

# Chichester District Council

Local Plan & CIL Viability Assessment

Stage 1 (Initial review phase 2019-2020)

Appendix IIc:  
Strategic Site Allocations

DSP18563



Chichester District Council - Appendix IIc - Local Plan & CIL Viability Assessment  
 - Strategic Site Allocations: Table 1 - AL1: Land West of Chichester

Table 1 - AL1: Land West of Chichester

Site Area (ha):	60
Indicative Residential Capacity:	850
Site Type:	Greenfield
Non-Residential Uses:	N/A
Profit (% GDV):	17.5% (Residential) 6% (AH)
Indexed CIL (per sqm):	£141.25
Benchmark Land Value: (fixed within appraisal model)	£250,000/ha site-wide

Construction / Sales Rate: %	£0/unit A27 Mitigation Sensitivity Test			£5,000/unit A27 Mitigation Sensitivity Test			£10,000/unit A27 Mitigation Sensitivity Test			£20,000/unit A27 Mitigation Sensitivity Test		
	Estimated (likely max.) Potential Surplus / Deficit			Estimated (likely max.) Potential Surplus / Deficit			Estimated (likely max.) Potential Surplus / Deficit			Estimated (likely max.) Potential Surplus / Deficit		
	£3,750/sq.m. (LOWER)	£4,000/sq.m (BASE)	£4,250/sq.m. (UPPER)	£3,750/sq.m. (LOWER)	£4,000/sq.m (BASE)	£4,250/sq.m. (UPPER)	£3,750/sq.m. (LOWER)	£4,000/sq.m (BASE)	£4,250/sq.m. (UPPER)	£3,750/sq.m. (LOWER)	£4,000/sq.m (BASE)	£4,250/sq.m. (UPPER)
-10.0%	6,692,533	19,713,204	32,501,005	1,657,187	14,755,856	27,658,160	-3,423,071	9,788,955	22,772,898	-13,691,788	-272,052	12,870,830
-7.5%	2,876,819	15,953,847	28,829,973	-2,192,337	10,989,877	23,956,168	-7,301,026	5,996,116	19,031,483	-17,625,575	-4,131,068	9,096,978
-5.0%	-966,826	12,187,868	25,137,615	-6,064,665	7,204,813	20,224,261	-11,199,502	2,173,176	15,266,812	-21,580,546	-8,009,742	5,295,967
-2.5%	-4,830,512	8,412,862	21,414,762	-9,957,514	3,392,808	16,464,803	-15,118,938	-1,673,145	11,500,833	-25,556,312	-11,907,940	1,469,532
0% (BASE)	-8,715,526	<b>4,607,839</b>	17,662,794	-13,870,919	<b>-447,962</b>	12,698,824	-19,062,360	<b>-5,538,509</b>	7,717,093	-29,532,079	<b>-15,825,699</b>	-2,379,465
2.5%	-12,623,304	777,221	13,896,816	-17,805,524	-4,307,775	8,924,207	-23,026,860	-9,423,965	3,907,536	-33,523,542	-19,763,997	-6,246,506
5.0%	-16,552,206	-3,077,041	10,127,530	-21,762,134	-8,187,256	5,121,647	-27,002,626	-13,330,470	70,902	-37,539,555	-23,724,243	-10,132,404
7.5%	-20,502,151	-6,950,895	6,334,853	-25,737,900	-12,086,263	1,294,420	-30,982,061	-17,257,104	-3,785,038	-41,569,852	-27,700,009	-14,037,636
10.0%	-24,473,173	-10,844,275	2,514,052	-29,713,666	-16,004,829	-2,555,374	-34,983,080	-21,203,788	-7,659,611	-45,600,148	-31,675,775	-17,962,002
Construction / Sales Rate: %	Estimated (likely max.) Potential Surplus / Deficit (£ per dwelling)			Estimated (likely max.) Potential Surplus / Deficit (£ per dwelling)			Estimated (likely max.) Potential Surplus / Deficit (£ per dwelling)			Estimated (likely max.) Potential Surplus / Deficit (£ per dwelling)		
	£3,750/sq.m. (LOWER)	£4,000/sq.m (BASE)	£4,250/sq.m. (UPPER)	£3,750/sq.m. (LOWER)	£4,000/sq.m (BASE)	£4,250/sq.m. (UPPER)	£3,750/sq.m. (LOWER)	£4,000/sq.m (BASE)	£4,250/sq.m. (UPPER)	£3,750/sq.m. (LOWER)	£4,000/sq.m (BASE)	£4,250/sq.m. (UPPER)
	-10.0%	7,874	23,192	38,236	1,950	17,360	32,539	-4,027	11,516	26,792	-16,108	-320
-7.5%	3,384	18,769	33,918	-2,579	12,929	28,184	-8,589	7,054	22,390	-20,736	-4,860	10,702
-5.0%	-1,137	14,339	29,574	-7,135	8,476	23,793	-13,176	2,557	17,961	-25,389	-9,423	6,231
-2.5%	-5,683	9,897	25,194	-11,715	3,992	19,370	-17,787	-1,968	13,530	-30,066	-14,009	1,729
0% (BASE)	-10,254	<b>5,421</b>	20,780	-16,319	<b>-527</b>	14,940	-22,426	<b>-6,516</b>	9,079	-34,744	<b>-18,618</b>	-2,799
2.5%	-14,851	914	16,349	-20,948	-5,068	10,499	-27,090	-11,087	4,597	-39,439	-23,252	-7,349
5.0%	-19,473	-3,620	11,915	-25,603	-9,632	6,025	-31,768	-15,683	83	-44,164	-27,911	-11,920
7.5%	-24,120	-8,178	7,453	-30,280	-14,219	1,523	-36,449	-20,302	-4,453	-48,906	-32,588	-16,515
10.0%	-28,792	-12,758	2,958	-34,957	-18,829	-3,006	-41,157	-24,946	-9,011	-53,647	-37,266	-21,132
Construction / Sales Rate: %	£0/unit A27 Mitigation Sensitivity Test			£5,000/unit A27 Mitigation Sensitivity Test			£10,000/unit A27 Mitigation Sensitivity Test			£20,000/unit A27 Mitigation Sensitivity Test		
	Estimated (likely max.) Potential Surplus / Deficit			Estimated (likely max.) Potential Surplus / Deficit			Estimated (likely max.) Potential Surplus / Deficit			Estimated (likely max.) Potential Surplus / Deficit		
	£3,750/sq.m. (LOWER)	£4,000/sq.m (BASE)	£4,250/sq.m. (UPPER)	£3,750/sq.m. (LOWER)	£4,000/sq.m (BASE)	£4,250/sq.m. (UPPER)	£3,750/sq.m. (LOWER)	£4,000/sq.m (BASE)	£4,250/sq.m. (UPPER)	£3,750/sq.m. (LOWER)	£4,000/sq.m (BASE)	£4,250/sq.m. (UPPER)
-10.0%	-5,413,353	5,995,125	17,174,984	-10,566,066	941,995	12,211,014	-15,762,736	-4,153,157	7,226,143	-26,238,299	-14,466,441	-2,898,142
-7.5%	-9,223,693	2,260,233	13,499,995	-14,408,089	-2,826,243	8,526,643	-19,637,022	-7,952,269	3,499,890	-30,134,426	-18,324,450	-6,685,655
-5.0%	-13,058,506	-1,502,033	9,821,831	-18,276,238	-6,615,950	4,810,807	-23,516,730	-11,772,384	-252,807	-34,056,646	-22,203,971	-10,493,860
-2.5%	-16,915,652	-5,285,321	6,117,132	-22,155,946	-10,430,011	1,065,431	-27,398,515	-15,615,156	-4,025,153	-37,989,567	-26,083,679	-14,325,049
0% (BASE)	-20,795,161	<b>-9,089,585</b>	2,383,045	-26,035,654	<b>-14,265,624</b>	-2,700,943	-31,303,155	<b>-19,482,402</b>	-7,820,652	-41,922,488	<b>-29,969,934</b>	-18,176,870
2.5%	-24,674,869	-12,917,114	-1,376,732	-29,929,928	-18,122,719	-6,487,554	-35,230,670	-23,362,110	-11,636,329	-45,855,409	-33,878,196	-22,049,351
5.0%	-28,561,949	-16,768,071	-5,157,289	-33,851,221	-22,001,325	-10,294,287	-39,163,591	-27,241,818	-15,472,742	-49,788,330	-37,808,483	-25,929,059
7.5%	-32,471,884	-20,640,541	-8,957,968	-37,784,142	-25,881,033	-14,124,232	-43,096,512	-31,133,368	-19,329,786	-53,721,251	-41,741,404	-29,808,767
10.0%	-36,404,694	-24,520,249	-12,778,798	-41,717,063	-29,766,362	-17,975,138	-47,029,433	-35,049,586	-23,207,490	-57,654,172	-45,674,325	-33,706,782
Construction / Sales Rate: %	Estimated (likely max.) Potential Surplus / Deficit (£ per dwelling)			Estimated (likely max.) Potential Surplus / Deficit (£ per dwelling)			Estimated (likely max.) Potential Surplus / Deficit (£ per dwelling)			Estimated (likely max.) Potential Surplus / Deficit (£ per dwelling)		
	£3,750/sq.m. (LOWER)	£4,000/sq.m (BASE)	£4,250/sq.m. (UPPER)	£3,750/sq.m. (LOWER)	£4,000/sq.m (BASE)	£4,250/sq.m. (UPPER)	£3,750/sq.m. (LOWER)	£4,000/sq.m (BASE)	£4,250/sq.m. (UPPER)	£3,750/sq.m. (LOWER)	£4,000/sq.m (BASE)	£4,250/sq.m. (UPPER)
	-10.0%	-6,369	7,053	20,206	-12,431	1,108	14,366	-18,544	-4,886	8,501	-30,869	-17,019
-7.5%	-10,851	2,659	15,882	-16,951	-3,325	10,031	-23,102	-9,356	4,118	-35,452	-21,558	-7,865
-5.0%	-15,363	-1,767	11,555	-21,501	-7,783	5,660	-27,667	-13,850	-297	-40,067	-26,122	-12,346
-2.5%	-19,901	-6,218	7,197	-26,066	-12,271	1,253	-32,234	-18,371	-4,735	-44,694	-30,687	-16,853
0% (BASE)	-24,465	<b>-10,694</b>	2,804	-30,630	<b>-16,783</b>	-3,178	-36,827	<b>-22,920</b>	-9,201	-49,321	<b>-35,259</b>	-21,385
2.5%	-29,029	-15,197	-1,620	-35,212	-21,321	-7,632	-41,448	-27,485	-13,690	-53,948	-39,857	-25,940
5.0%	-33,602	-19,727	-6,067	-39,825	-25,884	-12,111	-46,075	-32,049	-18,203	-58,575	-44,481	-30,505
7.5%	-38,202	-24,283	-10,539	-44,452	-30,448	-16,617	-50,702	-36,627	-22,741	-63,201	-49,108	-35,069
10.0%	-42,829	-28,847	-15,034	-49,079	-35,019	-21,147	-55,329	-41,235	-27,303	-67,828	-53,734	-39,655

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- Strategic Site Allocations: Table 2 - AL3: Land East of Chichester

Table 2 - AL3: Land East of Chichester

Site Area (ha):	50
Indicative Residential Capacity:	1000
Site Type:	Greenfield
Non-Residential Uses:	N/A
Profit (% GDV):	17.5% (Residential) 6% (AH)
Indexed CIL (per sqm):	£141.25
Benchmark Land Value: (fixed within appraisal model)	£250,000/ha site-wide

30% AH	£0/unit A27 Mitigation Sensitivity Test			£5,000/unit A27 Mitigation Sensitivity Test			£10,000/unit A27 Mitigation Sensitivity Test			£20,000/unit A27 Mitigation Sensitivity Test		
	Estimated (likely max.) Potential Surplus / Deficit			Estimated (likely max.) Potential Surplus / Deficit			Estimated (likely max.) Potential Surplus / Deficit			Estimated (likely max.) Potential Surplus / Deficit		
	£3,750/sq.m. (LOWER)	£4,000/sq.m (BASE)	£4,250/sq.m. (UPPER)	£3,750/sq.m. (LOWER)	£4,000/sq.m (BASE)	£4,250/sq.m. (UPPER)	£3,750/sq.m. (LOWER)	£4,000/sq.m (BASE)	£4,250/sq.m. (UPPER)	£3,750/sq.m. (LOWER)	£4,000/sq.m (BASE)	£4,250/sq.m. (UPPER)
-10.0%	33,360,076	48,420,896	63,179,326	27,566,874	42,834,762	57,704,379	21,725,468	37,229,403	52,188,653	9,622,305	25,713,941	41,055,042
-7.5%	28,971,496	44,187,374	59,030,319	23,146,483	38,582,722	53,520,374	17,184,680	32,921,513	47,996,854	4,920,261	21,265,170	36,801,011
-5.0%	24,555,956	39,935,333	54,852,094	18,640,714	34,302,271	49,333,459	12,567,188	28,523,186	43,760,265	127,397	16,709,311	32,480,948
-2.5%	20,086,075	35,673,190	50,665,727	14,037,048	29,927,808	45,112,877	7,923,006	24,106,765	39,508,224	-4,730,711	12,089,559	28,074,876
0% (BASE)	15,506,909	<b>31,330,289</b>	46,461,717	9,409,527	<b>25,512,268</b>	40,860,836	3,186,306	<b>19,619,967</b>	35,240,939	-9,613,949	<b>7,437,436</b>	23,654,880
2.5%	10,886,287	26,916,890	42,213,448	4,702,951	21,059,377	36,605,694	-1,636,910	15,029,280	30,884,120	-14,569,418	2,695,553	19,151,831
5.0%	6,210,551	22,487,766	37,961,407	-93,730	16,499,116	32,281,324	-6,499,714	10,407,311	26,468,580	-19,588,054	-2,128,758	14,551,652
7.5%	1,441,616	17,960,688	33,667,857	-4,952,813	11,878,519	27,873,202	-11,408,758	5,722,711	22,029,497	-24,654,622	-6,991,561	9,927,499
10.0%	-3,405,912	13,348,380	29,277,824	-9,839,041	7,222,879	23,451,771	-16,389,234	949,715	17,487,671	-29,770,103	-11,896,118	5,234,134
Construction / Sales Rate: %	Estimated (likely max.) Potential Surplus / Deficit (£ per dwelling)			Estimated (likely max.) Potential Surplus / Deficit (£ per dwelling)			Estimated (likely max.) Potential Surplus / Deficit (£ per dwelling)			Estimated (likely max.) Potential Surplus / Deficit (£ per dwelling)		
	£3,750/sq.m. (LOWER)	£4,000/sq.m (BASE)	£4,250/sq.m. (UPPER)	£3,750/sq.m. (LOWER)	£4,000/sq.m (BASE)	£4,250/sq.m. (UPPER)	£3,750/sq.m. (LOWER)	£4,000/sq.m (BASE)	£4,250/sq.m. (UPPER)	£3,750/sq.m. (LOWER)	£4,000/sq.m (BASE)	£4,250/sq.m. (UPPER)
	-10.0%	33,360	48,421	63,179	27,567	42,835	57,704	21,725	37,229	52,189	9,622	25,714
-7.5%	28,971	44,187	59,030	23,146	38,583	53,520	17,185	32,922	47,997	4,920	21,265	36,801
-5.0%	24,556	39,935	54,852	18,641	34,302	49,333	12,567	28,523	43,760	127	16,709	32,481
-2.5%	20,086	35,673	50,666	14,037	29,928	45,113	7,923	24,107	39,508	-4,731	12,090	28,075
0% (BASE)	15,507	<b>31,330</b>	46,462	9,410	<b>25,512</b>	40,861	3,186	<b>19,620</b>	35,241	-9,614	<b>7,437</b>	23,655
2.5%	10,886	26,917	42,213	4,703	21,059	36,606	-1,637	15,029	30,884	-14,569	2,696	19,152
5.0%	6,211	22,488	37,961	-94	16,499	32,281	-6,500	10,407	26,469	-19,588	-2,129	14,552
7.5%	1,442	17,961	33,668	-4,953	11,879	27,873	-11,409	5,723	22,029	-24,655	-6,992	9,927
10.0%	-3,406	13,348	29,278	-9,839	7,223	23,452	-16,389	950	17,488	-29,770	-11,896	5,234

40% AH	£0/unit A27 Mitigation Sensitivity Test			£5,000/unit A27 Mitigation Sensitivity Test			£10,000/unit A27 Mitigation Sensitivity Test			£20,000/unit A27 Mitigation Sensitivity Test		
	Estimated (likely max.) Potential Surplus / Deficit			Estimated (likely max.) Potential Surplus / Deficit			Estimated (likely max.) Potential Surplus / Deficit			Estimated (likely max.) Potential Surplus / Deficit		
	£3,750/sq.m. (LOWER)	£4,000/sq.m (BASE)	£4,250/sq.m. (UPPER)	£3,750/sq.m. (LOWER)	£4,000/sq.m (BASE)	£4,250/sq.m. (UPPER)	£3,750/sq.m. (LOWER)	£4,000/sq.m (BASE)	£4,250/sq.m. (UPPER)	£3,750/sq.m. (LOWER)	£4,000/sq.m (BASE)	£4,250/sq.m. (UPPER)
-10.0%	19,155,609	32,611,280	45,548,970	13,072,081	26,796,210	39,944,317	6,927,489	20,940,528	34,325,028	-5,822,144	8,775,151	22,706,121
-7.5%	14,653,580	28,307,516	41,399,662	8,541,809	22,479,503	35,794,331	2,252,286	16,464,579	30,045,095	-10,632,573	4,146,280	18,274,967
-5.0%	10,141,581	23,998,660	37,250,355	3,903,950	18,046,078	31,556,401	-2,490,761	11,955,596	25,736,239	-15,519,580	-575,572	13,766,595
-2.5%	5,542,989	19,616,448	33,059,856	-826,371	13,537,095	27,247,544	-7,248,983	7,404,235	21,397,843	-20,462,030	-5,320,885	9,245,754
0% (BASE)	838,020	<b>15,118,594</b>	28,758,850	-5,573,179	<b>9,013,607</b>	22,933,603	-12,084,362	<b>2,745,197</b>	16,929,593	-25,457,487	<b>-10,110,724</b>	4,631,177
2.5%	-3,907,294	10,608,524	24,449,994	-10,379,098	4,390,894	18,509,538	-16,988,466	-1,992,104	12,420,610	-30,466,897	-14,977,657	-76,915
5.0%	-8,683,318	6,023,946	20,076,953	-15,262,632	-327,714	14,002,109	-21,948,348	-6,741,778	7,879,399	-35,513,142	-19,900,155	-4,822,228
7.5%	-13,543,069	1,336,425	15,583,608	-20,202,738	-5,073,027	9,484,189	-26,952,855	-11,555,975	3,235,232	-40,616,105	-24,873,650	-9,594,505
10.0%	-18,463,602	-3,408,637	11,074,625	-25,195,834	-9,858,391	4,874,736	-31,967,818	-16,441,571	-1,493,447	-45,740,695	-29,883,060	-14,440,438
Construction / Sales Rate: %	Estimated (likely max.) Potential Surplus / Deficit (£ per dwelling)			Estimated (likely max.) Potential Surplus / Deficit (£ per dwelling)			Estimated (likely max.) Potential Surplus / Deficit (£ per dwelling)			Estimated (likely max.) Potential Surplus / Deficit (£ per dwelling)		
	£3,750/sq.m. (LOWER)	£4,000/sq.m (BASE)	£4,250/sq.m. (UPPER)	£3,750/sq.m. (LOWER)	£4,000/sq.m (BASE)	£4,250/sq.m. (UPPER)	£3,750/sq.m. (LOWER)	£4,000/sq.m (BASE)	£4,250/sq.m. (UPPER)	£3,750/sq.m. (LOWER)	£4,000/sq.m (BASE)	£4,250/sq.m. (UPPER)
	-10.0%	19,156	32,611	45,549	13,072	26,796	39,944	6,927	20,941	34,325	-5,822	8,775
-7.5%	14,654	28,308	41,400	8,542	22,480	35,794	2,252	16,465	30,045	-10,633	4,146	18,275
-5.0%	10,142	23,999	37,250	3,904	18,046	31,556	-2,491	11,956	25,736	-15,520	-576	13,767
-2.5%	5,543	19,616	33,060	-826	13,537	27,248	-7,249	7,404	21,398	-20,462	-5,321	9,246
0% (BASE)	838	<b>15,119</b>	28,759	-5,573	<b>9,014</b>	22,934	-12,084	<b>2,745</b>	16,930	-25,457	<b>-10,111</b>	4,631
2.5%	-3,907	10,609	24,450	-10,379	4,391	18,510	-16,988	-1,992	12,421	-30,467	-14,978	-77
5.0%	-8,683	6,024	20,077	-15,263	-328	14,002	-21,948	-6,742	7,879	-35,513	-19,900	-4,822
7.5%	-13,543	1,336	15,584	-20,203	-5,073	9,484	-26,953	-11,556	3,235	-40,616	-24,874	-9,595
10.0%	-18,464	-3,409	11,075	-25,196	-9,858	4,875	-31,968	-16,442	-1,493	-45,741	-29,883	-14,440

Chichester District Council - Appendix IIc - Local Plan & CIL Viability Assessment  
 - Strategic Site Allocations: Table 3 - AL5: Southern Gateway

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Site Area (ha):	8.25
Indicative Residential Capacity:	350
Site Type:	PDL
Non-Residential Uses:	N/A
Profit (% GDV):	17.5% (Residential) 6% (AH)
Indexed CIL (per sqm):	£141.25
Benchmark Land Value: (fixed within appraisal model)	£1,500,000/ha site-wide

30% AH	£0/unit A27 Mitigation Sensitivity Test			£5,000/unit A27 Mitigation Sensitivity Test			£10,000/unit A27 Mitigation Sensitivity Test			£20,000/unit A27 Mitigation Sensitivity Test		
	Estimated (likely max.) Potential Surplus / Deficit			Estimated (likely max.) Potential Surplus / Deficit			Estimated (likely max.) Potential Surplus / Deficit			Estimated (likely max.) Potential Surplus / Deficit		
	£3,750/sq.m. (LOWER)	£4,000/sq.m (BASE)	£4,250/sq.m. (UPPER)	£3,750/sq.m. (LOWER)	£4,000/sq.m (BASE)	£4,250/sq.m. (UPPER)	£3,750/sq.m. (LOWER)	£4,000/sq.m (BASE)	£4,250/sq.m. (UPPER)	£3,750/sq.m. (LOWER)	£4,000/sq.m (BASE)	£4,250/sq.m. (UPPER)
-10.0%	-3,704,354	1,396,631	6,453,488	-5,693,529	-570,689	4,498,747	-7,691,745	-2,547,473	2,544,006	-11,715,785	-6,525,435	-1,390,591
-7.5%	-6,143,287	-1,015,678	4,057,764	-8,143,805	-2,994,487	2,103,023	-10,153,232	-4,981,310	137,452	-14,188,735	-8,980,470	-3,820,051
-5.0%	-8,596,951	-3,441,502	1,662,039	-10,608,431	-5,430,349	-307,538	-12,626,182	-7,427,620	-2,284,620	-16,667,682	-11,447,895	-6,261,310
-2.5%	-11,063,630	-5,879,389	-752,527	-13,081,381	-7,878,713	-2,731,635	-15,099,133	-9,886,761	-4,718,130	-19,159,958	-13,920,845	-8,714,775
0% (BASE)	-13,536,580	<b>-8,331,256</b>	-3,178,649	-15,555,265	<b>-10,340,541</b>	-5,167,170	-17,583,117	<b>-12,358,293</b>	-7,163,495	-21,666,679	<b>-16,396,955</b>	-11,180,006
2.5%	-16,012,545	-10,795,740	-5,616,210	-18,042,478	-12,813,491	-7,614,588	-20,081,593	-14,831,243	-9,621,066	-24,188,332	-18,885,771	-13,652,956
5.0%	-18,501,839	-13,268,690	-8,065,681	-20,543,035	-15,286,441	-10,074,212	-22,593,786	-17,311,514	-12,090,403	-26,718,142	-21,387,308	-16,126,228
7.5%	-21,004,477	-15,741,818	-10,527,850	-23,057,339	-17,768,794	-12,545,601	-25,119,662	-19,804,493	-14,563,353	-29,247,952	-23,901,994	-18,611,584
10.0%	-23,521,182	-18,227,652	-13,000,800	-25,585,327	-20,264,765	-15,018,552	-27,649,472	-22,310,762	-17,040,787	-31,777,762	-26,429,742	-21,109,038
Construction / Sales Rate: %	Estimated (likely max.) Potential Surplus / Deficit (£ per dwelling)			Estimated (likely max.) Potential Surplus / Deficit (£ per dwelling)			Estimated (likely max.) Potential Surplus / Deficit (£ per dwelling)			Estimated (likely max.) Potential Surplus / Deficit (£ per dwelling)		
	£3,750/sq.m. (LOWER)	£4,000/sq.m (BASE)	£4,250/sq.m. (UPPER)	£3,750/sq.m. (LOWER)	£4,000/sq.m (BASE)	£4,250/sq.m. (UPPER)	£3,750/sq.m. (LOWER)	£4,000/sq.m (BASE)	£4,250/sq.m. (UPPER)	£3,750/sq.m. (LOWER)	£4,000/sq.m (BASE)	£4,250/sq.m. (UPPER)
	-10.0%	-10,584	3,990	18,439	-16,267	-1,631	12,854	-21,976	-7,278	7,269	-33,474	-18,644
-7.5%	-17,552	-2,902	11,594	-23,268	-8,556	6,009	-29,009	-14,232	393	-40,539	-25,658	-10,914
-5.0%	-24,563	-9,833	4,749	-30,310	-15,515	-879	-36,075	-21,222	-6,527	-47,622	-32,708	-17,889
-2.5%	-31,610	-16,798	-2,150	-37,375	-22,511	-7,805	-43,140	-28,248	-13,480	-54,743	-39,774	-24,899
0% (BASE)	-38,676	<b>-23,804</b>	-9,082	-44,444	<b>-29,544</b>	-14,763	-50,237	<b>-35,309</b>	-20,467	-61,905	<b>-46,848</b>	-31,943
2.5%	-45,750	-30,845	-16,046	-51,550	-36,610	-21,756	-57,376	-42,375	-27,489	-69,110	-53,959	-39,008
5.0%	-52,862	-37,911	-23,045	-58,694	-43,676	-28,783	-64,554	-49,461	-34,544	-76,338	-61,107	-46,075
7.5%	-60,013	-44,977	-30,080	-65,878	-50,768	-35,845	-71,770	-56,584	-41,610	-83,566	-68,291	-53,176
10.0%	-67,203	-52,079	-37,145	-73,101	-57,899	-42,910	-78,998	-63,745	-48,688	-90,794	-75,514	-60,312

  

40% AH	£0/unit A27 Mitigation Sensitivity Test			£5,000/unit A27 Mitigation Sensitivity Test			£10,000/unit A27 Mitigation Sensitivity Test			£20,000/unit A27 Mitigation Sensitivity Test		
	Estimated (likely max.) Potential Surplus / Deficit			Estimated (likely max.) Potential Surplus / Deficit			Estimated (likely max.) Potential Surplus / Deficit			Estimated (likely max.) Potential Surplus / Deficit		
	£3,750/sq.m. (LOWER)	£4,000/sq.m (BASE)	£4,250/sq.m. (UPPER)	£3,750/sq.m. (LOWER)	£4,000/sq.m (BASE)	£4,250/sq.m. (UPPER)	£3,750/sq.m. (LOWER)	£4,000/sq.m (BASE)	£4,250/sq.m. (UPPER)	£3,750/sq.m. (LOWER)	£4,000/sq.m (BASE)	£4,250/sq.m. (UPPER)
-10.0%	-8,345,129	-3,917,212	465,702	-10,361,368	-5,910,758	-1,507,962	-12,379,119	-7,914,470	-3,490,548	-16,421,627	-11,945,659	-7,483,810
-7.5%	-10,779,581	-6,325,199	-1,918,656	-12,797,332	-8,330,797	-3,903,103	-14,815,084	-10,346,121	-5,896,804	-18,881,228	-14,381,624	-9,912,661
-5.0%	-13,215,546	-8,747,124	-4,315,657	-15,234,902	-10,764,334	-6,311,245	-17,264,774	-12,782,086	-8,316,464	-21,356,449	-16,825,054	-12,348,626
-2.5%	-15,655,027	-11,182,547	-6,725,686	-17,686,812	-13,200,299	-8,732,791	-19,729,127	-15,218,203	-10,749,087	-23,846,357	-19,283,974	-14,784,590
0% (BASE)	-18,108,849	<b>-13,618,512</b>	-9,149,549	-20,153,442	<b>-15,638,328</b>	-11,167,301	-22,210,041	<b>-17,668,127</b>	-13,185,052	-26,338,331	<b>-21,758,054</b>	-17,228,481
2.5%	-20,579,331	-16,058,454	-11,585,514	-22,637,870	-18,090,165	-13,603,266	-24,702,015	-20,131,872	-15,621,630	-28,830,305	-24,246,288	-19,686,719
5.0%	-23,065,699	-18,512,202	-14,021,479	-25,129,844	-20,555,822	-16,041,755	-27,193,989	-22,609,972	-18,071,480	-31,322,279	-26,738,262	-22,159,659
7.5%	-25,557,673	-20,980,936	-16,461,880	-27,621,818	-23,037,802	-18,493,518	-29,685,963	-25,101,947	-20,534,618	-33,814,253	-29,230,236	-24,646,220
10.0%	-28,049,647	-23,465,631	-18,915,555	-30,113,792	-25,529,776	-20,958,567	-32,177,937	-27,593,921	-23,011,437	-36,306,227	-31,722,210	-27,138,194
Construction / Sales Rate: %	Estimated (likely max.) Potential Surplus / Deficit (£ per dwelling)			Estimated (likely max.) Potential Surplus / Deficit (£ per dwelling)			Estimated (likely max.) Potential Surplus / Deficit (£ per dwelling)			Estimated (likely max.) Potential Surplus / Deficit (£ per dwelling)		
	£3,750/sq.m. (LOWER)	£4,000/sq.m (BASE)	£4,250/sq.m. (UPPER)	£3,750/sq.m. (LOWER)	£4,000/sq.m (BASE)	£4,250/sq.m. (UPPER)	£3,750/sq.m. (LOWER)	£4,000/sq.m (BASE)	£4,250/sq.m. (UPPER)	£3,750/sq.m. (LOWER)	£4,000/sq.m (BASE)	£4,250/sq.m. (UPPER)
	-10.0%	-23,843	-11,192	1,331	-29,604	-16,888	-4,308	-35,369	-22,613	-9,973	-46,919	-34,130
-7.5%	-30,799	-18,072	-5,482	-36,564	-23,802	-11,152	-42,329	-29,560	-16,848	-53,946	-41,090	-28,322
-5.0%	-37,759	-24,992	-12,330	-43,528	-30,755	-18,032	-49,328	-36,520	-23,761	-61,018	-48,072	-35,282
-2.5%	-44,729	-31,950	-19,216	-50,534	-37,715	-24,951	-56,369	-43,481	-30,712	-68,132	-55,097	-42,242
0% (BASE)	-51,740	<b>-38,910</b>	-26,142	-57,581	<b>-44,681</b>	-31,907	-63,457	<b>-50,480</b>	-37,672	-75,252	<b>-62,166</b>	-49,224
2.5%	-58,798	-45,881	-33,101	-64,680	-51,686	-38,866	-70,577	-57,520	-44,633	-82,372	-69,275	-56,248
5.0%	-65,902	-52,892	-40,061	-71,800	-58,731	-45,834	-77,697	-64,600	-51,633	-89,492	-76,395	-63,313
7.5%	-73,022	-59,946	-47,034	-78,919	-65,822	-52,839	-84,817	-71,720	-58,670	-96,612	-83,515	-70,418
10.0%	-80,142	-67,045	-54,044	-86,039	-72,942	-59,882	-91,937	-78,840	-65,747	-103,732	-90,635	-77,538

Chichester District Council - Appendix IIc - Local Plan & CIL Viability Assessment  
 - Strategic Site Allocations: Table 4 - AL7: Highgrove Farm, Bosham

Table 4 - AL7: Highgrove Farm, Bosham

Site Area (ha):	13
Indicative Residential Capacity:	250
Site Type:	Greenfield
Non-Residential Uses:	N/A
Profit (% GDV):	17.5% (Residential) 6% (AH)
Indexed CIL (per sqm):	£141.25
Benchmark Land Value: (fixed within appraisal model)	£250,000/ha site-wide

30% AH	£0/unit A27 Mitigation Sensitivity Test			£5,000/unit A27 Mitigation Sensitivity Test			£10,000/unit A27 Mitigation Sensitivity Test			£20,000/unit A27 Mitigation Sensitivity Test		
	Estimated (likely max.) Potential Surplus / Deficit											
	Construction / Sales Rate: %	£3,750/sq.m. (LOWER)	£4,000/sq.m (BASE)	£4,250/sq.m. (UPPER)	£3,750/sq.m. (LOWER)	£4,000/sq.m (BASE)	£4,250/sq.m. (UPPER)	£3,750/sq.m. (LOWER)	£4,000/sq.m (BASE)	£4,250/sq.m. (UPPER)	£3,750/sq.m. (LOWER)	£4,000/sq.m (BASE)
-10.0%	5,412,270	9,049,369	12,646,080	3,994,796	7,647,237	11,261,495	2,570,910	6,238,310	9,868,923	-296,581	3,402,516	7,061,975
-7.5%	4,337,918	7,986,111	11,596,645	2,915,600	6,578,337	10,205,888	1,486,605	5,164,849	8,807,543	-1,390,004	2,320,428	5,991,193
-5.0%	3,259,288	6,918,363	10,542,391	1,832,040	5,506,423	9,146,022	398,113	4,088,759	7,742,028	-2,483,428	1,235,246	4,917,428
-2.5%	2,176,730	5,847,997	9,483,576	744,372	4,431,881	8,081,986	-694,349	3,009,809	6,673,128	-3,576,851	146,754	3,839,600
0% (BASE)	1,090,631	<b>4,774,232</b>	8,420,465	-346,521	<b>3,353,251</b>	7,013,154	-1,787,772	<b>1,926,248</b>	5,600,576	-4,674,944	<b>-946,139</b>	2,759,327
2.5%	1,306	3,696,373	7,353,181	-1,439,945	2,270,938	5,942,150	-2,881,196	839,272	4,525,843	-5,776,404	-2,039,562	1,675,767
5.0%	-1,092,117	2,615,629	6,283,724	-2,533,368	1,185,531	4,868,386	-3,976,108	-250,484	3,447,214	-6,881,242	-3,132,986	587,914
7.5%	-2,185,541	1,531,790	5,209,960	-3,626,792	97,039	3,790,336	-5,074,531	-1,343,907	2,365,147	-7,989,670	-4,227,897	-502,273
10.0%	-3,278,964	443,298	4,133,457	-4,725,113	-996,079	2,709,837	-6,177,810	-2,437,330	1,280,431	-9,103,162	-5,326,320	-1,595,697
Construction / Sales Rate: %	Estimated (likely max.) Potential Surplus / Deficit (£ per dwelling)											
	£3,750/sq.m. (LOWER)	£4,000/sq.m (BASE)	£4,250/sq.m. (UPPER)	£3,750/sq.m. (LOWER)	£4,000/sq.m (BASE)	£4,250/sq.m. (UPPER)	£3,750/sq.m. (LOWER)	£4,000/sq.m (BASE)	£4,250/sq.m. (UPPER)	£3,750/sq.m. (LOWER)	£4,000/sq.m (BASE)	£4,250/sq.m. (UPPER)
	-10.0%	21,649	36,197	50,584	15,979	30,589	45,046	10,284	24,953	39,476	-1,186	13,610
-7.5%	17,352	31,944	46,387	11,662	26,313	40,824	5,946	20,659	35,230	-5,560	9,282	23,965
-5.0%	13,037	27,673	42,170	7,328	22,026	36,584	1,592	16,355	30,968	-9,934	4,941	19,670
-2.5%	8,707	23,392	37,934	2,977	17,728	32,328	-2,777	12,039	26,693	-14,307	587	15,358
0% (BASE)	4,363	<b>19,097</b>	33,682	-1,386	<b>13,413</b>	28,053	-7,151	<b>7,705</b>	22,402	-18,700	<b>-3,785</b>	11,037
2.5%	5	14,785	29,413	-5,760	9,084	23,769	-11,525	3,357	18,103	-23,106	-8,158	6,703
5.0%	-4,368	10,463	25,135	-10,133	4,742	19,474	-15,904	-1,002	13,789	-27,525	-12,532	2,352
7.5%	-8,742	6,127	20,840	-14,507	388	15,161	-20,298	-5,376	9,461	-31,959	-16,912	-2,009
10.0%	-13,116	1,773	16,534	-18,900	-3,984	10,839	-24,711	-9,749	5,122	-36,413	-21,305	-6,383

40% AH	£0/unit A27 Mitigation Sensitivity Test			£5,000/unit A27 Mitigation Sensitivity Test			£10,000/unit A27 Mitigation Sensitivity Test			£20,000/unit A27 Mitigation Sensitivity Test		
	Estimated (likely max.) Potential Surplus / Deficit											
	Construction / Sales Rate: %	£3,750/sq.m. (LOWER)	£4,000/sq.m (BASE)	£4,250/sq.m. (UPPER)	£3,750/sq.m. (LOWER)	£4,000/sq.m (BASE)	£4,250/sq.m. (UPPER)	£3,750/sq.m. (LOWER)	£4,000/sq.m (BASE)	£4,250/sq.m. (UPPER)	£3,750/sq.m. (LOWER)	£4,000/sq.m (BASE)
-10.0%	2,088,084	5,242,334	8,365,493	651,325	3,822,307	6,959,052	-789,926	2,395,258	5,546,246	-3,673,974	-480,312	2,701,254
-7.5%	1,025,571	4,191,489	7,324,904	-415,680	2,766,128	5,913,763	-1,856,931	1,333,505	4,496,250	-4,746,616	-1,547,317	1,641,119
-5.0%	-41,435	3,136,999	6,281,280	-1,482,686	1,706,063	4,865,432	-2,923,937	268,180	3,442,995	-5,823,378	-2,614,323	577,794
-2.5%	-1,108,440	2,078,621	5,233,459	-2,549,691	642,425	3,812,863	-3,993,944	-798,826	2,385,614	-6,904,998	-3,681,927	-489,211
0% (BASE)	-2,175,445	<b>1,016,427</b>	4,182,045	-3,617,987	<b>-424,580</b>	2,756,484	-5,068,042	<b>-1,865,831</b>	1,324,042	-7,990,961	<b>-4,753,810</b>	-1,556,217
2.5%	-3,242,451	-50,334	3,127,354	-4,690,375	-1,491,585	1,696,599	-6,146,241	-2,932,836	259,280	-9,081,173	-5,830,003	-2,623,222
5.0%	-4,313,914	-1,117,339	2,069,157	-5,767,136	-2,558,591	633,526	-7,228,732	-4,001,897	-807,725	-10,172,711	-6,909,914	-3,690,227
7.5%	-5,389,469	-2,184,345	1,006,964	-6,848,502	-3,625,940	-433,479	-8,315,471	-5,074,667	-1,874,730	-11,264,250	-7,993,769	-4,761,763
10.0%	-6,469,123	-3,251,350	-59,234	-7,934,206	-4,697,824	-1,500,485	-9,407,010	-6,151,429	-2,941,736	-12,355,788	-9,081,491	-5,836,628
Construction / Sales Rate: %	Estimated (likely max.) Potential Surplus / Deficit (£ per dwelling)											
	£3,750/sq.m. (LOWER)	£4,000/sq.m (BASE)	£4,250/sq.m. (UPPER)	£3,750/sq.m. (LOWER)	£4,000/sq.m (BASE)	£4,250/sq.m. (UPPER)	£3,750/sq.m. (LOWER)	£4,000/sq.m (BASE)	£4,250/sq.m. (UPPER)	£3,750/sq.m. (LOWER)	£4,000/sq.m (BASE)	£4,250/sq.m. (UPPER)
	-10.0%	8,352	20,969	33,462	2,605	15,289	27,836	-3,160	9,581	22,185	-14,696	-1,921
-7.5%	4,102	16,766	29,300	-1,663	11,065	23,655	-7,428	5,334	17,985	-18,986	-6,189	6,564
-5.0%	-166	12,548	25,125	-5,931	6,824	19,462	-11,696	1,073	13,772	-23,294	-10,457	2,311
-2.5%	-4,434	8,314	20,934	-10,199	2,570	15,251	-15,976	-3,195	9,542	-27,620	-14,728	-1,957
0% (BASE)	-8,702	<b>4,066</b>	16,728	-14,472	<b>-1,698</b>	11,026	-20,272	<b>-7,463</b>	5,296	-31,964	<b>-19,015</b>	-6,225
2.5%	-12,970	-201	12,509	-18,761	-5,966	6,786	-24,585	-11,731	1,037	-36,325	-23,320	-10,493
5.0%	-17,256	-4,469	8,277	-23,069	-10,234	2,534	-28,915	-16,008	-3,231	-40,691	-27,640	-14,761
7.5%	-21,558	-8,737	4,028	-27,394	-14,504	-1,734	-33,262	-20,299	-7,499	-45,057	-31,975	-19,047
10.0%	-25,876	-13,005	-237	-31,737	-18,791	-6,002	-37,628	-24,606	-11,767	-49,423	-36,326	-23,347

Chichester District Council - Appendix IIc - Local Plan & CIL Viability Assessment  
 - Strategic Site Allocations: Table 5 - AL8: Land at Bracklesham Lane, East Wittering

Table 5 - AL8: Land at Bracklesham Lane, East Wittering

Site Area (ha):	9.7
Indicative Residential Capacity:	265
Site Type:	Greenfield
Non-Residential Uses:	N/A
Profit (% GDV):	17.5% (Residential) 6% (AH)
Indexed CIL (per sqm):	£141.25
Benchmark Land Value: (fixed within appraisal model)	£250,000/ha site-wide

30% AH	£0/unit A27 Mitigation Sensitivity Test			£5,000/unit A27 Mitigation Sensitivity Test			£10,000/unit A27 Mitigation Sensitivity Test			£20,000/unit A27 Mitigation Sensitivity Test		
	Estimated (likely max.) Potential Surplus / Deficit			Estimated (likely max.) Potential Surplus / Deficit			Estimated (likely max.) Potential Surplus / Deficit			Estimated (likely max.) Potential Surplus / Deficit		
	£3,750/sq.m. (LOWER)	£4,000/sq.m (BASE)	£4,250/sq.m. (UPPER)	£3,750/sq.m. (LOWER)	£4,000/sq.m (BASE)	£4,250/sq.m. (UPPER)	£3,750/sq.m. (LOWER)	£4,000/sq.m (BASE)	£4,250/sq.m. (UPPER)	£3,750/sq.m. (LOWER)	£4,000/sq.m (BASE)	£4,250/sq.m. (UPPER)
-10.0%	9,336,295	13,144,842	16,917,816	7,854,277	11,684,062	15,469,391	6,363,937	10,213,849	14,018,784	3,363,712	7,247,425	11,091,191
-7.5%	8,212,550	12,037,188	15,818,449	6,723,848	10,568,937	14,369,302	5,228,635	9,091,996	12,912,003	2,218,397	6,113,875	9,971,043
-5.0%	7,083,760	10,924,025	14,719,082	5,590,184	9,448,668	13,264,011	4,089,925	7,965,238	11,800,087	1,069,299	4,976,299	8,846,317
-2.5%	5,950,209	9,805,340	13,615,855	4,451,475	8,323,511	12,153,612	2,946,219	6,833,698	10,683,009	-84,983	3,835,952	7,717,186
0% (BASE)	4,813,025	<b>8,681,785</b>	12,507,138	3,309,407	<b>7,193,609</b>	11,038,097	1,798,995	<b>5,699,398</b>	9,561,040	-1,242,671	<b>2,692,084</b>	6,583,636
2.5%	3,672,594	7,553,393	11,393,185	2,163,843	6,060,059	9,917,712	648,034	4,560,688	8,434,472	-2,402,228	1,543,503	5,447,062
5.0%	2,528,691	6,419,970	10,274,384	1,014,542	4,922,238	8,792,746	-506,333	3,418,459	7,303,459	-3,561,785	391,658	4,308,192
7.5%	1,379,594	5,283,788	9,151,019	-139,785	3,781,647	7,663,370	-1,665,890	2,273,199	6,169,908	-4,722,123	-763,118	3,164,324
10.0%	226,723	4,144,834	8,022,628	-1,297,721	2,637,778	6,529,820	-2,825,448	1,124,101	5,031,451	-5,886,981	-1,922,675	2,017,707
Construction / Sales Rate: %	Estimated (likely max.) Potential Surplus / Deficit (£ per dwelling)			Estimated (likely max.) Potential Surplus / Deficit (£ per dwelling)			Estimated (likely max.) Potential Surplus / Deficit (£ per dwelling)			Estimated (likely max.) Potential Surplus / Deficit (£ per dwelling)		
	£3,750/sq.m. (LOWER)	£4,000/sq.m (BASE)	£4,250/sq.m. (UPPER)	£3,750/sq.m. (LOWER)	£4,000/sq.m (BASE)	£4,250/sq.m. (UPPER)	£3,750/sq.m. (LOWER)	£4,000/sq.m (BASE)	£4,250/sq.m. (UPPER)	£3,750/sq.m. (LOWER)	£4,000/sq.m (BASE)	£4,250/sq.m. (UPPER)
	-10.0%	35,231	49,603	63,841	29,639	44,091	58,375	24,015	38,543	52,901	12,693	27,349
-7.5%	30,991	45,423	59,692	25,373	39,883	54,224	19,731	34,309	48,725	8,371	23,071	37,627
-5.0%	26,731	41,223	55,544	21,095	35,655	50,053	15,434	30,058	44,529	4,035	18,778	33,382
-2.5%	22,454	37,001	51,381	16,798	31,409	45,863	11,118	25,788	40,313	-321	14,475	29,121
0% (BASE)	18,162	<b>32,761</b>	47,197	12,488	<b>27,146</b>	41,653	6,789	<b>21,507</b>	36,079	-4,689	<b>10,159</b>	24,844
2.5%	13,859	28,503	42,993	8,165	22,868	37,425	2,445	17,210	31,828	-9,065	5,825	20,555
5.0%	9,542	24,226	38,771	3,828	18,574	33,180	-1,911	12,900	27,560	-13,441	1,478	16,257
7.5%	5,206	19,939	34,532	-527	14,270	28,918	-6,286	8,578	23,283	-17,819	-2,880	11,941
10.0%	856	15,641	30,274	-4,897	9,954	24,641	-10,662	4,242	18,987	-22,215	-7,255	7,614

  

40% AH	£0/unit A27 Mitigation Sensitivity Test			£5,000/unit A27 Mitigation Sensitivity Test			£10,000/unit A27 Mitigation Sensitivity Test			£20,000/unit A27 Mitigation Sensitivity Test		
	Estimated (likely max.) Potential Surplus / Deficit			Estimated (likely max.) Potential Surplus / Deficit			Estimated (likely max.) Potential Surplus / Deficit			Estimated (likely max.) Potential Surplus / Deficit		
	£3,750/sq.m. (LOWER)	£4,000/sq.m (BASE)	£4,250/sq.m. (UPPER)	£3,750/sq.m. (LOWER)	£4,000/sq.m (BASE)	£4,250/sq.m. (UPPER)	£3,750/sq.m. (LOWER)	£4,000/sq.m (BASE)	£4,250/sq.m. (UPPER)	£3,750/sq.m. (LOWER)	£4,000/sq.m (BASE)	£4,250/sq.m. (UPPER)
-10.0%	5,800,014	9,096,921	12,355,124	4,300,031	7,613,758	10,892,167	2,791,748	6,121,668	9,418,681	-248,795	3,116,022	6,443,322
-7.5%	4,689,847	7,999,796	11,273,089	3,184,309	6,509,471	9,802,502	1,670,273	5,011,994	8,321,364	-1,379,820	1,995,281	5,334,141
-5.0%	3,575,642	6,897,274	10,185,108	2,064,047	5,401,562	8,707,288	544,348	3,898,688	7,218,929	-2,510,846	870,419	4,221,734
-2.5%	2,457,169	5,791,130	9,091,600	939,260	4,290,021	7,606,732	-586,419	2,781,525	6,113,270	-3,641,871	-258,228	3,105,881
0% (BASE)	1,334,171	<b>4,680,439</b>	7,992,814	-189,719	<b>3,174,298</b>	6,501,073	-1,717,445	<b>1,660,242</b>	5,002,586	-4,775,473	<b>-1,389,254</b>	1,985,057
2.5%	206,982	3,565,631	6,888,877	-1,320,744	2,053,824	5,392,155	-2,848,470	534,317	3,888,677	-5,913,412	-2,520,279	860,388
5.0%	-924,044	2,446,946	5,781,723	-2,451,770	929,229	4,280,010	-3,979,496	-595,853	2,771,302	-7,055,696	-3,651,305	-267,662
7.5%	-2,055,069	1,324,140	4,671,032	-3,582,796	-199,152	3,164,288	-5,114,642	-1,726,878	1,650,211	-8,202,523	-4,783,904	-1,398,687
10.0%	-3,186,095	197,548	3,555,621	-4,716,127	-1,330,178	2,043,600	-6,254,124	-2,857,904	524,286	-9,354,307	-5,920,435	-2,529,713
Construction / Sales Rate: %	Estimated (likely max.) Potential Surplus / Deficit (£ per dwelling)			Estimated (likely max.) Potential Surplus / Deficit (£ per dwelling)			Estimated (likely max.) Potential Surplus / Deficit (£ per dwelling)			Estimated (likely max.) Potential Surplus / Deficit (£ per dwelling)		
	£3,750/sq.m. (LOWER)	£4,000/sq.m (BASE)	£4,250/sq.m. (UPPER)	£3,750/sq.m. (LOWER)	£4,000/sq.m (BASE)	£4,250/sq.m. (UPPER)	£3,750/sq.m. (LOWER)	£4,000/sq.m (BASE)	£4,250/sq.m. (UPPER)	£3,750/sq.m. (LOWER)	£4,000/sq.m (BASE)	£4,250/sq.m. (UPPER)
	-10.0%	21,887	34,328	46,623	16,227	28,731	41,103	10,535	23,101	35,542	-939	11,759
-7.5%	17,698	30,188	42,540	12,016	24,564	36,991	6,303	18,913	31,401	-5,207	7,529	20,129
-5.0%	13,493	26,027	38,434	7,789	20,383	32,858	2,054	14,712	27,241	-9,475	3,285	15,931
-2.5%	9,272	21,853	34,308	3,544	16,189	28,705	-2,213	10,496	23,069	-13,743	-974	11,720
0% (BASE)	5,035	<b>17,662</b>	30,162	-716	<b>11,978</b>	24,532	-6,481	<b>6,265</b>	18,878	-18,021	<b>-5,242</b>	7,491
2.5%	781	13,455	25,996	-4,984	7,750	20,348	-10,749	2,016	14,674	-22,315	-9,510	3,247
5.0%	-3,487	9,234	21,818	-9,252	3,507	16,151	-15,017	-2,249	10,458	-26,625	-13,779	-1,010
7.5%	-7,755	4,997	17,627	-13,520	-752	11,941	-19,301	-6,517	6,227	-30,953	-18,052	-5,278
10.0%	-12,023	745	13,417	-17,797	-5,020	7,712	-23,600	-10,785	1,978	-35,299	-22,341	-9,546



Chichester District Council - Appendix IIc - Local Plan & CIL Viability Assessment  
 - Strategic Site Allocations: Table 6 - AL12: Land North of Park Farm, Selsey

Table 6 - AL12: Land North of Park Farm, Selsey

Site Area (ha):	13.9
Indicative Residential Capacity:	250
Site Type:	Greenfield
Non-Residential Uses:	N/A
Profit (% GDV):	17.5% (Residential) 6% (AH)
Indexed CIL (per sqm):	£141.25
Benchmark Land Value: (fixed within appraisal model)	£250,000/ha site-wide

30% AH	£0/unit A27 Mitigation Sensitivity Test			£5,000/unit A27 Mitigation Sensitivity Test			£10,000/unit A27 Mitigation Sensitivity Test			£20,000/unit A27 Mitigation Sensitivity Test		
	Estimated (likely max.) Potential Surplus / Deficit			Estimated (likely max.) Potential Surplus / Deficit			Estimated (likely max.) Potential Surplus / Deficit			Estimated (likely max.) Potential Surplus / Deficit		
	£3,750/sq.m. (LOWER)	£4,000/sq.m (BASE)	£4,250/sq.m. (UPPER)	£3,750/sq.m. (LOWER)	£4,000/sq.m (BASE)	£4,250/sq.m. (UPPER)	£3,750/sq.m. (LOWER)	£4,000/sq.m (BASE)	£4,250/sq.m. (UPPER)	£3,750/sq.m. (LOWER)	£4,000/sq.m (BASE)	£4,250/sq.m. (UPPER)
-10.0%	8,034,419	11,629,366	15,185,596	6,632,181	10,246,180	13,819,090	5,222,909	8,853,973	12,445,036	2,385,637	6,046,919	9,673,527
-7.5%	6,971,258	10,580,726	14,148,930	5,563,281	9,190,939	12,777,595	4,149,144	7,792,689	11,397,420	1,302,077	4,975,488	8,614,121
-5.0%	5,903,308	9,527,075	13,109,241	4,490,718	8,131,168	11,731,413	3,071,958	6,726,972	10,345,058	214,899	3,901,428	7,550,086
-2.5%	4,832,292	8,468,627	12,064,728	3,415,079	7,066,998	10,680,527	1,991,457	5,658,072	9,288,180	-875,506	2,822,799	6,481,736
0% (BASE)	3,758,201	<b>7,405,612</b>	11,015,472	2,336,147	<b>5,998,098</b>	9,625,146	907,416	<b>4,584,871</b>	8,227,044	-1,968,929	<b>1,740,975</b>	5,411,215
2.5%	2,679,571	6,338,125	9,961,423	1,252,587	4,926,445	8,565,523	-181,076	3,509,042	7,161,789	-3,062,352	656,058	4,337,451
5.0%	1,597,277	5,268,019	8,902,834	165,183	3,852,163	7,501,487	-1,273,274	2,430,356	6,092,889	-4,155,776	-432,434	3,259,883
7.5%	511,442	4,194,255	7,839,966	-925,446	2,773,534	6,432,916	-2,366,697	1,346,795	5,020,599	-5,253,601	-1,525,063	2,179,874
10.0%	-577,618	3,116,656	6,772,942	-2,018,869	1,691,485	5,362,173	-3,460,121	260,083	3,946,126	-6,354,793	-2,618,487	1,096,314
Construction / Sales Rate: %	Estimated (likely max.) Potential Surplus / Deficit (£ per dwelling)			Estimated (likely max.) Potential Surplus / Deficit (£ per dwelling)			Estimated (likely max.) Potential Surplus / Deficit (£ per dwelling)			Estimated (likely max.) Potential Surplus / Deficit (£ per dwelling)		
	£3,750/sq.m. (LOWER)	£4,000/sq.m (BASE)	£4,250/sq.m. (UPPER)	£3,750/sq.m. (LOWER)	£4,000/sq.m (BASE)	£4,250/sq.m. (UPPER)	£3,750/sq.m. (LOWER)	£4,000/sq.m (BASE)	£4,250/sq.m. (UPPER)	£3,750/sq.m. (LOWER)	£4,000/sq.m (BASE)	£4,250/sq.m. (UPPER)
	-10.0%	32,138	46,517	60,742	26,529	40,985	55,276	20,892	35,416	49,780	9,543	24,188
-7.5%	27,885	42,323	56,596	22,253	36,764	51,110	16,597	31,171	45,590	5,208	19,902	34,456
-5.0%	23,613	38,108	52,437	17,963	32,525	46,926	12,288	26,908	41,380	860	15,606	30,200
-2.5%	19,329	33,875	48,259	13,660	28,268	42,722	7,966	22,632	37,153	-3,502	11,291	25,927
0% (BASE)	15,033	<b>29,622</b>	44,062	9,345	<b>23,992</b>	38,501	3,630	<b>18,339</b>	32,908	-7,876	<b>6,964</b>	21,645
2.5%	10,718	25,352	39,846	5,010	19,706	34,262	-724	14,036	28,647	-12,249	2,624	17,350
5.0%	6,389	21,072	35,611	661	15,409	30,006	-5,093	9,721	24,372	-16,623	-1,730	13,040
7.5%	2,046	16,777	31,360	-3,702	11,094	25,732	-9,467	5,387	20,082	-21,014	-6,100	8,719
10.0%	-2,310	12,467	27,092	-8,075	6,766	21,449	-13,840	1,040	15,785	-25,419	-10,474	4,385

  

40% AH	£0/unit A27 Mitigation Sensitivity Test			£5,000/unit A27 Mitigation Sensitivity Test			£10,000/unit A27 Mitigation Sensitivity Test			£20,000/unit A27 Mitigation Sensitivity Test		
	Estimated (likely max.) Potential Surplus / Deficit			Estimated (likely max.) Potential Surplus / Deficit			Estimated (likely max.) Potential Surplus / Deficit			Estimated (likely max.) Potential Surplus / Deficit		
	£3,750/sq.m. (LOWER)	£4,000/sq.m (BASE)	£4,250/sq.m. (UPPER)	£3,750/sq.m. (LOWER)	£4,000/sq.m (BASE)	£4,250/sq.m. (UPPER)	£3,750/sq.m. (LOWER)	£4,000/sq.m (BASE)	£4,250/sq.m. (UPPER)	£3,750/sq.m. (LOWER)	£4,000/sq.m (BASE)	£4,250/sq.m. (UPPER)
-10.0%	4,749,060	7,868,662	10,952,676	3,330,216	6,464,213	9,566,703	1,903,990	5,052,973	8,172,072	-971,083	2,209,986	5,356,885
-7.5%	3,699,398	6,830,065	9,927,652	2,274,860	5,420,490	8,534,769	842,676	4,004,158	7,133,513	-2,038,088	1,150,290	4,308,919
-5.0%	2,645,730	5,786,991	8,897,328	1,215,234	4,372,668	7,497,932	-222,591	2,951,590	6,090,438	-3,105,093	87,023	3,256,350
-2.5%	1,587,792	4,740,185	7,862,119	151,655	3,320,772	6,456,290	-1,289,596	1,894,345	5,044,098	-4,173,014	-979,982	2,200,341
0% (BASE)	525,599	<b>3,689,954</b>	6,822,143	-915,351	<b>2,265,215</b>	5,411,615	-2,356,602	<b>833,213</b>	3,994,715	-5,245,026	<b>-2,046,987</b>	1,140,827
2.5%	-541,105	2,636,085	5,779,068	-1,982,356	1,205,771	4,363,794	-3,423,607	-231,491	2,942,081	-6,321,788	-3,113,993	78,124
5.0%	-1,608,110	1,578,329	4,731,311	-3,049,361	142,755	3,311,328	-4,492,984	-1,298,496	1,884,700	-7,402,778	-4,180,998	-988,882
7.5%	-2,675,115	516,136	3,680,510	-4,117,027	-924,250	2,255,570	-5,566,452	-2,365,501	823,750	-8,488,102	-5,252,851	-2,055,887
10.0%	-3,742,121	-550,004	2,626,440	-5,188,911	-1,991,255	1,196,308	-6,644,020	-3,432,506	-240,390	-9,577,674	-6,328,413	-3,122,892
Construction / Sales Rate: %	Estimated (likely max.) Potential Surplus / Deficit (£ per dwelling)			Estimated (likely max.) Potential Surplus / Deficit (£ per dwelling)			Estimated (likely max.) Potential Surplus / Deficit (£ per dwelling)			Estimated (likely max.) Potential Surplus / Deficit (£ per dwelling)		
	£3,750/sq.m. (LOWER)	£4,000/sq.m (BASE)	£4,250/sq.m. (UPPER)	£3,750/sq.m. (LOWER)	£4,000/sq.m (BASE)	£4,250/sq.m. (UPPER)	£3,750/sq.m. (LOWER)	£4,000/sq.m (BASE)	£4,250/sq.m. (UPPER)	£3,750/sq.m. (LOWER)	£4,000/sq.m (BASE)	£4,250/sq.m. (UPPER)
	-10.0%	18,996	31,475	43,811	13,321	25,857	38,267	7,616	20,212	32,688	-3,884	8,840
-7.5%	14,798	27,320	39,711	9,099	21,682	34,139	3,371	16,017	28,534	-8,152	4,601	17,236
-5.0%	10,583	23,148	35,589	4,861	17,491	29,992	-890	11,806	24,362	-12,420	348	13,025
-2.5%	6,351	18,961	31,448	607	13,283	25,825	-5,158	7,577	20,176	-16,692	-3,920	8,801
0% (BASE)	2,102	<b>14,760</b>	27,289	-3,661	<b>9,061</b>	21,646	-9,426	<b>3,333</b>	15,979	-20,980	<b>-8,188</b>	4,563
2.5%	-2,164	10,544	23,116	-7,929	4,823	17,455	-13,694	-926	11,768	-25,287	-12,456	312
5.0%	-6,432	6,313	18,925	-12,197	571	13,245	-17,972	-5,194	7,539	-29,611	-16,724	-3,956
7.5%	-10,700	2,065	14,722	-16,468	-3,697	9,022	-22,266	-9,462	3,295	-33,952	-21,011	-8,224
10.0%	-14,968	-2,200	10,506	-20,756	-7,965	4,785	-26,576	-13,730	-962	-38,311	-25,314	-12,492