For: South Gloucestershire Council

South Gloucestershire Council

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

Appendix 2 - Strategic Urban and Village Extensions Assumptions (Tables 2a – 2g)

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DSP24859



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South Gloucestershire Council - Local Plan Viability Assessment & Community Infrastructure Levy (CIL)
Scoping Report - Appendix 2: SUaVE Site Assumptions
- Table 2a: Almondsbury (EPS - SV1 SDA / SG004)

Site Code:	**EPS-SV1 SDA**		
Site Address:	**Land South of Gloucester Road, Almondsbury**		
Site Type:	**Greenfield**		
Indicative capacity: (approx. no. of dwellings)	350 dwellings Assuming 5% self-build plots (18) and 75 age friendly/extra care apartments. *Note: See Tables S2-1g-1h for adjusted age friendly housing assumptions.*		
Proposed Use:	Residential		
Non-residential element (where applicable):	Small Class Ea / b unit (0.1ha). Note: testing at this stage assuming sale of serviced land parcels.		
Affordable Housing %:	Tested at 25% / 35% / 40% / 50% Affordable housing tenure: 67% social rent / 33% shared ownership (60% social rent / 40% shared ownership for affordable housing from extra care)		
Assumed Gross Site Area (ha):	15.92		
Density	49dph (average across residential site for GN housing); 60dph for age friendly accommodation. Source: Parcellation Plan (The Urbanists). {Note Extra-care / sheltered density appears v. low}.		
Site works/infrastructure:	Assume £25,000 per dwelling.		
Housing Trajectory - timescales/phasing:	Assumes approx. 49 dpa on average (across both sites) as per Lichfields 'Start to Finish 3' and SGC SUaVEs Housing Trajectory (Table 1i)		
Indicative Residential Market Value (£/sq.m.):	VL2 £4,200 - VL5 £4,500		
DSP Comments:	Source:	*Almondsbury*	*Bradley Stoke*
	Land Registry Value (Median):	*£4,150 - £4,500*	*£4,800 - £5,200*
	Rightmove Value (Median):	*£4,400 - £4,600*	
	Site Promoter Market Value:	*£4,260 - £4,450*	

Other assumptions as per Table 1a & 1b Assumptions Spreadsheets - Appendix 1.
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South Gloucestershire Council - Local Plan Viability Assessment & Community Infrastructure Levy (CIL)
Scoping Report - Appendix 2: SUaVE Site Assumptions
- Table 2b: Easter Compton (EPS-PSB1 / SG280; EPS-PSB2 / SG401 & EPS-PSB4 / SG825)

Site Code:	**EPS-PSB1 / SG280; EPS-PSB2 / SG401 & EPS-PSB4 / SG825**		
Site Address:	**Land south of the B4055, Land Between Over Lane and the B4055 & Land off Blackhorse Hill, Easter Compton**		
Site Type:	**Greenfield**		
Indicative capacity: **(approx. no. of dwellings)**	260 dwellings across 3 sites Assuming 5% self-build plots (13)		
Proposed Use:	Residential		
Non-residential element (where applicable):	N/A		
Affordable Housing %:	Tested at 25% / 35% / 40% / 50% Affordable housing tenure: 67% social rent / 33% shared ownership		
Assumed Gross Site Area (ha):	18.04 (taken from 'The Urbanists' concept masterplan layout). Appears to supercede info provided previously.		
Density	Assume 37dph (urbanist study concept layout (although for 295 dwellings!) averages 37dph.		
Site works/infrastructure:	Assume £25,000 per dwelling.		
Housing Trajectory - timescales/phasing:	Assumes approx. c50 dpa on average (across three sites) as per Lichfields 'Start to Finish 3' and SGC SUEs Housing Trajectory (Table 1i)		
Indicative Residential Market Value (£/sq.m.):	VL1 £4,000 - VL5 £4,500		
Housing Trajectory - timescales/phasing:		*Easter Compton*	*Patchway*
DSP Comments:	*Land Registry Value (Median):*		*£4,400 - £4,800*
	Rightmove Value (Median):	*£4,050*	
	Site Promoter Market Value:		

Other assumptions as per Table 1a & 1b Assumptions Spreadsheets - Appendix 1.
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South Gloucestershire Council - Local Plan Viability Assessment & Community Infrastructure Levy (CIL)
Scoping Report - Appendix 2: SUaVE Site Assumptions
- Table 2c: North Lyde (EPS-BV13 / SG459)

Site Code:	**EPS-BV13 / SG459**		
Site Address:	**Land North of Lyde Green**		
Site Type:	**Greenfield**		
Indicative capacity: (approx. no. of dwellings)	2,000 dwellings Assuming 5% self-build plots (100) and 100 age friendly/extra care apartments (included within overall 2,000). Note: See Tables S2-1g-1h for adjusted age friendly housing assumptions.		
Proposed Use:	Residential		
Non-residential element (where applicable):	130,000m2 of mixed commercial (office, light industrial & R&D) and local centre (retail convenience, café, restaurant, nursery etc). 75,000m2 in the plan period. 18ha (Source: SGC) Note: testing at this stage assuming sale of serviced land parcels.		
Affordable Housing %:	Tested at 25% / 35% / 40% / 50% Affordable housing tenure: 67% social rent / 33% shared ownership (60% social rent / 40% shared ownership for affordable housing from extra care)		
Assumed Gross Site Area (ha):	161.92 (taken from March 24 policy drafts. Varies very slightly from promoters own estimates.		
Density	Assume 45dph on average across the site (based on promoter feedback).		
Site works/infrastructure:	Assume £25,000 per dwelling.		
Housing Trajectory - timescales/phasing:	Assumes approx. c150 dpa on average as per Lichfields 'Start to Finish 3' and SGC SUEs Housing Trajectory (Table 1i)		
Indicative Residential Market Value (£/sq.m.):	VL3 £4,300 - VL6 £4,600		
Housing Trajectory - timescales/phasing:		*Lyde Green*	*Emerson Green*
DSP Comments:	*Land Registry Value (Median):*		*£4,300 - £4,800*
	Rightmove Value (Median):	*£4,600*	
	Site Promoter Market Value:	*£4,300*	

Other assumptions as per Table 1a & 1b Assumptions Spreadsheets - Appendix 1.
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South Gloucestershire Council - Local Plan Viability Assessment & Community Infrastructure Levy (CIL)
Scoping Report - Appendix 2: SUaVE Site Assumptions
- Table 2d: Woodlands (EPS - FC14 / SV5 / SV7 / SG942)

Site Code:	**4 sites: EPS-FC14 (SG114) / SV5 (SG727) / SV7 (SG786) / SG942**		
Site Address:	**Golf course, Trench Lane, Almondsbury (SG114 - Woodlands Garden Community) / Land south of Gaunt's Eartcott Lane (SG727) / Land off Gaunt's Earthcott Lane (SG786) / Land South of Trench Lane (or Cemex Floors, London Road) (SG942)**		
Site Type:	**Greenfield**		
Indicative capacity: (approx. no. of dwellings)	2,130 dwellings shown in draft trajectory across 4 sites [1,750, 180, 100 & 100 dwellings respectively] Assuming 5% self-build plots (would be 107 based on 2,130) and 250 age friendly/extra care apartments (included within overall assumed 2,130). *Note: See Tables S2-1g-1h for adjusted age friendly housing assumptions.*		
Proposed Use:	Residential		
Non-residential element (where applicable):	Development to include Local Centre (convenience retail, café/restaurant, nursery, etc. on 0.5ha site) Note: testing at this stage assuming sale of serviced land parcels.		
Affordable Housing %:	Tested at 25% / 35% / 40% / 50% Affordable housing tenure: 67% social rent / 33% shared ownership (60% social rent / 40% shared ownership for affordable housing from extra care)		
Assumed Gross Site Area (ha):	Approx. 125 ha in all		
Density	SGC info suggests c. 60 dph average overall (on about 37ha net - sites A, B and C)		
Site works/infrastructure:	Assume £25,000 per dwelling.		
Housing Trajectory - timescales/phasing:	Assumes c. 125 dpa on average (across all 4 sites @ 2,130 total over 17 years of delivery) as per SGC SUaVEs Housing Trajectory (Table 1i)		
Indicative Residential Market Value (£/sq.m.):	VL2 £4,200 - VL6 £4,600		
DSP Comments:			
	Land Registry Value (Median):		Rural Areas - VL2 £4,200 - VL6 £4,600
	Rightmove Value (Median):		Bristol North Fringe typically VL2 £4,200 - VL4 £4,400
	Site Promoter Market Value:	Approx. £4,200	Bradley Stoke area can reach £4,600 - £5,400

Other assumptions as per Table 1a & 1b Assumptions Spreadsheets - Appendix 1.
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South Gloucestershire Council - Local Plan Viability Assessment & Community Infrastructure Levy (CIL)
Scoping Report - Appendix 2: SUaVE Site Assumptions
- Table 2e: Carsons Green & Rockhouse Farm (EPS - BV3 / BV6 / BV9)

Site Code:	**3 sites: EPS-BV3 (SG209) / BV6 (SG346) / BV9 (SG868)**		
Site Address:	**Carsons Green & Rockhouse Farm (EPS - BV3 / BV6 / BV9)**		
Site Type:	**Greenfield**		
Indicative capacity: **(approx. no. of dwellings)**	1,980 dwellings shown in draft trajectory across 3 sites [280, 100 & 1,600 dwellings respectively] Assuming 5% self-build plots (99 based on 1,980) and 100 age friendly/extra care apartments (included within overall assumed 1,980). *Note: See Tables S2-1g-1h for adjusted age friendly housing assumptions.*		
Proposed Use:	Residential & including 5ha mixed commercial uses (offices / light industrial / R&D)		
Non-residential element (where applicable):	Development to include Local Centre (convenience retail, café/restaurant, nursery, etc. on TBC ha site) Note: testing at this stage assuming sale of serviced land parcels.		
Affordable Housing %:	Tested at 25% / 35% / 40% / 50% Affordable housing tenure: 67% social rent / 33% shared ownership (60% social rent / 40% shared ownership for affordable housing from extra care)		
Assumed Gross Site Area (ha):	Approx. 120 ha in all across the allocation		
Density	TBC		
Site works/infrastructure:	Assume £25,000 per dwelling.		
Housing Trajectory - timescales/phasing:	Assumes c. 124 dpa on average (across all 3 sites @ 1,980 total over 16 years of delivery) as per SGC SUaVEs Housing Trajectory (Table 1i)		
Indicative Residential Market Value (£/sq.m.):	VL2 £4,200 - VL8 £4,800		
DSP Comments:			Rural Areas - VL2 £4,200 - VL6 £4,600
	Land Registry Value (Median):		East Bristol Fringe typically VL3 £4,300 - VL6 £4,600
	Rightmove Value (Median):		
	Site Promoter Market Value:	c. £3,900 to £4,800	

Other assumptions as per Table 1a & 1b Assumptions Spreadsheets - Appendix 1.
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South Gloucestershire Council - Local Plan Vaibility Assessment & Community Infrastructure Levy (CIL)
Scoping Report - Appendix 2: SUaVE Site Assumptions
- Table 2f: North Warmley (EPS - BV14 / SG990 / EPS - PW1)

Site Code:	**3 sites: EPS-BV14 (SG897) / SG990 / EPS-PW1 (SG465)**		
Site Address:	**Land north of A420 & south of Goose Green (SG897) / Cemex Floors London Road (SG990) / 15 & 17a London Road Warmley (SG465)**		
Site Type:	**Greenfield**		
Indicative capacity: (approx. no. of dwellings)	1,090 dwellings shown in draft trajectory across 3 sites [1,000, 60 & 30 dwellings respectively] Assuming 5% self-build plots (55 based on 1,090) and 75 age friendly/extra care apartments (included within overall assumed 1,090). *Note: See Tables S2-1g-1h for adjusted age friendly housing assumptions.*		
Proposed Use:	Residential-led Proposal includes retention of some existing farm buildings		
Non-residential element (where applicable):	Development to include Local Centre (convenience retail, café/restaurant, nursery, etc. on 0.5 ha site) Note: testing at this stage assuming sale of serviced land parcels.		
Affordable Housing %:	Tested at 25% / 35% / 40% / 50% Affordable housing tenure: 67% social rent / 33% shared ownership (60% social rent / 40% shared ownership for affordable housing from extra care)		
Assumed Gross Site Area (ha):	Approx. 60ha in all across the allocation including 1ha mixed use centre		
Density	30 - 65 dph		
Site works/infrastructure:	Assume £25,000 per dwelling.		
Housing Trajectory - timescales/phasing:	Assumes c. 78 dpa on average (across all 3 sites @ 1,090 total over c. 14 years of delivery) as per SGC SUaVEs Housing Trajectory (Table 1i)		
Indicative Residential Market Value (£/sq.m.):	VL2 £4,200 - VL5 £4,800		
DSP Comments:		Warmley VL4-8 £4,400 - £4,800	*Rural Areas - VL2 £4,200 - VL6 £4,600*
	Land Registry Value (Median):		East Bristol Fringe typically VL3 £4,300 - VL6 £4,600
	Rightmove Value (Median):		
	Site Promoter Market Value:	Around £4,200	

Other assumptions as per Table 1a & 1b Assumptions Spreadsheets - Appendix 1.
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South Gloucestershire Council - Local Plan Viability Assessment & Community Infrastructure Levy (CIL) Scoping Report - Appendix 2:Strategic/Specific Site Assumptions - Table 2g: SGC SUaVE Housing Trajectories

Potential Allocation Code	HELAA Reference	Address	Capacity from EPS	Planning to Delivery Period	Annual Build Rate	Sum Planning Approval Period and Planning to Delivery Period	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	Beyond Plan Period							Year 2027 - 2031	Year 2027 - 2031	Year 2032 - 2036	Year 2037 - 2041	Beyond Plan Period	Total - CHECK (against Column G)
Almondsbury																																		
EPS-SV1	SG004	Land South of Gloucester Road, Almondsbury	350	3.2	49	6						49	49	49	49	49	49	49	7												0	245	105	0	350
Easter Compton																																		
EPS-PSB1	SG280	Land south of the B4055, Easter Compton	150	3.2	49	6						49	49	49	3																0	150	0	0	150
EPS-PSB2	SG401	Land Between Over Lane and the B4055, Easter Compton	70	2.3	20	4				20	20	20	10																		40	30	0	0	70
EPS-PSB4	SG825	Land off Blackhorse Hill	40			0				20	20																				0	0	0	0	0
North Lyde																																		
EPS-BV13	SG459	Land North of Lyde Green	2000	1.6	150	7							150	150	150	150	150	150	150	150	150	150	150	150	150	50					0	600	750	650	2000
Woodlands																																		
EPS-FC14	SG114	Woodlands Golf Course, Trench Lane, Almondsbury, (Woodlands Garden Village)	1750	1.6	110	6.6						44	110	110	110	110	110	110	110	110	110	110	110	110	110	110	110	56			0	484	550	716	1750
EPS-SV5	SG727	Land on the South Side of Gaunts Earthcott Lane	180	3.2	49	6																49	49	49	33					0	180	0	0	180
EPS-SV7	SG786	Land off Gaunts Earthcott Lane	100	3.2	49	6																49	49	2						0	100	0	0	100
	SG942	CEMEX Floors, London Road,	100	3.2	49	6						49	49	2																0	100	0	0	100
Carsons Green & Rockhouse Farm																																		
EPS-BV3	SG209	Land at, Shortwood	280	3.2	49	6						49	49	49	49	49	35														0	245	35	0	280
EPS-BV6	SG346	Land south of Shortwood Hill, Mangotsfield, BS16 9PF	100	3.2	49	6						49	49	2																	0	100	0	0	100
EPS-BV9	SG868	Lower Shortwood	1600	1.6	110	7							110	110	110	110	110	110	110	110	110	110	110	110	110	110	60			0	440	550	610	1600
North Warmley																																		
EPS-BV14	SG897	Land north of A420 and south if Goose Green	1000	1.3	90	6.2						72	90	90	90	90	90	90	90	90	90	90	28							0	432	450	118	1000
	SG990	CEMEX Floors, London Road,	60	2.3	20	4				20	20	20																		40	20	0	0	60
EPS-PW1	SG465	15 and 17a, London Road, Warmley	30			0				10	20																			0	0	0	0	0

Source: South Gloucestershire Council (based on Lichfields 'Start to Finish 3' Report).
Nov-24