For: South Gloucestershire Council

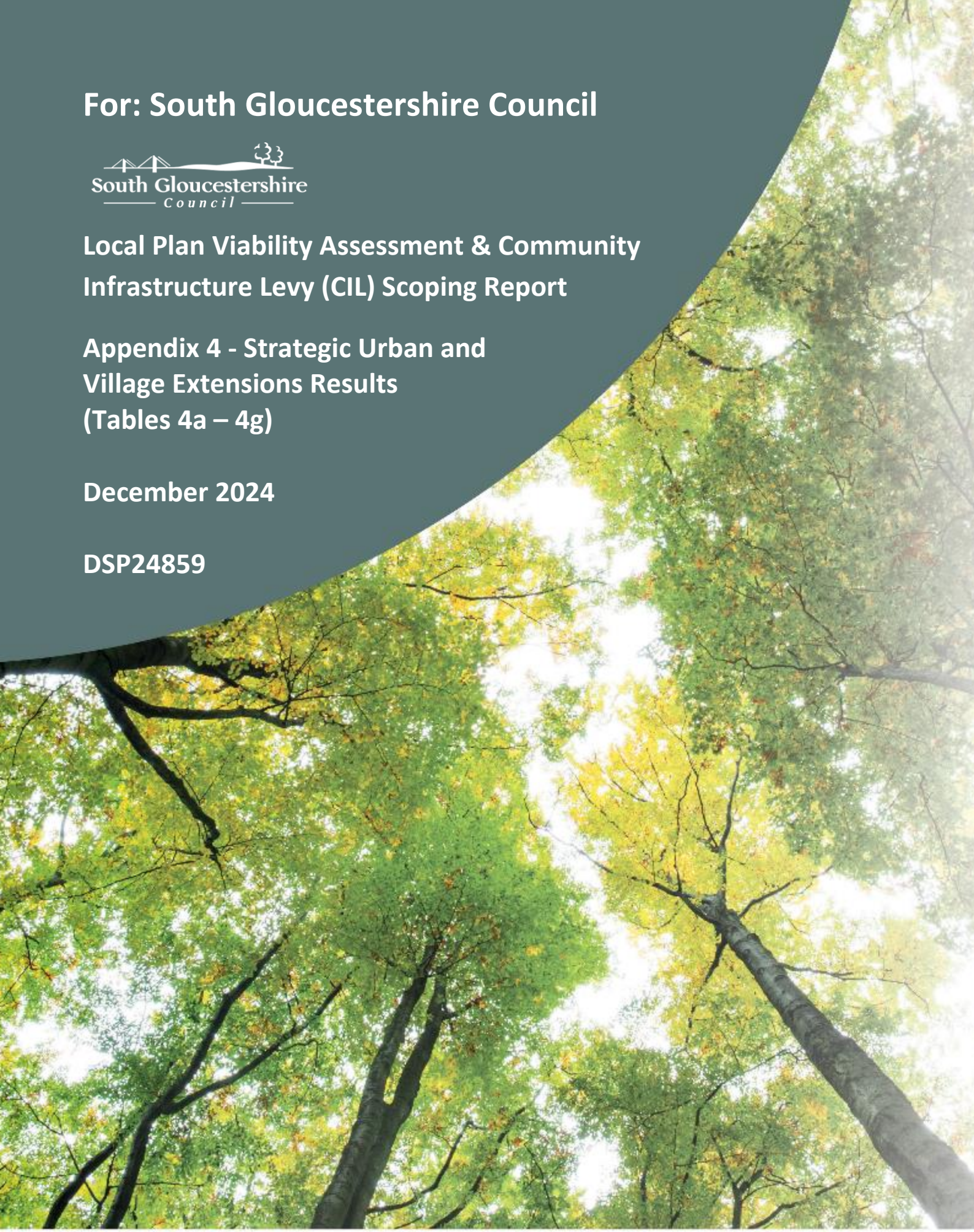
South Gloucestershire Council

Local Plan Viability Assessment & Community Infrastructure Levy (CIL) Scoping Report

Appendix 4 - Strategic Urban and Village Extensions Results (Tables 4a – 4g)

December 2024

DSP24859



Dixon Searle Partnership
Ash House, Tanshire Park,
Shackleford Road, Elstead, Surrey, GU8 6LB
www.dixonsearle.co.uk

DixonSearle Partnership

South Gloucestershire Council - Local Plan Viability Assessment & Community Infrastructure Levy (CIL) Scoping Report - Appendix 4: Strategic Urban & Village Extension Area (SUaVE) Results: Table 4a: Almondsbury (Site: EPS-SV1)

SUaVE Area	Almondsbury
Dwellings	350
	Mixed (houses/flats)
Typical Site Type	Greenfield
BLV £/ha	£250,000
Gross Land Area (ha)	15.92

Affordable Housing % Test	Construction: Rate/sq.m. Sensitivity Test	Surplus / Deficit Amount to Support S106 Infrastructure & Abnormals*								
		Residential Values Sensitivity Test (£/sq.m.)								
		£4,000	£4,100	£4,200	£4,300	£4,400 (Base)	£4,500	£4,600	£4,700	£4,800
40% AH	-10%	£11,984,987	£13,837,748	£15,666,171	£17,473,356	£19,260,692	£21,040,629	£22,820,566	£24,589,007	£26,304,748
	-7.5%	£10,110,378	£11,987,368	£13,840,336	£15,669,604	£17,477,706	£19,266,242	£21,046,179	£22,826,116	£24,597,887
	-5%	£8,227,902	£10,112,842	£11,989,750	£13,842,923	£15,673,037	£17,482,057	£19,271,793	£21,051,730	£22,831,667
	-2.5%	£6,345,426	£8,230,366	£10,115,305	£11,992,131	£13,845,511	£15,676,471	£17,486,407	£19,277,343	£21,057,280
	0% BASE TEST	£4,462,949	£6,347,889	£8,232,829	£10,117,769	£11,994,526	£13,848,098	£15,679,904	£17,490,757	£19,282,893
	2.5%	£2,580,473	£4,465,413	£6,350,353	£8,235,293	£10,120,233	£11,996,894	£13,850,685	£15,683,010	£17,495,107
	5%	£697,997	£2,582,936	£4,467,876	£6,352,816	£8,237,756	£10,122,696	£11,999,275	£13,853,273	£15,686,090
	7.5%	-£1,184,480	£700,460	£2,585,400	£4,470,340	£6,355,280	£8,240,220	£10,125,160	£12,001,657	£13,855,860
	10%	-£3,066,956	-£1,182,016	£702,924	£2,587,864	£4,472,803	£6,357,743	£8,242,683	£10,127,623	£12,004,038
		Surplus / Deficit Amount to Support Infrastructure & Abnormals (£ per dwelling)*								
40% AH	-10%	£34,243	£39,536	£44,760	£49,924	£55,031	£60,116	£65,202	£70,254	£75,156
	-7.5%	£28,887	£34,250	£39,544	£44,770	£49,936	£55,046	£60,132	£65,217	£70,280
	-5%	£23,508	£28,894	£34,256	£39,551	£44,780	£49,949	£55,062	£60,148	£65,233
	-2.5%	£18,130	£23,515	£28,901	£34,263	£39,559	£44,790	£49,961	£55,078	£60,164
	0% BASE TEST	£12,751	£18,137	£23,522	£28,908	£34,270	£39,566	£44,800	£49,974	£55,094
	2.5%	£7,373	£12,758	£18,144	£23,529	£28,915	£34,277	£39,573	£44,809	£49,986
	5%	£1,994	£7,380	£12,765	£18,151	£23,536	£28,922	£34,284	£39,581	£44,817
	7.5%	-£3,384	£2,001	£7,387	£12,772	£18,158	£23,543	£28,929	£34,290	£39,588
	10%	-£8,763	-£3,377	£2,008	£7,394	£12,779	£18,165	£23,551	£28,936	£34,297

Affordable Housing % Test	Construction: Rate/sq.m. Sensitivity Test	Surplus / Deficit Amount to Support S106 Infrastructure & Abnormals*								
		Residential Values Sensitivity Test (£/sq.m.)								
		£4,000	£4,100	£4,200	£4,300	£4,400 (Base)	£4,500	£4,600	£4,700	£4,800
35% AH	-10%	£13,285,718	£15,223,260	£17,136,624	£19,028,335	£20,899,652	£22,755,255	£24,609,464	£26,457,617	£28,265,302
	-7.5%	£11,393,995	£13,353,571	£15,290,356	£17,203,614	£19,095,536	£20,967,373	£22,823,355	£24,677,564	£26,526,976
	-5%	£9,499,082	£11,462,260	£13,421,423	£15,357,451	£17,270,603	£19,162,738	£21,035,094	£22,891,456	£24,745,665
	-2.5%	£7,604,170	£9,567,348	£11,530,526	£13,489,275	£15,424,547	£17,337,593	£19,229,939	£21,102,815	£22,959,556
	0% BASE TEST	£5,709,258	£7,672,436	£9,635,613	£11,598,791	£13,556,900	£15,491,643	£17,404,583	£19,297,140	£21,170,537
	2.5%	£3,814,346	£5,777,524	£7,740,701	£9,703,879	£11,667,057	£13,624,406	£15,558,738	£17,471,573	£19,364,341
	5%	£1,919,434	£3,882,611	£5,845,789	£7,808,967	£9,772,144	£11,735,322	£13,691,925	£15,625,834	£17,538,563
	7.5%	£24,522	£1,987,699	£3,950,877	£5,914,055	£7,877,232	£9,840,410	£11,803,587	£13,759,444	£15,692,930
	10%	-£1,870,391	£92,787	£2,055,965	£4,019,142	£5,982,320	£7,945,498	£9,908,675	£11,871,853	£13,826,962
		Surplus / Deficit Amount to Support Infrastructure & Abnormals (£ per dwelling)*								
35% AH	-10%	£37,959	£43,495	£48,962	£54,367	£59,713	£65,015	£70,313	£75,593	£80,758
	-7.5%	£32,554	£38,153	£43,687	£49,153	£54,559	£59,907	£65,210	£70,507	£75,791
	-5%	£27,140	£32,749	£38,347	£43,878	£49,345	£54,751	£60,100	£65,404	£70,702
	-2.5%	£21,726	£27,335	£32,944	£38,541	£44,070	£49,536	£54,943	£60,294	£65,599
	0% BASE TEST	£16,312	£21,921	£27,530	£33,139	£38,734	£44,262	£49,727	£55,135	£60,487
	2.5%	£10,898	£16,507	£22,116	£27,725	£33,334	£38,927	£44,454	£49,919	£55,327
	5%	£5,484	£11,093	£16,702	£22,311	£27,920	£33,529	£39,120	£44,645	£50,110
	7.5%	£70	£5,679	£11,288	£16,897	£22,506	£28,115	£33,725	£39,313	£44,837
	10%	-£5,344	£265	£5,874	£11,483	£17,092	£22,701	£28,311	£33,920	£39,506

Affordable Housing % Test	Construction: Rate/sq.m. Sensitivity Test	Surplus / Deficit Amount to Support S106 Infrastructure & Abnormals*								
		Residential Values Sensitivity Test (£/sq.m.)								
		£4,000	£4,100	£4,200	£4,300	£4,400 (Base)	£4,500	£4,600	£4,700	£4,800
25% AH	-10%	£16,063,268	£18,171,387	£20,255,014	£22,315,826	£24,355,452	£26,375,328	£28,380,334	£30,382,593	£32,361,716
	-7.5%	£14,151,085	£16,271,799	£18,377,761	£20,459,422	£22,518,747	£24,557,704	£26,576,970	£28,581,812	£30,584,103
	-5%	£12,238,903	£14,359,617	£16,480,331	£18,583,492	£20,663,302	£22,721,448	£24,759,619	£26,778,612	£28,783,289
	-2.5%	£10,326,720	£12,447,434	£14,568,148	£16,688,025	£18,788,942	£20,867,181	£22,924,148	£24,961,519	£26,980,254
	0% BASE TEST	£8,414,538	£10,535,252	£12,655,965	£14,776,679	£16,895,431	£18,994,391	£21,071,060	£23,126,849	£25,163,419
	2.5%	£6,502,355	£8,623,069	£10,743,783	£12,864,497	£14,985,211	£17,102,837	£19,199,840	£21,274,940	£23,329,550
	5%	£4,590,173	£6,710,887	£8,831,600	£10,952,314	£13,073,028	£15,193,742	£17,310,243	£19,405,289	£21,478,819
	7.5%	£2,677,990	£4,798,704	£6,919,418	£9,040,132	£11,160,846	£13,281,559	£15,402,273	£17,517,649	£19,610,738
	10%	£765,808	£2,886,521	£5,007,235	£7,127,949	£9,248,663	£11,369,377	£13,490,091	£15,610,805	£17,724,316
		Surplus / Deficit Amount to Support Infrastructure & Abnormals (£ per dwelling)*								
25% AH	-10%	£45,895	£51,918	£57,871	£63,760	£69,587	£75,358	£81,087	£86,807	£92,462
	-7.5%	£40,432	£46,491	£52,508	£58,455	£64,339	£70,165	£75,934	£81,662	£87,383
	-5%	£34,968	£41,027	£47,087	£53,096	£59,038	£64,918	£70,742	£76,510	£82,238
	-2.5%	£29,505	£35,564	£41,623	£47,680	£53,683	£59,621	£65,498	£71,319	£77,086
	0% BASE TEST	£24,042	£30,101	£36,160	£42,219	£48,273	£54,270	£60,203	£66,077	£71,895
	2.5%	£18,578	£24,637	£30,697	£36,756	£42,815	£48,865	£54,857	£60,786	£66,656
	5%	£13,115	£19,174	£25,233	£31,292	£37,352	£43,411	£49,458	£55,444	£61,368
	7.5%	£7,651	£13,711	£19,770	£25,829	£31,888	£37,947	£44,006	£50,050	£56,031
	10%	£2,188	£8,247	£14,306	£20,366	£26,425	£32,484	£38,543	£44,602	£50,641

*Base test indicates potential surplus for s106 infrastructure and abnormals based on the stated assumptions combination - with all policy costs (and CIL) allowed for. Other outcomes show approximate variance from base by sensitivity test.
Dixon Searle Partnership (2024)

South Gloucestershire Council - Local Plan Viability Assessment & Community Infrastructure Levy (CIL) Scoping Report - Appendix 4: Strategic Urban & Village Extension Area (SUaVE) Results: Table 4b: Easter Compton (Sites: EPS-PSB1 / SG280; EPS-PSB2 / SG401 & EPS-PSB4 / SG825)

SUaVE Area	Easter Compton
Dwellings	260
	Mixed (houses/flats)
Typical Site Type	Greenfield
BLV £/ha	£250,000
Gross Land Area (ha)	82.82

Affordable Housing % Test	Construction: Rate/sq.m. Sensitivity Test	Surplus / Deficit Amount to Support S106 Infrastructure & Abnormals*								
		Residential Values Sensitivity Test (£/sq.m.)								
		£3,900	£4,000	£4,100	£4,200	£4,300 (Base)	£4,400	£4,500	£4,600	£4,700
40% AH	-10%	£5,304,050	£6,896,803	£8,470,124	£10,025,635	£11,564,899	£13,089,342	£14,603,054	£16,116,133	£17,629,213
	-7.5%	£4,006,567	£5,606,353	£7,195,925	£8,765,978	£10,318,700	£11,855,995	£13,379,407	£14,892,487	£16,405,567
	-5%	£2,709,084	£4,308,870	£5,908,656	£7,493,902	£9,061,044	£10,611,529	£12,146,946	£13,668,840	£15,181,920
	-2.5%	£1,411,601	£3,011,387	£4,611,173	£6,209,349	£7,791,586	£9,356,109	£10,904,358	£12,437,898	£13,958,274
	0% BASE TEST	**£114,117**	**£1,713,904**	**£3,313,690**	**£4,913,476**	**£6,510,022**	**£8,089,150**	**£9,650,844**	**£11,197,187**	**£12,728,849**
	2.5%	-£1,183,366	£416,421	£2,016,207	£3,615,993	£5,215,780	£6,809,701	£8,385,481	£9,944,748	£11,489,065
	5%	-£2,480,849	-£881,063	£718,724	£2,318,510	£3,918,296	£5,518,083	£7,108,823	£8,681,813	£10,238,652
	7.5%	-£3,778,332	-£2,178,546	-£578,759	£1,021,027	£2,620,813	£4,220,600	£5,820,386	£7,407,863	£8,978,131
	10%	-£5,075,815	-£3,476,029	-£1,876,243	-£276,456	£1,323,330	£2,923,116	£4,522,903	£6,121,497	£7,705,547
		Surplus / Deficit Amount to Support Infrastructure & Abnormals (£ per dwelling)*								
40% AH	-10%	£20,400	£26,526	£32,577	£38,560	£44,480	£50,344	£56,166	£61,985	£67,805
	-7.5%	£15,410	£21,563	£27,677	£33,715	£39,687	£45,600	£51,459	£57,279	£63,098
	-5%	£10,420	£16,573	£22,726	£28,823	£34,850	£40,814	£46,719	£52,572	£58,392
	-2.5%	£5,429	£11,582	£17,735	£23,882	£29,968	£35,985	£41,940	£47,838	£53,686
	0% BASE TEST	**£439**	**£6,592**	**£12,745**	**£18,898**	**£25,039**	**£31,112**	**£37,119**	**£43,066**	**£48,957**
	2.5%	-£4,551	£1,602	£7,755	£13,908	£20,061	£26,191	£32,252	£38,249	£44,189
	5%	-£9,542	-£3,389	£2,764	£8,917	£15,070	£21,223	£27,342	£33,392	£39,379
	7.5%	-£14,532	-£8,379	-£2,226	£3,927	£10,080	£16,233	£22,386	£28,492	£34,531
	10%	-£19,522	-£13,369	-£7,216	-£1,063	£5,090	£11,243	£17,396	£23,544	£29,637

Affordable Housing % Test	Construction: Rate/sq.m. Sensitivity Test	Surplus / Deficit Amount to Support S106 Infrastructure & Abnormals*								
		Residential Values Sensitivity Test (£/sq.m.)								
		£3,900	£4,000	£4,100	£4,200	£4,300 (Base)	£4,400	£4,500	£4,600	£4,700
35% AH	-10%	£6,230,417	£7,908,155	£9,567,607	£11,208,416	£12,832,986	£14,442,287	£16,037,860	£17,628,090	£19,218,320
	-7.5%	£4,921,787	£6,602,723	£8,277,286	£9,932,571	£11,570,331	£13,192,256	£14,799,828	£16,393,931	£17,984,161
	-5%	£3,613,157	£5,294,093	£6,975,028	£8,645,703	£10,297,535	£11,932,246	£13,551,527	£15,156,870	£16,750,002
	-2.5%	£2,304,527	£3,985,463	£5,666,398	£7,347,164	£9,013,289	£10,661,632	£12,293,698	£13,910,797	£15,513,913
	0% BASE TEST	**£995,897**	**£2,676,833**	**£4,357,768**	**£6,038,704**	**£7,717,479**	**£9,379,931**	**£11,025,013**	**£12,654,243**	**£14,269,321**
	2.5%	-£312,733	£1,368,203	£3,049,138	£4,730,074	£6,411,009	£8,087,791	£9,746,574	£11,388,393	£13,014,788
	5%	-£1,621,363	£59,572	£1,740,508	£3,421,444	£5,102,379	£6,783,315	£8,456,335	£10,111,548	£11,750,694
	7.5%	-£2,929,993	-£1,249,058	£431,878	£2,112,814	£3,793,749	£5,474,685	£7,155,621	£8,824,752	£10,476,512
	10%	-£4,238,623	-£2,557,688	-£876,752	£804,184	£2,485,119	£4,166,055	£5,846,990	£7,526,800	£9,192,117
		Surplus / Deficit Amount to Support Infrastructure & Abnormals (£ per dwelling)*								
35% AH	-10%	£23,963	£30,416	£36,798	£43,109	£49,358	£55,547	£61,684	£67,800	£73,917
	-7.5%	£18,930	£25,395	£31,836	£38,202	£44,501	£50,739	£56,922	£63,054	£69,170
	-5%	£13,897	£20,362	£26,827	£33,253	£39,606	£45,893	£52,121	£58,296	£64,423
	-2.5%	£8,864	£15,329	£21,794	£28,258	£34,666	£41,006	£47,283	£53,503	£59,669
	0% BASE TEST	**£3,830**	**£10,296**	**£16,761**	**£23,226**	**£29,683**	**£36,077**	**£42,404**	**£48,670**	**£54,882**
	2.5%	-£1,203	£5,262	£11,727	£18,193	£24,658	£31,107	£37,487	£43,802	£50,057
	5%	-£6,236	£229	£6,694	£13,159	£19,625	£26,090	£32,524	£38,891	£45,195
	7.5%	-£11,269	-£4,804	£1,661	£8,126	£14,591	£21,056	£27,522	£33,941	£40,294
	10%	-£16,302	-£9,837	-£3,372	£3,093	£9,558	£16,023	£22,488	£28,949	£35,354

Affordable Housing % Test	Construction: Rate/sq.m. Sensitivity Test	Surplus / Deficit Amount to Support S106 Infrastructure & Abnormals*								
		Residential Values Sensitivity Test (£/sq.m.)								
		£3,900	£4,000	£4,100	£4,200	£4,300 (Base)	£4,400	£4,500	£4,600	£4,700
25% AH	-10%	£8,228,306	£10,059,253	£11,871,840	£13,665,960	£15,443,368	£17,205,999	£18,954,429	£20,691,779	£22,427,791
	-7.5%	£6,897,382	£8,731,551	£10,558,698	£12,366,426	£14,156,740	£15,930,631	£17,689,806	£19,436,595	£21,172,607
	-5%	£5,566,459	£7,400,627	£9,234,795	£11,056,739	£12,859,792	£14,645,914	£16,417,043	£18,173,613	£19,917,423
	-2.5%	£4,235,535	£6,069,703	£7,903,871	£9,736,634	£11,553,455	£13,352,624	£15,135,088	£16,902,508	£18,657,095
	0% BASE TEST	**£2,904,611**	**£4,738,779**	**£6,572,947**	**£8,407,116**	**£9,478,574**	**£12,049,102**	**£13,843,822**	**£15,623,102**	**£17,387,974**
	2.5%	£1,573,687	£3,407,855	£5,242,024	£7,076,192	£8,910,360	£10,736,150	£12,543,824	£14,335,020	£16,110,365
	5%	£242,763	£2,076,931	£3,911,100	£5,745,268	£7,579,436	£9,413,604	£11,234,192	£13,037,190	£14,824,548
	7.5%	-£1,088,161	£746,008	£2,580,176	£4,414,344	£6,248,512	£8,082,680	£9,914,601	£11,730,717	£13,530,486
	10%	-£2,419,085	-£584,916	£1,249,252	£3,083,420	£4,917,588	£6,751,757	£8,585,925	£10,415,188	£12,226,364
		Surplus / Deficit Amount to Support Infrastructure & Abnormals (£ per dwelling)*								
25% AH	-10%	£31,647	£38,689	£45,661	£52,561	£59,398	£66,177	£72,902	£79,584	£86,261
	-7.5%	£26,528	£33,583	£40,610	£47,563	£54,449	£61,272	£68,038	£74,756	£81,433
	-5%	£21,409	£28,464	£35,518	£42,526	£49,461	£56,330	£63,142	£69,899	£76,605
	-2.5%	£16,291	£23,345	£30,400	£37,449	£44,436	£51,356	£58,212	£65,010	£71,758
	0% BASE TEST	**£11,172**	**£18,226**	**£25,281**	**£32,335**	**£36,456**	**£46,343**	**£53,245**	**£60,089**	**£66,877**
	2.5%	£6,053	£13,107	£20,162	£27,216	£34,271	£41,293	£48,245	£55,135	£61,963
	5%	£934	£7,988	£15,043	£22,097	£29,152	£36,206	£43,208	£50,143	£57,017
	7.5%	-£4,185	£2,869	£9,924	£16,978	£24,033	£31,087	£38,133	£45,118	£52,040
	10%	-£9,304	-£2,250	£4,805	£11,859	£18,914	£25,968	£33,023	£40,058	£47,024

*Base test indicates potential surplus for s106 infrastructure and abnormals based on the stated assumptions combination - with all policy costs (and CIL) allowed for. Other outcomes show approximate variance from base by sensitivity test.

Dixon Searle Partnership (2024)

South Gloucestershire Council - Local Plan Viability Assessment & Community Infrastructure Levy (CIL) Scoping Report - Appendix 4: Strategic Urban & Village Extension Area (SUaVE) Results: Table 4c: North Lyde (Site: EPS-BV13 / SG459)

SUaVE Area	North Lyde
Dwellings	2,000
	Mixed (houses/flats)
Typical Site Type	Greenfield
BLV £/ha	£250,000
Gross Land Area (ha)	162.00

Affordable Housing % Test	Construction: Rate/sq.m. Sensitivity Test	Surplus / Deficit Amount to Support S106 Infrastructure & Abnormals*								
		Residential Values Sensitivity Test (£/sq.m.)								
		£3,900	£4,000	£4,100	£4,200	£4,300 (Base)	£4,400	£4,500	£4,600	£4,700
40% AH	-10%	£22,489,178	£38,573,571	£54,071,113	£69,378,708	£84,657,747	£99,514,943	£113,763,599	£127,404,110	£140,514,568
	-7.5%	£9,284,790	£25,569,028	£41,547,630	£56,982,710	£72,277,684	£87,556,723	£102,282,242	£116,414,126	£130,027,887
	-5%	-£3,919,598	£12,364,640	£28,641,074	£44,502,800	£59,894,307	£75,176,659	£90,451,267	£105,049,542	£119,063,123
	-2.5%	-£17,123,986	-£839,748	£15,444,490	£31,689,314	£47,439,083	£62,796,595	£78,075,634	£93,309,880	£107,816,842
	0% BASE TEST	**-£30,328,374**	**-£14,044,136**	**£2,240,102**	**£18,524,340**	**£34,713,523**	**£50,359,696**	**£65,695,570**	**£80,974,610**	**£96,125,483**
	2.5%	-£43,532,762	-£27,248,524	-£10,964,286	£5,319,952	£21,604,191	£37,717,881	£53,271,293	£68,594,546	£83,873,585
	5%	-£56,737,151	-£40,452,912	-£24,168,674	-£7,884,436	£8,399,803	£24,684,041	£40,703,138	£56,182,890	£71,493,521
	7.5%	-£69,941,539	-£53,657,300	-£37,373,062	-£21,088,824	-£4,804,585	£11,479,653	£27,758,896	£43,668,786	£59,094,487
	10%	-£83,145,927	-£66,861,688	-£50,577,450	-£34,293,212	-£18,008,974	-£1,724,735	£14,559,503	£30,812,513	£46,617,914
		Surplus / Deficit Amount to Support Infrastructure & Abnormals (£ per dwelling)*								
40% AH	-10%	£11,245	£19,287	£27,036	£34,689	£42,329	£49,757	£56,882	£63,702	£70,257
	-7.5%	£4,642	£12,785	£20,774	£28,491	£36,139	£43,778	£51,141	£58,207	£65,014
	-5%	-£1,960	£6,182	£14,321	£22,251	£29,947	£37,588	£45,226	£52,525	£59,532
	-2.5%	-£8,562	-£420	£7,722	£15,845	£23,720	£31,398	£39,038	£46,655	£53,908
	0% BASE TEST	**-£15,164**	**-£7,022**	**£1,120**	**£9,262**	**£17,357**	**£25,180**	**£32,848**	**£40,487**	**£48,063**
	2.5%	-£21,766	-£13,624	-£5,482	£2,660	£10,802	£18,859	£26,636	£34,297	£41,937
	5%	-£28,369	-£20,226	-£12,084	-£3,942	£4,200	£12,342	£20,352	£28,091	£35,747
	7.5%	-£34,971	-£26,829	-£18,687	-£10,544	-£2,402	£5,740	£13,879	£21,834	£29,547
	10%	-£41,573	-£33,431	-£25,289	-£17,147	-£9,004	-£862	£7,280	£15,406	£23,309

Affordable Housing % Test	Construction: Rate/sq.m. Sensitivity Test	Surplus / Deficit Amount to Support S106 Infrastructure & Abnormals*								
		Residential Values Sensitivity Test (£/sq.m.)								
		£3,900	£4,000	£4,100	£4,200	£4,300 (Base)	£4,400	£4,500	£4,600	£4,700
35% AH	-10%	£28,486,714	£45,419,089	£61,768,483	£77,800,939	£93,789,365	£109,470,648	£124,456,443	£138,765,131	£152,553,074
	-7.5%	£15,179,905	£32,218,005	£49,053,789	£65,296,473	£81,313,274	£97,301,700	£112,820,225	£127,685,158	£141,938,338
	-5%	£1,873,096	£18,911,196	£35,949,296	£52,660,408	£68,824,462	£84,825,609	£100,813,279	£116,169,802	£130,888,582
	-2.5%	-£11,433,713	£5,604,387	£22,642,487	£39,664,899	£56,243,466	£72,349,518	£88,337,944	£104,290,622	£119,518,656
	0% BASE TEST	**-£24,740,523**	**-£7,702,422**	**£9,335,678**	**£26,373,778**	**£43,347,262**	**£59,800,755**	**£75,861,853**	**£91,850,279**	**£107,721,126**
	2.5%	-£38,047,332	-£21,009,232	-£3,971,131	£13,066,969	£30,105,069	£47,002,104	£63,337,691	£79,374,188	£95,362,614
	5%	-£51,354,141	-£34,316,041	-£17,277,941	-£239,840	£16,798,260	£33,836,360	£50,628,290	£66,865,681	£82,886,523
	7.5%	-£64,660,951	-£47,622,850	-£30,584,750	-£13,546,650	£3,491,451	£20,529,551	£37,563,615	£54,231,607	£70,393,670
	10%	-£77,967,760	-£60,929,660	-£43,891,559	-£26,853,459	-£9,815,359	£7,222,742	£24,260,842	£41,263,985	£57,811,426
		Surplus / Deficit Amount to Support Infrastructure & Abnormals (£ per dwelling)*								
35% AH	-10%	£14,243	£22,710	£30,884	£38,900	£46,895	£54,735	£62,228	£69,383	£76,277
	-7.5%	£7,590	£16,109	£24,527	£32,648	£40,657	£48,651	£56,410	£63,843	£70,969
	-5%	£937	£9,456	£17,975	£26,330	£34,412	£42,413	£50,407	£58,085	£65,444
	-2.5%	-£5,717	£2,802	£11,321	£19,832	£28,122	£36,175	£44,169	£52,145	£59,759
	0% BASE TEST	**-£12,370**	**-£3,851**	**£4,668**	**£13,187**	**£21,674**	**£29,900**	**£37,931**	**£45,925**	**£53,861**
	2.5%	-£19,024	-£10,505	-£1,986	£6,533	£15,053	£23,501	£31,669	£39,687	£47,681
	5%	-£25,677	-£17,158	-£8,639	-£120	£8,399	£16,918	£25,314	£33,433	£41,443
	7.5%	-£32,330	-£23,811	-£15,292	-£6,773	£1,746	£10,265	£18,782	£27,116	£35,197
	10%	-£38,984	-£30,465	-£21,946	-£13,427	-£4,908	£3,611	£12,130	£20,632	£28,906

Affordable Housing % Test	Construction: Rate/sq.m. Sensitivity Test	Surplus / Deficit Amount to Support S106 Infrastructure & Abnormals*								
		Residential Values Sensitivity Test (£/sq.m.)								
		£3,900	£4,000	£4,100	£4,200	£4,300 (Base)	£4,400	£4,500	£4,600	£4,700
25% AH	-10%	£40,513,041	£59,073,274	£77,183,718	£94,752,409	£112,183,290	£129,479,728	£145,946,161	£161,675,164	£176,836,911
	-7.5%	£27,001,389	£45,572,528	£64,072,453	£82,018,420	£99,515,144	£116,946,025	£134,067,776	£150,373,013	£165,968,243
	-5%	£13,489,737	£32,060,876	£50,632,015	£69,024,871	£86,815,560	£104,277,879	£121,708,760	£138,606,900	£154,746,530
	-2.5%	-£21,914	£18,549,224	£37,120,363	£55,691,501	£73,934,997	£91,600,139	£109,040,614	£126,444,350	£143,137,075
	0% BASE TEST	**-£13,533,566**	**£5,037,572**	**£23,608,711**	**£42,179,850**	**£60,725,394**	**£78,803,027**	**£96,372,468**	**£113,803,349**	**£131,115,767**
	2.5%	-£27,045,218	-£8,474,079	£10,097,059	£28,668,198	£47,239,337	£65,712,652	£83,635,814	£101,135,203	£118,566,084
	5%	-£40,556,870	-£21,985,731	-£3,414,592	£15,156,546	£33,727,685	£52,298,823	£70,654,444	£88,433,469	£105,897,938
	7.5%	-£54,068,522	-£35,497,383	-£16,926,244	£1,644,894	£20,216,033	£38,787,172	£57,355,749	£75,556,745	£93,218,048
	10%	-£67,580,173	-£49,009,035	-£30,437,896	-£11,866,757	£6,704,381	£25,275,520	£43,846,659	£62,374,214	£80,422,337
		Surplus / Deficit Amount to Support Infrastructure & Abnormals (£ per dwelling)*								
25% AH	-10%	£20,257	£29,537	£38,592	£47,376	£56,092	£64,740	£72,973	£80,838	£88,418
	-7.5%	£13,501	£22,786	£32,036	£41,009	£49,758	£58,473	£67,034	£75,187	£82,984
	-5%	£6,745	£16,030	£25,316	£34,512	£43,408	£52,139	£60,854	£69,303	£77,373
	-2.5%	-£11	£9,275	£18,560	£27,846	£36,967	£45,800	£54,520	£63,222	£71,569
	0% BASE TEST	**-£6,767**	**£2,519**	**£11,804**	**£21,090**	**£30,363**	**£39,402**	**£48,186**	**£56,902**	**£65,558**
	2.5%	-£13,523	-£4,237	£5,049	£14,334	£23,620	£32,856	£41,818	£50,568	£59,283
	5%	-£20,278	-£10,993	-£1,707	£7,578	£16,864	£26,149	£35,327	£44,217	£52,949
	7.5%	-£27,034	-£17,749	-£8,463	£822	£10,108	£19,394	£28,678	£37,778	£46,609
	10%	-£33,790	-£24,505	-£15,219	-£5,933	£3,352	£12,638	£21,923	£31,187	£40,211

*Base test indicates potential surplus for s106 infrastructure and abnormals based on the stated assumptions combination - with all policy costs (and CIL) allowed for. Other outcomes show approximate variance from base by sensitivity test.

Dixon Searle Partnership (2024)

South Gloucestershire Council - Local Plan Viability Assessment & Community Infrastructure Levy (CIL) Scoping Report - Appendix 4: Strategic Urban & Village Extension Area (SUaVE) Results: Table 4d: Woodlands (Sites: EPS-FC14 (SG114) / SV5 (SG727) / SV7 (SG786) / SG942)

SUaVE Area	Woodlands
Dwellings	2,130
	Mixed (houses/flats)
Typical Site Type	Greenfield
BLV £/ha	£250,000
Gross Land Area (ha)	125.00

Affordable Housing % Test	Construction: Rate/sq.m. Sensitivity Test	Surplus / Deficit Amount to Support S106 Infrastructure & Abnormals* — Residential Values Sensitivity Test (£/sq.m.)								
		£3,900	£4,000	£4,100	£4,200	£4,300 (Base)	£4,400	£4,500	£4,600	£4,700
40% AH	-10%	£27,460,627	£44,489,186	£60,940,372	£76,405,984	£91,046,932	£104,977,355	£118,356,387	£131,403,540	£143,971,894
	-7.5%	£11,636,063	£29,175,056	£46,128,875	£62,513,039	£77,921,726	£92,534,402	£106,446,272	£119,801,281	£132,839,159
	-5%	-£4,195,798	£13,366,977	£30,880,876	£47,766,290	£64,077,955	£79,431,402	£94,016,351	£107,913,688	£121,246,175
	-2.5%	-£20,027,659	-£2,464,884	£15,097,891	£32,579,125	£49,403,706	£65,642,870	£80,940,758	£95,493,524	£109,378,879
	0% BASE TEST	**-£35,859,520**	**-£18,296,745**	**-£733,970**	**£16,828,805**	**£34,270,397**	**£51,041,121**	**£67,207,785**	**£82,450,114**	**£96,967,229**
	2.5%	-£51,691,381	-£34,128,605	-£16,565,830	£996,945	£18,559,720	£35,954,879	£52,678,537	£68,772,700	£83,959,469
	5%	-£67,523,241	-£49,960,466	-£32,397,691	-£14,834,916	£2,727,859	£20,290,634	£37,631,017	£54,315,952	£70,337,615
	7.5%	-£83,355,102	-£65,792,327	-£48,229,552	-£30,666,777	-£13,104,002	£4,458,773	£22,021,548	£39,301,704	£55,953,368
	10%	-£99,186,963	-£81,624,188	-£64,061,413	-£46,498,638	-£28,935,863	-£11,373,088	£6,189,687	£23,752,462	£40,967,580
		Surplus / Deficit Amount to Support Infrastructure & Abnormals (£ per dwelling)*								
40% AH	-10%	£12,892	£20,887	£28,611	£35,871	£42,745	£49,285	£55,566	£61,692	£67,592
	-7.5%	£5,463	£13,697	£21,657	£29,349	£36,583	£43,443	£49,975	£56,245	£62,366
	-5%	-£1,970	£6,276	£14,498	£22,425	£30,084	£37,292	£44,139	£50,664	£56,923
	-2.5%	-£9,403	-£1,157	£7,088	£15,295	£23,194	£30,818	£38,000	£44,833	£51,352
	0% BASE TEST	**-£16,835**	**-£8,590**	**-£345**	**£7,901**	**£16,089**	**£23,963**	**£31,553**	**£38,709**	**£45,525**
	2.5%	-£24,268	-£16,023	-£7,777	£468	£8,713	£16,880	£24,732	£32,288	£39,418
	5%	-£31,701	-£23,456	-£15,210	-£6,965	£1,281	£9,526	£17,667	£25,500	£33,022
	7.5%	-£39,134	-£30,888	-£22,643	-£14,398	-£6,152	£2,093	£10,339	£18,452	£26,269
	10%	-£46,567	-£38,321	-£30,076	-£21,830	-£13,585	-£5,339	£2,906	£11,151	£19,234

Affordable Housing % Test	Construction: Rate/sq.m. Sensitivity Test	Surplus / Deficit Amount to Support S106 Infrastructure & Abnormals* — Residential Values Sensitivity Test (£/sq.m.)								
		£3,900	£4,000	£4,100	£4,200	£4,300 (Base)	£4,400	£4,500	£4,600	£4,700
35% AH	-10%	£33,843,280	£51,829,213	£69,159,036	£85,548,610	£100,990,275	£115,664,419	£129,769,657	£143,454,106	£156,630,355
	-7.5%	£17,905,725	£36,243,915	£54,127,160	£71,395,248	£87,676,813	£103,048,213	£117,671,719	£131,727,150	£145,391,596
	-5%	£1,968,170	£20,306,361	£38,631,639	£56,414,912	£73,609,682	£89,790,616	£105,097,002	£119,678,024	£133,684,643
	-2.5%	-£13,969,384	£4,368,806	£22,706,996	£41,003,898	£58,693,170	£75,795,295	£91,884,093	£107,137,533	£121,679,407
	0% BASE TEST	**-£29,906,939**	**-£11,568,749**	**£6,769,442**	**£25,107,632**	**£43,362,951**	**£60,964,059**	**£77,961,298**	**£93,964,363**	**£109,168,275**
	2.5%	-£45,844,494	-£27,506,303	-£9,168,113	£9,170,077	£27,508,267	£45,709,722	£63,234,948	£80,124,043	£96,039,676
	5%	-£61,782,048	-£43,443,858	-£25,105,668	-£6,767,477	£11,570,713	£29,908,903	£48,044,245	£65,505,838	£82,286,788
	7.5%	-£77,719,603	-£59,381,413	-£41,043,222	-£22,705,032	-£4,366,842	£13,971,348	£32,309,539	£50,367,817	£67,776,727
	10%	-£93,657,158	-£75,318,967	-£56,980,777	-£38,642,587	-£20,304,396	-£1,966,206	£16,371,984	£34,710,174	£52,681,137
		Surplus / Deficit Amount to Support Infrastructure & Abnormals (£ per dwelling)*								
35% AH	-10%	£15,889	£24,333	£32,469	£40,164	£47,413	£54,303	£60,925	£67,349	£73,535
	-7.5%	£8,406	£17,016	£25,412	£33,519	£41,163	£48,379	£55,245	£61,844	£68,259
	-5%	£924	£9,534	£18,137	£26,486	£34,559	£42,155	£49,341	£56,187	£62,763
	-2.5%	-£6,558	£2,051	£10,661	£19,251	£27,555	£35,585	£43,138	£50,299	£57,126
	0% BASE TEST	**-£14,041**	**-£5,431**	**£3,178**	**£11,788**	**£20,358**	**£28,622**	**£36,602**	**£44,115**	**£51,253**
	2.5%	-£21,523	-£12,914	-£4,304	£4,305	£12,915	£21,460	£29,688	£37,617	£45,089
	5%	-£29,006	-£20,396	-£11,787	-£3,177	£5,432	£14,042	£22,556	£30,754	£38,632
	7.5%	-£36,488	-£27,879	-£19,269	-£10,660	-£2,050	£6,559	£15,169	£23,647	£31,820
	10%	-£43,970	-£35,361	-£26,752	-£18,142	-£9,533	-£923	£7,686	£16,296	£24,733

Affordable Housing % Test	Construction: Rate/sq.m. Sensitivity Test	Surplus / Deficit Amount to Support S106 Infrastructure & Abnormals* — Residential Values Sensitivity Test (£/sq.m.)								
		£3,900	£4,000	£4,100	£4,200	£4,300 (Base)	£4,400	£4,500	£4,600	£4,700
25% AH	-10%	£46,498,361	£66,269,580	£85,319,543	£103,577,356	£120,702,603	£136,930,631	£152,464,760	£167,394,545	£181,834,240
	-7.5%	£30,348,842	£50,237,862	£69,913,082	£88,856,836	£106,934,079	£123,909,352	£140,012,720	£155,462,642	£170,346,852
	-5%	£14,199,322	£34,088,343	£53,977,364	£73,529,761	£92,380,892	£110,266,963	£127,100,314	£143,094,809	£158,450,146
	-2.5%	-£1,950,197	£17,938,824	£37,827,844	£57,713,447	£77,124,177	£95,869,417	£113,570,489	£130,270,890	£146,170,805
	0% BASE TEST	**-£18,099,717**	**£1,789,304**	**£21,678,325**	**£41,567,346**	**£61,423,065**	**£80,696,218**	**£99,316,430**	**£116,846,209**	**£133,422,495**
	2.5%	-£34,249,236	-£14,360,215	£5,528,805	£25,417,826	£45,306,847	£65,106,215	£84,246,481	£102,717,030	£120,086,661
	5%	-£50,398,755	-£30,509,735	-£10,620,714	£9,268,307	£29,157,328	£49,046,348	£68,761,592	£87,783,773	£106,080,144
	7.5%	-£66,548,275	-£46,659,254	-£26,770,233	-£6,881,213	£13,007,808	£32,896,829	£52,785,850	£72,393,807	£91,321,066
	10%	-£82,697,794	-£62,808,773	-£42,919,753	-£23,030,732	-£3,141,711	£16,747,310	£36,636,330	£56,525,351	£76,004,349
		Surplus / Deficit Amount to Support Infrastructure & Abnormals (£ per dwelling)*								
25% AH	-10%	£21,830	£31,112	£40,056	£48,628	£56,668	£64,287	£71,580	£78,589	£85,368
	-7.5%	£14,248	£23,586	£32,823	£41,717	£50,204	£58,173	£65,734	£72,987	£79,975
	-5%	£6,666	£16,004	£25,341	£34,521	£43,371	£51,769	£59,672	£67,181	£74,390
	-2.5%	-£916	£8,422	£17,760	£27,096	£36,209	£45,009	£53,319	£61,160	£68,625
	0% BASE TEST	**-£8,498**	**£840**	**£10,178**	**£19,515**	**£28,837**	**£37,886**	**£46,627**	**£54,857**	**£62,640**
	2.5%	-£16,079	-£6,742	£2,596	£11,933	£21,271	£30,566	£39,552	£48,224	£56,379
	5%	-£23,661	-£14,324	-£4,986	£4,351	£13,689	£23,026	£32,282	£41,213	£49,803
	7.5%	-£31,243	-£21,906	-£12,568	-£3,231	£6,107	£15,445	£24,782	£33,988	£42,874
	10%	-£38,825	-£29,488	-£20,150	-£10,813	-£1,475	£7,863	£17,200	£26,538	£35,683

*Base test indicates potential surplus for s106 infrastructure and abnormals based on the stated assumptions combination - with all policy costs (and CIL) allowed for. Other outcomes show approximate variance from base by sensitivity test.

Dixon Searle Partnership (2024)

South Gloucestershire Council - Local Plan Viability Assessment & Community Infrastructure Levy (CIL) Scoping Report - Appendix 4: Strategic Urban & Village Extension Area (SUaVE) Results: Table 4e: Carsons Green & Rockhouse Farm (Sites: EPS-BV3 (SG209) / BV6 (SG346) / BV9 (SG868))

SUaVE Area	Carsons Green & Rockhouse Farm
Dwellings	1,980
	Mixed (houses/flats)
Typical Site Type	Greenfield
BLV £/ha	£250,000
Gross Land Area (ha)	125.00

Affordable Housing % Test	Construction: Rate/sq.m. Sensitivity Test	Surplus / Deficit Amount to Support S106 Infrastructure & Abnormals*								
		Residential Values Sensitivity Test (£/sq.m.)								
		£3,900	£4,000	£4,100	£4,200	£4,300 (Base)	£4,400	£4,500	£4,600	£4,700
40% AH	-10%	£26,849,067	£43,614,418	£59,993,185	£75,780,589	£90,873,019	£105,242,223	£119,003,439	£132,163,911	£144,927,641
	-7.5%	£12,913,973	£29,908,386	£46,592,365	£62,876,260	£78,599,123	£93,559,528	£107,819,844	£121,522,344	£134,653,154
	-5%	-£1,021,120	£15,973,293	£32,959,278	£49,570,311	£65,758,072	£81,414,053	£96,246,038	£110,397,465	£124,023,078
	-2.5%	-£14,956,213	£2,038,200	£19,032,612	£35,982,432	£52,538,307	£68,639,884	£84,198,624	£98,931,698	£112,975,086
	0% BASE TEST	**-£28,891,307**	**-£11,896,894**	**£5,097,519**	**£22,091,932**	**£38,982,071**	**£55,485,534**	**£71,508,287**	**£86,950,219**	**£101,598,935**
	2.5%	-£42,826,400	-£25,831,987	-£8,837,574	£8,156,839	£25,151,252	£41,960,893	£58,414,897	£74,332,763	£89,663,710
	5%	-£56,761,493	-£39,767,080	-£22,772,667	-£5,778,255	£11,216,158	£28,210,571	£44,938,839	£61,328,375	£77,151,297
	7.5%	-£70,696,586	-£53,702,174	-£36,707,761	-£19,713,348	-£2,718,935	£14,275,478	£31,268,578	£47,916,786	£64,220,199
	10%	-£84,631,680	-£67,637,267	-£50,642,854	-£33,648,441	-£16,654,028	£340,385	£17,334,797	£34,304,211	£50,894,732
		Surplus / Deficit Amount to Support Infrastructure & Abnormals (£ per dwelling)*								
40% AH	-10%	£13,560	£22,027	£30,300	£38,273	£45,895	£53,153	£60,103	£66,749	£73,196
	-7.5%	£6,522	£15,105	£23,531	£31,756	£39,697	£47,252	£54,454	£61,375	£68,007
	-5%	-£516	£8,067	£16,646	£25,036	£33,211	£41,118	£48,609	£55,756	£62,638
	-2.5%	-£7,554	£1,029	£9,612	£18,173	£26,534	£34,667	£42,525	£49,966	£57,058
	0% BASE TEST	**-£14,592**	**-£6,009**	**£2,575**	**£11,158**	**£19,688**	**£28,023**	**£36,115**	**£43,914**	**£51,313**
	2.5%	-£21,629	-£13,046	-£4,463	£4,120	£12,703	£21,192	£29,502	£37,542	£45,285
	5%	-£28,667	-£20,084	-£11,501	-£2,918	£5,665	£14,248	£22,696	£30,974	£38,965
	7.5%	-£35,705	-£27,122	-£18,539	-£9,956	-£1,373	£7,210	£15,792	£24,200	£32,434
	10%	-£42,743	-£34,160	-£25,577	-£16,994	-£8,411	£172	£8,755	£17,325	£25,704

Affordable Housing % Test	Construction: Rate/sq.m. Sensitivity Test	Surplus / Deficit Amount to Support S106 Infrastructure & Abnormals*								
		Residential Values Sensitivity Test (£/sq.m.)								
		£3,900	£4,000	£4,100	£4,200	£4,300 (Base)	£4,400	£4,500	£4,600	£4,700
35% AH	-10%	£32,866,272	£50,528,837	£67,752,012	£84,394,811	£100,322,821	£115,452,263	£129,887,050	£143,713,731	£157,111,821
	-7.5%	£18,823,205	£36,620,248	£54,183,699	£71,319,044	£87,850,656	£103,611,234	£118,606,158	£132,971,650	£146,741,102
	-5%	£4,780,138	£22,577,181	£40,374,223	£57,838,560	£74,854,879	£91,304,110	£106,899,646	£121,754,188	£136,028,853
	-2.5%	-£9,262,929	£8,534,113	£26,331,156	£44,110,315	£61,487,938	£78,389,863	£94,722,702	£110,183,361	£124,902,218
	0% BASE TEST	**-£23,305,996**	**-£5,508,954**	**£12,288,089**	**£30,085,131**	**£47,811,484**	**£65,113,141**	**£81,921,938**	**£98,098,494**	**£113,436,405**
	2.5%	-£37,349,064	-£19,552,021	-£1,754,978	£16,042,064	£33,839,107	£51,477,864	£68,709,726	£85,397,656	£101,426,841
	5%	-£51,392,131	-£33,595,088	-£15,798,046	£1,998,997	£19,796,040	£37,593,082	£55,132,726	£72,284,387	£88,853,501
	7.5%	-£65,435,198	-£47,638,155	-£29,841,113	-£12,044,070	£5,752,972	£23,550,015	£41,346,120	£58,787,588	£75,828,463
	10%	-£79,478,265	-£61,681,223	-£43,884,180	-£26,087,137	-£8,290,095	£9,506,948	£27,303,991	£45,070,546	£62,437,652
		Surplus / Deficit Amount to Support Infrastructure & Abnormals (£ per dwelling)*								
35% AH	-10%	£16,599	£25,520	£34,218	£42,624	£50,668	£58,309	£65,600	£72,583	£79,349
	-7.5%	£9,507	£18,495	£27,366	£36,020	£44,369	£52,329	£59,902	£67,157	£74,112
	-5%	£2,414	£11,403	£20,391	£29,211	£37,805	£46,113	£53,990	£61,492	£68,701
	-2.5%	-£4,678	£4,310	£13,299	£22,278	£31,055	£39,591	£47,840	£55,648	£63,082
	0% BASE TEST	**-£11,771**	**-£2,782**	**£6,206**	**£15,195**	**£24,147**	**£32,885**	**£41,375**	**£49,545**	**£57,291**
	2.5%	-£18,863	-£9,875	-£886	£8,102	£17,090	£25,999	£34,702	£43,130	£51,226
	5%	-£25,956	-£16,967	-£7,979	£1,010	£9,998	£18,986	£27,845	£36,507	£44,876
	7.5%	-£33,048	-£24,060	-£15,071	-£6,083	£2,906	£11,894	£20,882	£29,691	£38,297
	10%	-£40,141	-£31,152	-£22,164	-£13,175	-£4,187	£4,801	£13,790	£22,763	£31,534

Affordable Housing % Test	Construction: Rate/sq.m. Sensitivity Test	Surplus / Deficit Amount to Support S106 Infrastructure & Abnormals*								
		Residential Values Sensitivity Test (£/sq.m.)								
		£3,900	£4,000	£4,100	£4,200	£4,300 (Base)	£4,400	£4,500	£4,600	£4,700
25% AH	-10%	£44,912,450	£64,298,769	£83,229,847	£101,586,147	£119,189,640	£135,822,513	£151,651,343	£166,818,501	£181,480,201
	-7.5%	£30,653,435	£50,055,737	£69,367,603	£88,163,702	£106,363,253	£123,722,638	£140,173,411	£155,862,856	£170,917,591
	-5%	£16,394,420	£35,796,722	£55,199,024	£74,386,144	£93,055,618	£111,093,633	£128,214,989	£144,474,499	£160,039,982
	-2.5%	£2,135,405	£21,537,707	£40,940,009	£60,342,311	£79,394,837	£97,899,986	£115,779,909	£132,688,959	£148,763,346
	0% BASE TEST	**-£12,123,610**	**£7,278,692**	**£26,680,994**	**£46,083,296**	**£65,456,416**	**£84,373,949**	**£102,741,317**	**£120,403,741**	**£137,114,018**
	2.5%	-£26,382,625	-£6,980,323	£12,421,979	£31,824,281	£51,226,584	£70,516,342	£89,309,939	£107,535,069	£124,961,344
	5%	-£40,641,640	-£21,239,338	-£1,837,036	£17,565,266	£36,967,569	£56,369,871	£75,531,585	£94,206,835	£112,267,441
	7.5%	-£54,900,655	-£35,498,353	-£16,096,051	£3,306,251	£22,708,554	£42,110,856	£61,512,833	£80,540,277	£99,055,156
	10%	-£69,159,670	-£49,757,368	-£30,355,066	-£10,952,764	£8,449,539	£27,851,841	£47,254,143	£66,614,708	£85,518,051
		Surplus / Deficit Amount to Support Infrastructure & Abnormals (£ per dwelling)*								
25% AH	-10%	£22,683	£32,474	£42,035	£51,306	£60,197	£68,597	£76,592	£84,252	£91,657
	-7.5%	£15,482	£25,281	£35,034	£44,527	£53,719	£62,486	£70,795	£78,719	£86,322
	-5%	£8,280	£18,079	£27,878	£37,569	£46,998	£56,108	£64,755	£72,967	£80,828
	-2.5%	£1,078	£10,878	£20,677	£30,476	£40,098	£49,444	£58,475	£67,015	£75,133
	0% BASE TEST	**-£6,123**	**£3,676**	**£13,475**	**£23,274**	**£33,059**	**£42,613**	**£51,890**	**£60,810**	**£69,250**
	2.5%	-£13,325	-£3,525	£6,274	£16,073	£25,872	£35,614	£45,106	£54,311	£63,112
	5%	-£20,526	-£10,727	-£928	£8,871	£18,670	£28,470	£38,147	£47,579	£56,701
	7.5%	-£27,728	-£17,928	-£8,129	£1,670	£11,469	£21,268	£31,067	£40,677	£50,028
	10%	-£34,929	-£25,130	-£15,331	-£5,532	£4,267	£14,067	£23,866	£33,644	£43,191

*Base test indicates potential surplus for s106 infrastructure and abnormals based on the stated assumptions combination - with all policy costs (and CIL) allowed for. Other outcomes show approximate variance from base by sensitivity test.

Dixon Searle Partnership (2024)

South Gloucestershire Council - Local Plan Viability Assessment & Community Infrastructure Levy (CIL) Scoping Report - Appendix 4: Strategic Urban & Village Extension Area (SUaVE) Results: Table 4f: North Warmley (Sites: EPS-BV14 (SG897) / SG990 / EPS-PW1 (SG465))

SUaVE Area	North Warmley
Dwellings	1,090
	Mixed (houses/flats)
Typical Site Type	Greenfield
BLV £/ha	£250,000
Gross Land Area (ha)	125.00

Affordable Housing % Test	Construction: Rate/sq.m. Sensitivity Test	Surplus / Deficit Amount to Support S106 Infrastructure & Abnormals*								
		Residential Values Sensitivity Test (£/sq.m.)								
		£3,800	£3,900	£4,000	£4,100	£4,200 (Base)	£4,300	£4,400	£4,500	£4,600
40% AH	-10%	£19,250,257	£27,258,469	£35,016,010	£42,657,929	£49,975,416	£57,080,479	£63,899,825	£70,564,169	£77,043,370
	-7.5%	£12,564,895	£20,671,667	£28,636,840	£36,361,706	£43,991,988	£51,260,871	£58,323,875	£65,138,956	£71,770,027
	-5%	£5,879,533	£13,986,305	£22,087,241	£30,008,832	£37,707,403	£45,313,427	£52,546,326	£59,563,007	£66,376,323
	-2.5%	-£805,828	£7,300,943	£15,407,715	£23,494,383	£31,374,925	£39,053,099	£46,619,334	£53,831,780	£60,802,138
	0% BASE TEST	**-£7,491,190**	**£615,581**	**£8,722,353**	**£16,829,125**	**£24,893,619**	**£32,735,529**	**£40,398,796**	**£47,913,552**	**£55,115,234**
	2.5%	-£14,176,552	-£6,069,781	£2,036,991	£10,143,763	£18,250,534	£26,285,500	£34,091,393	£41,744,492	£49,199,439
	5%	-£20,861,914	-£12,755,143	-£4,648,371	£3,458,401	£11,565,172	£19,671,944	£27,670,683	£35,442,996	£43,090,189
	7.5%	-£27,547,276	-£19,440,505	-£11,333,733	-£3,226,961	£4,879,811	£12,986,582	£21,091,879	£29,049,546	£36,788,692
	10%	-£34,232,638	-£26,125,866	-£18,019,095	-£9,912,323	-£1,805,551	£6,301,220	£14,407,992	£22,504,022	£30,422,829
		Surplus / Deficit Amount to Support Infrastructure & Abnormals (£ per dwelling)*								
40% AH	-10%	£17,661	£25,008	£32,125	£39,136	£45,849	£52,367	£58,624	£64,738	£70,682
	-7.5%	£11,527	£18,965	£26,272	£33,359	£40,360	£47,028	£53,508	£59,761	£65,844
	-5%	£5,394	£12,831	£20,264	£27,531	£34,594	£41,572	£48,208	£54,645	£60,896
	-2.5%	-£739	£6,698	£14,136	£21,554	£28,784	£35,829	£42,770	£49,387	£55,782
	0% BASE TEST	**-£6,873**	**£565**	**£8,002**	**£15,440**	**£22,838**	**£30,033**	**£37,063**	**£43,957**	**£50,564**
	2.5%	-£13,006	-£5,569	£1,869	£9,306	£16,744	£24,115	£31,277	£38,298	£45,137
	5%	-£19,139	-£11,702	-£4,265	£3,173	£10,610	£18,048	£25,386	£32,517	£39,532
	7.5%	-£25,273	-£17,835	-£10,398	-£2,961	£4,477	£11,914	£19,350	£26,651	£33,751
	10%	-£31,406	-£23,969	-£16,531	-£9,094	-£1,656	£5,781	£13,218	£20,646	£27,911

Affordable Housing % Test	Construction: Rate/sq.m. Sensitivity Test	Surplus / Deficit Amount to Support S106 Infrastructure & Abnormals*								
		Residential Values Sensitivity Test (£/sq.m.)								
		£3,800	£3,900	£4,000	£4,100	£4,200 (Base)	£4,300	£4,400	£4,500	£4,600
35% AH	-10%	£22,587,823	£31,007,934	£39,187,574	£47,191,397	£54,948,364	£62,429,687	£69,596,033	£76,617,334	£83,407,147
	-7.5%	£15,859,186	£24,333,936	£32,713,804	£40,848,428	£48,839,146	£56,524,658	£63,968,144	£71,111,595	£78,095,457
	-5%	£9,130,548	£17,605,299	£26,080,049	£34,410,133	£42,502,235	£50,477,961	£58,100,951	£65,495,685	£72,625,799
	-2.5%	£2,401,910	£10,876,661	£19,351,412	£27,817,890	£36,097,775	£44,155,360	£52,101,337	£59,677,244	£67,015,114
	0% BASE TEST	**-£4,326,727**	**£4,148,023**	**£12,622,774**	**£21,097,525**	**£29,543,515**	**£37,777,251**	**£45,808,485**	**£53,706,901**	**£61,251,453**
	2.5%	-£11,055,365	-£2,580,614	£5,894,136	£14,368,887	£22,843,638	£31,259,359	£39,449,015	£47,461,610	£55,295,922
	5%	-£17,784,003	-£9,309,252	-£834,501	£7,640,249	£16,115,000	£24,589,751	£32,965,876	£41,113,906	£49,114,735
	7.5%	-£24,512,640	-£16,037,890	-£7,563,139	£911,612	£9,386,362	£17,861,113	£26,335,164	£34,663,518	£42,772,448
	10%	-£31,241,278	-£22,766,527	-£14,291,777	-£5,817,026	£2,657,725	£11,132,475	£19,607,226	£28,070,113	£36,353,169
		Surplus / Deficit Amount to Support Infrastructure & Abnormals (£ per dwelling)*								
35% AH	-10%	£20,723	£28,448	£35,952	£43,295	£50,411	£57,275	£63,850	£70,291	£76,520
	-7.5%	£14,550	£22,325	£30,013	£37,476	£44,807	£51,857	£58,686	£65,240	£71,647
	-5%	£8,377	£16,152	£23,927	£31,569	£38,993	£46,310	£53,304	£60,088	£66,629
	-2.5%	£2,204	£9,979	£17,754	£25,521	£33,117	£40,510	£47,799	£54,750	£61,482
	0% BASE TEST	**-£3,969**	**£3,806**	**£11,581**	**£19,356**	**£27,104**	**£34,658**	**£42,026**	**£49,272**	**£56,194**
	2.5%	-£10,143	-£2,368	£5,407	£13,182	£20,957	£28,678	£36,192	£43,543	£50,730
	5%	-£16,316	-£8,541	-£766	£7,009	£14,784	£22,559	£30,244	£37,719	£45,059
	7.5%	-£22,489	-£14,714	-£6,939	£836	£8,611	£16,386	£24,161	£31,801	£39,241
	10%	-£28,662	-£20,887	-£13,112	-£5,337	£2,438	£10,213	£17,988	£25,752	£33,352

Affordable Housing % Test	Construction: Rate/sq.m. Sensitivity Test	Surplus / Deficit Amount to Support S106 Infrastructure & Abnormals*								
		Residential Values Sensitivity Test (£/sq.m.)								
		£3,800	£3,900	£4,000	£4,100	£4,200 (Base)	£4,300	£4,400	£4,500	£4,600
25% AH	-10%	£29,256,904	£38,484,393	£47,517,994	£56,311,323	£64,934,329	£73,176,471	£81,111,743	£88,822,524	£96,295,230
	-7.5%	£22,422,261	£31,657,521	£40,857,594	£49,828,825	£58,584,142	£67,129,358	£75,311,102	£83,184,622	£90,858,504
	-5%	£15,587,619	£24,822,878	£34,058,138	£43,214,291	£52,126,763	£60,852,038	£69,302,952	£77,431,546	£85,256,763
	-2.5%	£8,752,976	£17,988,236	£27,223,495	£36,458,755	£45,556,144	£54,412,809	£63,106,478	£71,465,546	£79,536,887
	0% BASE TEST	**£1,918,333**	**£11,153,593**	**£20,388,853**	**£29,624,112**	**£38,848,801**	**£47,882,536**	**£56,687,575**	**£65,339,397**	**£73,625,709**
	2.5%	-£4,916,309	£4,318,950	£13,554,210	£22,789,470	£32,024,729	£41,220,004	£50,195,416	£58,960,394	£67,551,625
	5%	-£11,750,952	-£2,515,692	£6,719,567	£15,954,827	£25,190,087	£34,425,346	£43,576,329	£52,495,963	£61,233,095
	7.5%	-£18,585,595	-£9,350,335	-£115,075	£9,120,184	£18,355,444	£27,590,704	£36,825,963	£45,918,420	£54,785,229
	10%	-£25,420,237	-£16,184,977	-£6,949,718	£2,285,542	£11,520,801	£20,756,061	£29,991,321	£39,212,228	£48,246,885
		Surplus / Deficit Amount to Support Infrastructure & Abnormals (£ per dwelling)*								
25% AH	-10%	£26,841	£35,307	£43,594	£51,662	£59,573	£67,134	£74,414	£81,489	£88,344
	-7.5%	£20,571	£29,044	£37,484	£45,715	£53,747	£61,587	£69,093	£76,316	£83,356
	-5%	£14,301	£22,773	£31,246	£39,646	£47,823	£55,828	£63,581	£71,038	£78,217
	-2.5%	£8,030	£16,503	£24,976	£33,448	£41,795	£49,920	£57,896	£65,565	£72,970
	0% BASE TEST	**£1,760**	**£10,233**	**£18,705**	**£27,178**	**£35,641**	**£43,929**	**£52,007**	**£59,944**	**£67,547**
	2.5%	-£4,510	£3,962	£12,435	£20,908	£29,380	£37,817	£46,051	£54,092	£61,974
	5%	-£10,781	-£2,308	£6,165	£14,637	£23,110	£31,583	£39,978	£48,161	£56,177
	7.5%	-£17,051	-£8,578	-£106	£8,367	£16,840	£25,313	£33,785	£42,127	£50,262
	10%	-£23,321	-£14,849	-£6,376	£2,097	£10,570	£19,042	£27,515	£35,975	£44,263

*Base test indicates potential surplus for s106 infrastructure and abnormals based on the stated assumptions combination - with all policy costs (and CIL) allowed for. Other outcomes show approximate variance from base by sensitivity test.

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South Gloucestershire Council - Local Plan Viability Assessment & Community Infrastructure Levy (CIL) Scoping Report - Appendix 4: Strategic Urban & Village Extension Area (SUaVE) Results: Table 4g: CIL Allowances within SUaVE Site Appraisals

SUaVE	Affordable Housing Percentage Tested	CIL Rate	No. Residential Dwellings Assumed	CIL Amount (Cost sum in appraisal)	CIL Amount (per unit)*	Financed s106 Surplus (Base Appraisal)	Financed s106 Surplus Per Unit (Base Appraisal)	Total CIL & s106 Surplus Amount (Base Appraisal)	Total CIL & s106 Surplus Amount Per Unit (Base Appraisal)
Almondsbury	25%	£116.78	350	£2,138,721	£6,111	£16,895,431	£48,273	£19,034,152	£54,383
	35%			£1,821,873	£5,205	£13,556,900	£38,734	£15,378,773	£43,939
	40%			£1,674,765	£4,785	£11,994,526	£34,270	£13,669,291	£39,055
Easter Compton	25%	£116.78	260	£2,059,509	£7,921	£9,478,574	£36,456	£11,538,083	£44,377
	35%			£1,765,293	£6,790	£7,717,479	£29,683	£9,482,772	£36,472
	40%			£1,618,185	£6,224	£6,510,022	£25,039	£8,128,207	£31,262
North Lyde	25%	£116.78	2000	£14,993,676	£7,497	£60,725,394	£30,363	£75,719,070	£37,860
	35%			£12,843,640	£6,422	£43,347,262	£21,674	£56,190,902	£28,095
	40%			£11,768,621	£5,884	£34,713,523	£17,357	£46,482,144	£23,241
Woodlands	25%	£116.78	2130	£14,756,041	£6,928	£61,423,065	£28,837	£76,179,106	£35,765
	35%			£12,628,636	£5,929	£43,362,951	£20,358	£55,991,587	£26,287
	40%			£11,564,934	£5,430	£34,270,397	£16,089	£45,835,331	£21,519
Carsons Green & Rockhouse Farm	25%	£116.78	1980	£14,835,252	£7,493	£65,456,416	£33,059	£80,291,668	£40,551
	35%			£12,707,848	£6,418	£47,811,484	£24,147	£60,519,332	£30,565
	40%			£11,644,145	£5,881	£38,982,071	£19,688	£50,626,216	£25,569
North Warmley	25%	£116.78	1090	£8,000,399	£7,340	£38,848,801	£35,641	£46,849,200	£42,981
	35%			£6,846,169	£6,281	£29,543,515	£27,104	£36,389,684	£33,385
	40%			£6,280,370	£5,762	£24,893,619	£22,838	£31,173,989	£28,600

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