8,800,306
-5.0%	-£1,371,124	-£50,532	£1,156,068	£2,350,620	£3,545,171	£4,739,723	£5,934,275	£7,128,827	£8,323,379
-2.5%	-£1,902,100	-£576,255	£679,141	£1,873,692	£3,068,244	£4,262,796	£5,457,348	£6,651,899	£7,846,451
0% (BASE)	-£2,436,965	-£1,104,518	£200,839	£1,396,765	£2,591,317	£3,785,869	£4,980,421	£6,174,972	£7,369,524
2.5%	-£2,974,344	-£1,633,512	-£309,649	£919,838	£2,114,390	£3,308,942	£4,503,493	£5,698,045	£6,892,597
5.0%	-£3,513,754	-£2,166,396	-£837,912	£442,911	£1,637,463	£2,832,015	£4,026,566	£5,221,118	£6,415,670
7.5%	-£4,055,621	-£2,702,378	-£1,366,175	-£45,689	£1,160,536	£2,355,088	£3,549,639	£4,744,191	£5,938,743
10.0%	-£4,598,516	-£3,240,692	-£1,896,770	-£571,306	£683,609	£1,878,160	£3,072,712	£4,267,264	£5,461,816
Construction / Sales Rate: %	Residual Land Value (£/ha)								
	-£1000/sq.m.	-£750/sq.m.	-£500/sq.m.	-£250/sq.m.	£0/sq.m. £4,500/sq.m (BASE)	+£250/sq.m.	+£500/sq.m.	+£750/sq.m.	+£1000/sq.m.
-10.0%	-£280,891	£817,295	£1,883,859	£2,950,423	£4,016,987	£5,083,551	£6,150,115	£7,216,679	£8,283,244
-7.5%	-£752,554	£391,467	£1,458,031	£2,524,595	£3,591,159	£4,657,723	£5,724,287	£6,790,852	£7,857,416
-5.0%	-£1,224,218	-£45,118	£1,032,203	£2,098,767	£3,165,332	£4,231,896	£5,298,460	£6,365,024	£7,431,588
-2.5%	-£1,698,304	-£514,513	£606,376	£1,672,940	£2,739,504	£3,806,068	£4,872,632	£5,939,196	£7,005,760
0% (BASE)	-£2,175,861	-£986,177	£179,320	£1,247,112	£2,313,676	£3,380,240	£4,446,804	£5,513,368	£6,579,932
2.5%	-£2,655,664	-£1,458,493	-£276,472	£821,284	£1,887,848	£2,954,412	£4,020,976	£5,087,540	£6,154,104
5.0%	-£3,137,280	-£1,934,282	-£748,136	£395,456	£1,462,020	£2,528,584	£3,595,149	£4,661,713	£5,728,277
7.5%	-£3,621,090	-£2,412,838	-£1,219,799	-£40,793	£1,036,193	£2,102,757	£3,169,321	£4,235,885	£5,302,449
10.0%	-£4,105,817	-£2,893,475	-£1,693,544	-£510,094	£610,365	£1,676,929	£2,743,493	£3,810,057	£4,876,621

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)

Site	Indicative Capacity (approx no. of dwellings)	Assumed Gross Site Area (ha)	Estimated Net Site Area (ha)	Indicative Residential Market Value (£/sq. m.)
Civic Centre, Stoke Abbott Rd (WLP Ref: A4)	DSP Additional Assumptions / Comments / Site Specific Costs: (Main cost assumptions - Appendix I (Sheet 2))		Provision of integrated health hub and multi-storey car park providing 181 spaces. Existing Use: Offices and surface car park (PDL) Potential groundwater flooding and contamination issues - consideration needed as part of any development. The site is in WBC ownership. NOT TESTED: Planning application permitted under AWDM/0805/20.	
HMRC Offices, Barrington Rd (WLP Ref: A8)	DSP Additional Assumptions / Comments / Site Specific Costs: (Main cost assumptions - Appendix I (Sheet 2))		Provision of Care Home/Sheltered accommodation and 150sq.m. retail floorspace. Planning application submitted to provide a "phased, comprehensive, residential-led redevelopment for a maximum of 296 dwellings (use class C3), of which up to 147 would be houses and up to 163 would be flats/retirement apartments. Provision of a 68-bedroom care home (use class C2), and up to 160 sqm of flexible floorspace for use classes A1-A4 (retail use or professional & financial services or restaurant & café or drinking establishment)." Existing Use: 4-storey Office building (PDL) NOT TESTED: DSP conducted viability review as part of a submitted planning application which we understand is to be permitted AWDM/0020/19.	
Teville Gate (WLP Ref: A12)	DSP Additional Assumptions / Comments / Site Specific Costs: (Main cost assumptions - Appendix I (Sheet 2))		Planning application currently registered for 378 residential units, 83-bedroom hotel (3,684 sqm), a foodstore (1,852 sqm), a gym (1,426 sqm), and additional retail, restaurant and cafe uses (999sqm), 307 parking spaces, 352 cycle parking spaces, service areas, public realm and landscaping. The Draft LP policy refers broadly to retail and leisure uses, offices (Use Class E) and replacement public car park spaces. Existing Use: now cleared site, former retail, multi-storey car park (PDL) We understand there are a number of site constraints including highways/infrastructure, mitigation for contamination, sewerage system and surface water flooding. NOT TESTED: Planning application currently under consideration AWDM/0325/19.	