

**For: Chichester District Council**



**Southbourne Allocation DPD  
- Viability Assessment - Stage 1**

**Appendix 2 – Results Analysis  
(Tables 2a – 2c)**

**October 2024**

**DSP24882**

**Chichester District Council - Southbourne Allocation DPD Viability Assessment (Stage 1)  
Appendix 2 Results Analysis: Table 2a: Scenario 1 (West)**

Site Detail	Capacity	Gross Land Area (ha)*	BLV at £250,000/ha i.e.
Net dwelling requirement	800	54.11	£13,528,214
Gross dwelling requirement	1050	69.10	£17,273,750
Affordable Housing %	30%		
Typical Site Type	Greenfield		

\*assumes 35dph plus 10% allowance for roads, streets and active travel. A further allowance is made for open/green space etc. variable by scheme size.

Southbourne Capacities	Construction: Rate/sq. m. Sensitivity Test	Surplus (£ Total) after deducting BLV at £250,000/ha			Surplus (£/dwelling)		
		VL1 £4,500	VL2 £4,750	VL3 £5,000	VL1 £4,500	VL2 £4,750	VL3 £5,000
<b>800 dwellings (Net Requirement)</b>	-10%	£6,202,704	£13,046,573	£19,875,120	£7,753	£16,308	£24,844
	-5%	£2,082,534	£8,953,792	£15,794,600	£2,603	£11,192	£19,743
	<b>0% BASE TEST</b>	<b>-£2,202,352</b>	<b>£4,840,649</b>	<b>£11,704,009</b>	<b>-£2,753</b>	<b>£6,051</b>	<b>£14,630</b>
	5%	-£6,779,229	£649,109	£7,595,409	-£8,474	£811	£9,494
	10%	-£11,558,978	-£3,835,362	£3,461,890	-£14,449	-£4,794	£4,327
<b>1,050 dwellings (Gross Requirement)</b>	-10%	£10,610,444	£19,252,826	£27,879,525	£10,105	£18,336	£26,552
	-5%	£5,528,066	£14,195,365	£22,835,682	£5,265	£13,519	£21,748
	<b>0% BASE TEST</b>	<b>£407,928</b>	<b>£9,114,797</b>	<b>£17,779,604</b>	<b>£389</b>	<b>£8,681</b>	<b>£16,933</b>
	5%	-£5,098,917	£4,017,793	£12,701,629	-£4,856	£3,826	£12,097
	10%	-£11,178,939	-£1,298,900	£7,615,615	-£10,647	-£1,237	£7,253

**Key:**

Deficit outcomes - Indicative non-viable scenarios
Additional surplus outcomes - indicated viable scenarios
Indicative most relevant VLs range

Dixon Searle Partnership (2024)

**Chichester District Council - Southbourne Allocation DPD Viability Assessment (Stage 1)  
Appendix 2 Results Analysis: Table 2b: Scenario 2 (East)**

Site Detail	Capacity	Gross Land Area (ha)*	BLV at £250,000/ha i.e.
Net dwelling requirement	800	54.11	£13,528,214
Gross dwelling requirement	1050	69.10	£17,273,750
Affordable Housing %	30%		
Typical Site Type	Greenfield		

\*assumes 35dph plus 10% allowance for roads, streets and active travel. A further allowance is made for open/green space etc. variable by scheme size.

Southbourne Capacities	Construction: Rate/sq. m. Sensitivity Test	Surplus (£ Total) after deducting BLV at £250,000/ha			Surplus (£/dwelling)		
		VL1 £4,500	VL2 £4,750	VL3 £5,000	VL1 £4,500	VL2 £4,750	VL3 £5,000
<b>800 dwellings (Net Requirement)</b>	-10%	£3,038,262	£9,883,790	£16,713,235	£3,798	£12,355	£20,892
	-5%	-£1,210,174	£5,789,790	£12,632,047	-£1,513	£7,237	£15,790
	<b>0% BASE TEST</b>	<b>-£5,626,536</b>	<b>£1,626,162</b>	<b>£8,540,431</b>	<b>-£7,033</b>	<b>£2,033</b>	<b>£10,676</b>
	5%	-£10,352,389	-£2,737,745	£4,424,848	-£12,940	-£3,422	£5,531
	10%	-£15,365,243	-£7,349,359	£115,298	-£19,207	-£9,187	£144
<b>1,050 dwellings (Gross Requirement)</b>	-10%	£7,547,301	£16,191,221	£24,818,756	£7,188	£15,420	£23,637
	-5%	£2,464,364	£11,132,436	£19,774,077	£2,347	£10,602	£18,832
	<b>0% BASE TEST</b>	<b>-£2,752,709</b>	<b>£6,051,189</b>	<b>£14,716,993</b>	<b>-£2,622</b>	<b>£5,763</b>	<b>£14,016</b>
	5%	-£8,481,045	£914,972	£9,637,905	-£8,077	£871	£9,179
	10%	-£14,690,474	-£4,597,014	£4,547,351	-£13,991	-£4,378	£4,331

**Key:**

Deficit outcomes - Indicative non-viable scenarios
Additional surplus outcomes - indicated viable scenarios
Indicative most relevant VLs range

**Chichester District Council - Southbourne Allocation DPD Viability Assessment (Stage 1)  
Appendix 2 Results Analysis: Table 2c: Scenario 3 (Mixed / Hybrid)**

Site Detail	Capacity	Gross Land Area (ha)*	BLV at £250,000/ha i.e.
Net dwelling requirement	800	54.11	£13,528,214
Gross dwelling requirement	1050	69.10	£17,273,750
Affordable Housing %	30%		
Typical Site Type	Greenfield		

\*assumes 35dph plus 10% allowance for roads, streets and active travel. A further allowance is made for open/green space etc. variable by scheme size.

Southbourne Capacities	Construction: Rate/sq. m. Sensitivity Test	Surplus (£ Total) after deducting BLV at £250,000/ha			Surplus (£/dwelling)		
		VL1 £4,500	VL2 £4,750	VL3 £5,000	VL1 £4,500	VL2 £4,750	VL3 £5,000
<b>800 dwellings (Net Requirement)</b>	-10%	£7,668,078	£14,511,109	£21,339,155	£9,585	£18,139	£26,674
	-5%	£3,551,749	£10,418,937	£17,258,956	£4,440	£13,024	£21,574
	<b>0% BASE TEST</b>	<b>-£584,766</b>	<b>£6,306,512</b>	<b>£13,168,938</b>	<b>-£731</b>	<b>£7,883</b>	<b>£16,461</b>
	5%	-£5,038,084	£2,187,186	£9,061,275	-£6,298	£2,734	£11,327
	10%	-£9,750,307	-£2,148,781	£4,941,956	-£12,188	-£2,686	£6,177
<b>1,050 dwellings (Gross Requirement)</b>	-10%	£12,028,167	£20,669,867	£29,296,150	£11,455	£19,686	£27,901
	-5%	£6,946,154	£15,612,913	£24,252,606	£6,615	£14,869	£23,098
	<b>0% BASE TEST</b>	<b>£1,831,175</b>	<b>£10,532,885</b>	<b>£19,197,045</b>	<b>£1,744</b>	<b>£10,031</b>	<b>£18,283</b>
	5%	-£3,487,728	£5,438,642	£14,119,616	-£3,322	£5,180	£13,447
	10%	-£9,463,464	£214,275	£9,034,456	-£9,013	£204	£8,604

**Key:**

Deficit outcomes - Indicative non-viable scenarios
Additional surplus outcomes - indicated viable scenarios
Indicative most relevant VLs range