

Local Plan Viability – Addendum (Residential)

Derby City Council

July 2026

Contents

1. Introduction.....3

2. Updated Results.....4

3. Conclusions 11

Appendix 1 – Appraisal Scenarios from Original Assessment

Appendix 2 – Results from Original Assessment

Report title: Local Plan Viability Addendum (Residential)
Prepared by: Dale Robinson, MRICS
Status: Final
Date: ©July 2026
For and on behalf of Avison Young (UK) Limited

1. Introduction

- 1.1 Avison Young (AY) has prepared this addendum to the Local Plan Viability (Residential) Assessment (April 2026) on behalf of Derby City Council. The purpose of the addendum is to update the viability assessment to reflect changes to Policy H2 (Residential Development), within the Regulation 19 Submission Draft Local Plan.
- 1.2 The original viability assessment considered the cumulative impact of emerging Local Plan policies, supplementary planning obligations and forthcoming national requirements on residential development viability across Derby. As part of that assessment, cost allowances were made for the following requirements under Policy H2.
- All new build dwellings to be constructed to comply with Part M4(2)¹.
 - 5% of market dwellings on schemes of more than 25 dwellings to be provided to Building Regulations Part M4(3)a (Wheelchair Adaptable) standards²; and
 - 10% of affordable dwellings on schemes of more than 25 dwellings to be provided to Building Regulations Part M4(3)b (Wheelchair Accessible) standards³.
- 1.3 Since completion of the original assessment, the Council has reviewed Policy H2, specifically the proposed accessibility requirements, and within their Submission Draft Local Plan, has removed the requirement for 10% of the affordable dwellings to be provided at Building Regulations Part M4(3)b (Wheelchair Accessible) standards. Instead, 10% of the affordable dwellings are to be constructed to M4(3) a (Wheelchair Adaptable) standards.
- 1.4 The requirements for all new dwellings to meet Part M4(2) and 5% of market dwellings, on schemes of more than 25 dwellings, to M43(a) standards remains unchanged.
- 1.5 The purpose of this addendum is, therefore, to assess the extent to which the removal of the Part M4(3)b requirements on affordable housing, affects development viability across the scenarios tested⁴ within the original assessment and to consider whether this change alters the overall conclusions regarding Local Plan viability and deliverability.
- 1.6 Unless otherwise stated, the basis of reporting, methodology, development typologies, assumptions (costs and values) and benchmark land values remain unchanged from the original assessment. This addendum should be read alongside the main report and does not replace the findings contained therein except where specifically updated.

¹ An average cost of £1,500 per apartment and £1,600 per house.

² An average cost of £13,500 per apartment and £20,835 per house.

³ An average cost of £13,702 per apartment and £36,265 per house.

⁴ 15 in total – for ease of reference a description of each scenario is included at Appendix 1.

2. Updated Results

- 2.1 The results of our updated analysis, taking into consideration the changes to Policy H2, are presented in Table 2.1.
- 2.2 To help put into context the results from this assessment we have compared these findings to the results from our previous assessment⁵, to see how these changes have impacted viability. Refer to Table 2.2.
- 2.3 At this point it should be noted that the proposed changes to Policy H2 only impact the delivery of affordable housing, so many of the scenarios tested in the original assessment (refer to Appendix 1) are not impacted by these changes. For example, Scenario 5 considered the impact of Policy H2 (Accessible and Adaptable Dwellings) but only in isolation, therefore, there is no impact on the viability, via these changes, on this scenario. The impact of the changes to Policy H2 needs to be considered alongside Policy H4 (affordable housing).
- 2.4 The only scenario's which consider the impact of Policy H2 alongside affordable housing (Policy H4); include:
- Scenario 14, which considered the cumulative financial impact of all the SPD financial contributions and emerging Local Plan Requirements (including Policy H2 and H4).
 - Scenario 15, which replicated scenario 14 but layered on the additional costs of Building Safety Levy and Future Homes Standards.
- 2.5 As demonstrated in Table 2.2 the proposed changes to Policy H2, only marginally improves the viability for those typologies with more than 25 dwellings⁶, under scenarios 15 and 16, albeit the overall results from the previous assessment are not materially impacted.
- 2.6 We have also considered a further scenario, not previously considered in the original assessment, which tests the cumulative impact of accessible housing (Policy H2) and affordable housing (Policy H4) pre and post changes to Policy H2. We have referred to this as Scenario 16.
- Scenario 16a considers the impact on viability pre changes to Policy H2 and
 - Scenario 16b considers the impact of the proposed changes to Policy H2 in the Submission Draft Local Plan.
- 2.7 The results are presented in Table 2.3 and again demonstrate that the proposed changes to Policy H2 result in a marginal improvement in viability for those typologies with more than 25 dwellings, reflecting the fact that the previous policy only required 10% of affordable dwellings to be provided to M4(3)b (Wheelchair Accessible) standards on schemes of more than 25 dwellings.
- 2.8 However, whilst the change marginally improves viability it doesn't materially change the overall conclusions from the original assessment.

⁵ Included within Table 6.1 of our original assessment and included at Appendix 2 for ease of reference.

⁶ There is no impact for those typologies which include 25 dwellings or less, because the previous policy only required 10% of affordable dwellings to be provided to Building Regulations Part M4(3)b (Wheelchair Accessible) standards on schemes of more than 25 dwellings.

Table 2.1 – Viability Results (Impact of Changes to Policy H2)

Location	Land	Description	Dwgs	Types	Ha	Tenure	Base	Sc 1	Sc2	Sc3	Sc4	Sc 5	Sc 6	Sc7	Sc8	Sc9	Sc10	Sc11	Sc12	Sc13	Sc14	Sc15
City Centre	Brownfield	Small site / CoU	9	Apartments	0.11	Open Market	2.43	2.33	1.79	1.68	2.43	2.24	2.43	2.43	2.43	2.43	2.43	2.43	2.43	2.42	2.22	1.47
City Centre	Brownfield	Small site/infill	5	Houses	0.13	Open Market	-2.49	-2.58	-3.05	-3.14	-2.49	-2.63	-2.49	-2.49	-2.49	-2.49	-2.49	-2.49	-2.49	-2.50	-2.63	-3.28
City Centre	Brownfield	Small site / Infill	10	Houses	0.25	Open Market	-1.83	-1.92	-2.39	-2.48	-2.32	-1.96	-1.83	-1.83	-1.83	-1.83	-1.83	-1.83	-1.83	-1.84	-2.46	-3.09
City Centre	Brownfield	Small site /Infill	15	Houses	0.38	Open Market	-1.61	-1.70	-2.17	-2.25	-1.93	-1.74	-1.77	-1.81	-1.61	-1.61	-1.61	-1.61	-1.61	-1.97	-2.43	-3.07
City Centre	Brownfield	Low Rise	55	Apartments	0.69	Open Market	-1.13	-1.26	-1.93	-2.07	-1.68	-1.48	-1.29	-1.40	-1.51	-1.23	-1.28	-1.13	-1.40	-2.50	-3.41	-4.35
City Centre	Brownfield	Medium Rise	10	Apartments	1.31	Open Market	-1.01	-1.14	-1.04	-1.18	-1.53	-1.35	-1.18	-1.29	-1.40	-1.11	-1.16	-1.16	-1.29	-2.54	-3.42	-3.58
City Centre	Brownfield	Medium Rise	150	Apartments	1.0	Build to Rent	-1.56	-1.81	-1.63	-1.88	-2.15	-2.30	-1.90	-2.13	-2.36	-1.77	-1.87	-1.86	-2.13	-4.70	-6.03	-6.34
City Centre	Brownfield	High Rise	200	Apartments	1.3	Build to Rent	-1.51	-1.76	-1.58	-1.84	-2.06	-2.24	-1.85	-2.08	-2.31	-1.73	-1.82	-1.82	-2.09	-4.65	-5.95	-6.26
Low Value	Brownfield	Small Site	9	Housing	0.23	Open Market	-12.13	-12.42	-13.99	-14.28	-12.13	-12.57	-12.13	-12.13	-12.13	-12.13	-12.13	-12.13	-12.13	-12.15	-12.59	-14.75
Low Value	Brownfield	Small Site	10	Housing	0.3	Open Market	-11.88	-12.17	-13.75	-14.04	-15.15	-12.32	-11.88	-11.88	-11.88	-11.88	-11.88	-11.88	-11.88	-11.91	-15.61	-17.68
Low Value	Brownfield	Small Site	15	Housing	0.4	Open Market	-11.14	-11.43	-13.01	-13.30	-14.12	-11.58	-11.67	-11.80	-11.14	-11.14	-11.14	-11.14	-11.14	-12.36	-15.77	-17.85
Low Value	Brownfield	Small Site	25	Housing	0.6	Open Market	-10.55	-10.84	-12.42	-12.71	-13.29	-10.99	-11.08	-11.21	-10.55	-10.55	-10.55	-10.55	-10.55	-11.76	-14.94	-17.03
Low Value	Brownfield	Medium Site	50	Housing	1.3	Open Market	-7.83	-8.12	-9.69	-9.98	-10.96	-8.59	-8.36	-8.48	-8.75	-7.83	-7.83	-7.83	-10.88	-13.02	-16.91	-18.99
Low Value	Brownfield	Upper Medium / Large Site	100	Housing	2.5	Open Market	-7.61	-7.90	-9.47	-9.76	-10.64	-8.31	-8.14	-8.26	-8.53	-7.85	-7.97	-7.85	-10.66	-13.65	-17.50	-19.58
Low Value	Brownfield	Large Site	200	Housing	5.0	Open Market	-8.21	-8.51	-10.11	-10.40	-11.25	-8.93	-8.74	-8.87	-9.13	-8.46	-8.57	-8.46	-11.26	-14.24	-18.08	-20.20
Medium Value	Brownfield	Small Site	9	Housing	0.23	Open Market	-3.50	-3.79	-5.36	-5.65	-3.50	-3.94	-3.50	-3.50	-3.50	-3.50	-3.50	-3.50	-3.50	-3.52	-3.96	-6.12
Medium Value	Brownfield	Small Site	10	Housing	0.3	Open Market	-3.25	-3.54	-5.11	-5.40	-8.48	-3.69	-3.25	-3.25	-3.25	-3.25	-3.25	-3.25	-3.25	-3.27	-8.94	-11.01
Medium Value	Brownfield	Small Site	15	Housing	0.4	Open Market	-2.51	-2.80	-4.38	-4.67	-7.37	-2.95	-3.04	-3.17	-2.51	-2.51	-2.51	-2.51	-2.51	-3.72	-9.02	-11.10
Medium Value	Brownfield	Small Site	25	Housing	0.6	Open Market	-1.92	-2.21	-3.78	-4.07	-6.48	-2.36	-2.45	-2.58	-1.92	-1.92	-1.92	-1.92	-1.92	-3.13	-8.13	-10.22
Medium Value	Brownfield	Medium Site	50	Housing	1.3	Open Market	1.12	0.89	-0.46	-0.75	-3.73	0.52	0.70	0.60	0.39	1.12	1.12	1.12	-1.65	-3.78	-9.67	-11.75
Medium Value	Brownfield	Upper Medium / Large Site	100	Housing	2.5	Open Market	1.26	1.04	-0.24	-0.53	-3.38	0.72	0.86	0.76	0.56	1.07	0.99	1.07	-1.43	-4.42	-10.24	-12.32
Medium Value	Brownfield	Large Site	200	Housing	5.0	Open Market	0.79	0.57	-0.88	-1.17	-3.99	0.24	0.39	0.29	0.08	0.60	0.52	0.60	-2.03	-5.01	-10.82	-12.94
High Value	Brownfield	Small Site	9	Housing	0.23	Open Market	9.43	9.21	8.01	7.79	9.43	9.10	9.43	9.43	9.43	9.43	9.43	9.43	9.43	9.42	9.08	7.44
High Value	Brownfield	Small Site	10	Housing	0.3	Open Market	9.60	9.37	8.17	7.95	2.84	9.26	9.60	9.60	9.60	9.60	9.60	9.60	9.60	9.58	2.47	0.80
High Value	Brownfield	Small Site	15	Housing	0.4	Open Market	10.08	9.86	8.66	8.44	3.80	9.75	9.68	9.58	10.08	10.08	10.08	10.08	10.08	9.16	2.51	0.85
High Value	Brownfield	Small Site	25	Housing	0.6	Open Market	10.47	10.25	9.05	8.83	4.50	10.14	10.07	9.97	10.47	10.47	10.47	10.47	10.47	9.55	3.24	1.64
High Value	Brownfield	Medium Site	50	Housing	1.3	Open Market	13.79	13.57	12.37	12.15	7.14	13.21	13.38	13.29	13.09	13.79	13.79	13.79	11.46	9.83	2.60	1.01
High Value	Brownfield	Upper Medium / Large Site	100	Housing	2.5	Open Market	13.94	13.71	12.51	12.29	7.41	13.40	13.53	13.43	13.23	13.75	13.66	13.75	11.61	9.32	2.18	0.59
High Value	Brownfield	Large Site	200	Housing	5.0	Open Market	13.46	13.24	12.02	11.79	6.94	12.91	13.06	12.96	12.76	13.27	13.19	13.27	11.13	8.86	1.72	0.10
Low Value	Greenfield	Small Site	9	Housing	0.23	Open Market	-2.47	-2.70	-3.20	-3.42	-2.47	-2.64	-2.47	-2.47	-2.47	-2.47	-2.47	-2.47	-2.47	-2.48	-2.65	-3.60
Low Value	Greenfield	Small Site	10	Housing	0.3	Open Market	-2.47	-2.70	-3.20	-3.42	-3.76	-2.64	-2.47	-2.47	-2.47	-2.47	-2.47	-2.47	-2.47	-2.48	-3.94	-4.82
Low Value	Greenfield	Small Site	15	Housing	0.4	Open Market	-2.47	-2.70	-3.20	-3.42	-3.65	-2.64	-2.68	-2.73	-2.47	-2.47	-2.47	-2.47	-2.47	-2.95	-4.30	-5.18
Low Value	Greenfield	Small Site	25	Housing	0.6	Open Market	-2.47	-2.70	-3.20	-3.42	-3.55	-2.64	-2.68	-2.73	-2.47	-2.47	-2.47	-2.47	-2.47	-2.95	-4.20	-5.10
Low Value	Greenfield	Medium Site	50	Housing	1.3	Open Market	-2.10	-2.40	-3.06	-3.36	-3.75	-2.49	-2.38	-2.44	-2.58	-2.10	-2.10	-2.10	-3.70	-4.83	-6.87	-8.06
Low Value	Greenfield	Upper Medium / Large site	100	Housing	2.5	Open Market	-2.10	-2.40	-3.06	-3.36	-3.70	-2.46	-2.38	-2.44	-2.58	-2.23	-2.29	-2.23	-3.70	-5.28	-7.30	-8.49
Low Value	Greenfield	Large Site	200	Housing	5.0	Open Market	-3.71	-4.17	-5.18	-5.64	-6.11	-4.27	-4.13	-4.23	-4.44	-3.91	-4.00	-3.91	-6.12	-8.47	-11.49	-13.31
Low Value	Greenfield	Strategic Site	400	Housing	10.0	Open Market	-3.71	-4.17	-5.18	-5.64	-6.11	-4.27	-4.13	-4.23	-4.44	-3.91	-4.00	-3.91	-6.12	-8.47	-11.48	-13.29
Low Value	Greenfield	Strategic Green Belt Site	400	Housing	10.0	Open Market	-3.71	-4.17	-5.18	-5.64	-7.55	-4.27	-4.13	-4.23	-4.44	-3.91	-4.00	-3.91	-6.12	-8.47	-12.95	-14.70
Medium Value	Greenfield	Small Site	9	Housing	9	Open Market	0.75	0.57	0.17	-0.01	0.75	0.61	0.75	0.75	0.75	0.75	0.75	0.75	0.75	0.74	0.61	-0.19
Medium Value	Greenfield	Small Site	10	Housing	0.3	Open Market	0.75	0.57	0.17	-0.01	-1.13	0.61	0.75	0.75	0.75	0.75	0.75	0.75	0.75	0.74	-1.31	-2.19
Medium Value	Greenfield	Small Site	15	Housing	0.4	Open Market	0.75	0.57	0.17	-0.01	-0.98	0.61	0.58	0.54	0.75	0.75	0.75	0.75	0.75	0.37	-1.63	-2.52
Medium Value	Greenfield	Small Site	25	Housing	0.6	Open Market	0.75	0.57	0.17	-0.01	-0.87	0.61	0.58	0.54	0.75	0.75	0.75	0.75	0.75	0.37	-1.51	-2.41
Medium Value	Greenfield	Medium Site	50	Housing	1.3	Open Market	2.13	1.90	1.40	1.17	0.05	1.83	1.92	1.87	1.76	2.13	2.13	2.13	0.90	0.02	-3.06	-4.25
Medium Value	Greenfield	Upper Medium / Large site	100	Housing	2.5	Open Market	2.12	1.89	1.38	1.15	0.10	1.84	1.91	1.85	1.75	2.02	1.97	2.02	0.89	-0.42	-3.48	-4.67
Medium Value	Greenfield	Large Site	200	Housing	5.0	Open Market	2.74	2.39	1.62	1.27	-0.38	2.31	2.42	2.34	2.18	2.59	2.52	2.59	0.90	-1.19	-5.76	-7.58
Medium Value	Greenfield	Strategic Site	400	Housing	10.0	Open Market	2.73	2.38	1.61	1.26	-0.38	2.31	2.41	2.34	2.18	2.58	2.52	2.58	0.89	-1.18	-5.75	-7.56
Medium Value	Greenfield	Strategic Green Belt Site	400	Housing	10.0	Open Market	2.73	2.38	1.61	1.26	-2.75	2.31	2.41	2.34	2.18	2.58	2.52	2.58	0.89	-1.18	-8.15	-9.90
High Value	Greenfield	Small Site	9	Housing	0.23	Open Market	5.49	5.32	4.94	4.77	5.49	5.36	5.49	5.49	5.49	5.49	5.49	5.49	5.49	5.48	5.35	4.63
High Value	Greenfield	Small Site	10	Housing	0.3	Open Market	5.48	5.31	4.93	4.76	2.84	5.35	5.48	5.48	5.48	5.48	5.48	5.48	5.48	5.47	2.71	2.03
High Value	Greenfield	Small Site	15	Housing	0.4	Open Market	5.45	5.28	4.90	4.73	2.97	5.32	5.29	5.25	5.45	5.45	5.45	5.45	5.45	5.08	2.47	1.80
High Value	Greenfield	Small Site	25	Housing	0.6	Open Market	5.42	5.25	4.87	4.70	3.07	5.29	5.26	5.23	5.42	5.42	5.42	5.42	5.42	5.06	2.57	1.89
High Value	Greenfield	Medium Site	50	Housing	1.3	Open Market	8.80	8.57	8.06	7.84	5.30	8.50	8.59	8.54	8.43	8.80	8.80	8.80	7.57	6.72	2.92	2.01

Location	Land	Description	Dwgs	Types	Ha	Tenure	Base	Sc 1	Sc2	Sc3	Sc4	Sc 5	Sc 6	Sc7	Sc8	Sc9	Sc10	Sc11	Sc12	Sc13	Sc14	Sc15
High Value	Greenfield	Upper Medium / Large site	100	Housing	2.5	Open Market	8.79	8.56	8.05	7.82	5.35	8.51	8.57	8.52	8.42	8.69	8.64	8.69	7.56	6.36	2.61	1.70
High Value	Greenfield	Large Site	200	Housing	5.0	Open Market	12.74	12.39	11.62	11.27	7.59	12.32	12.42	12.35	12.19	12.59	12.52	12.59	10.90	9.11	3.48	2.10
High Value	Greenfield	Strategic Site	400	Housing	10.0	Open Market	12.74	12.39	11.62	11.27	7.58	12.31	12.42	12.34	12.18	12.59	12.52	12.59	10.90	9.11	3.49	2.11
High Value	Greenfield	Strategic Green Belt Site	400	Housing	10.0	Open Market	12.74	12.39	11.62	11.27	4.49	12.31	12.42	12.34	12.18	12.59	12.52	12.59	10.90	9.11	0.38	-1.26

123	Benchmark Land Value is exceeded (viable). The numbers represent the amount by which the benchmark land value is exceeded. Equalling the Benchmark would result in a 1.
123	Positive Land Value generated but below the Benchmark Land Value (not viable). The numbers represent the amount by which residual value falls short of the benchmark land value. Equalling the Benchmark would result in a 1.
-123	Negative land values generated (not viable). The numbers represent how many times below the benchmark land value the residual land value is. Equalling the Benchmark would result in a 1.

[illegible]

Location	Land	Description	Dwgs	Types	Ha	Tenure	Base	Sc 1	Sc2	Sc3	Sc4	Sc 5	Sc 6	Sc7	Sc8	Sc9	Sc10	Sc11	Sc12	Sc13	Sc14	Sc15
High Value	Greenfield	Upper Medium / Large site	100	Housing	2.5	Open Market	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.05	0.05
High Value	Greenfield	Large Site	200	Housing	5.0	Open Market	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.06	0.06
High Value	Greenfield	Strategic Site	400	Housing	10.0	Open Market	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.06	0.07
High Value	Greenfield	Strategic Green Belt Site	400	Housing	10.0	Open Market	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.11	0.14

0	No impact on viability because of the proposed changes to Policy H2.
123	Viability position improved because of the proposed changes to Policy H2
-123	Viability position worsened because of the proposed changes to Policy H2

Table 2.3 – Viability Results (Scenario 17 (New) and Impact of Changes to Policy H2)

Location	Land	Description	Dwgs	Types	Ha	Tenure	Base	Sc17a	Sc17b	Diff
City Centre	Brownfield	Small site / CoU	9	Apartments	0.11	Open Market	2.43	2.24	2.24	0.00
City Centre	Brownfield	Small site/infill	5	Houses	0.13	Open Market	-2.49	-2.63	-2.63	0.00
City Centre	Brownfield	Small site / Infill	10	Houses	0.25	Open Market	-1.83	-2.45	-2.45	0.00
City Centre	Brownfield	Small site /Infill	15	Houses	0.38	Open Market	-1.61	-2.07	-2.07	0.00
City Centre	Brownfield	Low Rise	55	Apartments	0.69	Open Market	-1.13	-2.03	-2.03	0.00
City Centre	Brownfield	Medium Rise	10	Apartments	1.31	Open Market	-1.01	-1.89	-1.89	0.00
City Centre	Brownfield	Medium Rise	150	Apartments	1.0	Build to Rent	-1.56	-2.89	-2.89	0.00
City Centre	Brownfield	High Rise	200	Apartments	1.3	Build to Rent	-1.51	-2.81	-2.81	0.00
Low Value	Brownfield	Small Site	9	Housing	0.23	Open Market	-12.13	-12.57	-12.57	0.00
Low Value	Brownfield	Small Site	10	Housing	0.3	Open Market	-11.88	-15.59	-15.59	0.00
Low Value	Brownfield	Small Site	15	Housing	0.4	Open Market	-11.14	-14.56	-14.56	0.00
Low Value	Brownfield	Small Site	25	Housing	0.6	Open Market	-10.55	-13.73	-13.73	0.00
Low Value	Brownfield	Medium Site	50	Housing	1.3	Open Market	-7.83	-11.80	-11.72	0.08
Low Value	Brownfield	Upper Medium / Large Site	100	Housing	2.5	Open Market	-7.61	-11.58	-11.46	0.12
Low Value	Brownfield	Large Site	200	Housing	5.0	Open Market	-8.21	-12.16	-12.05	0.11
Medium Value	Brownfield	Small Site	9	Housing	0.23	Open Market	-3.50	-3.94	-3.94	0.00
Medium Value	Brownfield	Small Site	10	Housing	0.3	Open Market	-3.25	-8.92	-8.92	0.00
Medium Value	Brownfield	Small Site	15	Housing	0.4	Open Market	-2.51	-7.81	-7.81	0.00
Medium Value	Brownfield	Small Site	25	Housing	0.6	Open Market	-1.92	-6.92	-6.92	0.00
Medium Value	Brownfield	Medium Site	50	Housing	1.3	Open Market	1.12	-4.57	-4.48	0.09
Medium Value	Brownfield	Upper Medium / Large Site	100	Housing	2.5	Open Market	1.26	-4.32	-4.20	0.12
Medium Value	Brownfield	Large Site	200	Housing	5.0	Open Market	0.79	-4.90	-4.79	0.11
High Value	Brownfield	Small Site	9	Housing	0.23	Open Market	9.43	9.10	9.10	0.00
High Value	Brownfield	Small Site	10	Housing	0.3	Open Market	9.60	2.49	2.49	0.00
High Value	Brownfield	Small Site	15	Housing	0.4	Open Market	10.08	3.46	3.46	0.00
High Value	Brownfield	Small Site	25	Housing	0.6	Open Market	10.47	4.17	4.17	0.00
High Value	Brownfield	Medium Site	50	Housing	1.3	Open Market	13.79	6.49	6.56	0.07
High Value	Brownfield	Upper Medium / Large Site	100	Housing	2.5	Open Market	13.94	6.69	6.79	0.10
High Value	Brownfield	Large Site	200	Housing	5.0	Open Market	13.46	6.24	6.33	0.09
Low Value	Greenfield	Small Site	9	Housing	0.23	Open Market	-2.47	-2.64	-2.64	0.00
Low Value	Greenfield	Small Site	10	Housing	0.3	Open Market	-2.47	-3.93	-3.93	0.00
Low Value	Greenfield	Small Site	15	Housing	0.4	Open Market	-2.47	-3.82	-3.82	0.00
Low Value	Greenfield	Small Site	25	Housing	0.6	Open Market	-2.47	-3.73	-3.73	0.00
Low Value	Greenfield	Medium Site	50	Housing	1.3	Open Market	-2.10	-4.18	-4.14	0.04
Low Value	Greenfield	Upper Medium / Large site	100	Housing	2.5	Open Market	-2.10	-4.18	-4.12	0.06
Low Value	Greenfield	Large Site	200	Housing	5.0	Open Market	-3.71	-6.81	-6.73	0.08
Low Value	Greenfield	Strategic Site	400	Housing	10.0	Open Market	-3.71	-6.80	-6.72	0.08
Low Value	Greenfield	Strategic Green Belt Site	400	Housing	10.0	Open Market	-3.71	-8.32	-8.19	0.13
Medium Value	Greenfield	Small Site	9	Housing	9	Open Market	0.75	0.61	0.61	0.00
Medium Value	Greenfield	Small Site	10	Housing	0.3	Open Market	0.75	-1.30	-1.30	0.00
Medium Value	Greenfield	Small Site	15	Housing	0.4	Open Market	0.75	-1.15	-1.15	0.00
Medium Value	Greenfield	Small Site	25	Housing	0.6	Open Market	0.75	-1.04	-1.04	0.00
Medium Value	Greenfield	Medium Site	50	Housing	1.3	Open Market	2.13	-0.37	-0.33	0.04
Medium Value	Greenfield	Upper Medium / Large site	100	Housing	2.5	Open Market	2.12	-0.36	-0.29	0.07
Medium Value	Greenfield	Large Site	200	Housing	5.0	Open Market	2.74	-1.08	-1.00	0.08
Medium Value	Greenfield	Strategic Site	400	Housing	10.0	Open Market	2.73	-1.07	-0.99	0.08
Medium Value	Greenfield	Strategic Green Belt Site	400	Housing	10.0	Open Market	2.73	-3.53	-3.39	0.14
High Value	Greenfield	Small Site	9	Housing	0.23	Open Market	5.49	5.36	5.36	0.00
High Value	Greenfield	Small Site	10	Housing	0.3	Open Market	5.48	2.71	2.71	0.00
High Value	Greenfield	Small Site	15	Housing	0.4	Open Market	5.45	2.84	2.84	0.00
High Value	Greenfield	Small Site	25	Housing	0.6	Open Market	5.42	2.94	2.94	0.00
High Value	Greenfield	Medium Site	50	Housing	1.3	Open Market	8.80	4.97	5.00	0.03

Location	Land	Description	Dwgs	Types	Ha	Tenure	Base	Sc17a	Sc17b	Diff
High Value	Greenfield	Upper Medium / Large site	100	Housing	2.5	Open Market	8.79	4.98	5.03	0.05
High Value	Greenfield	Large Site	200	Housing	5.0	Open Market	12.74	7.05	7.12	0.07
High Value	Greenfield	Strategic Site	400	Housing	10.0	Open Market	12.74	7.06	7.12	0.06
High Value	Greenfield	Strategic Green Belt Site	400	Housing	10.0	Open Market	12.74	3.90	4.00	0.10

- 123

Benchmark Land Value is exceeded (viable). The numbers represent the amount by which the benchmark land value is exceeded. Equalling the Benchmark would result in a 1.
- 123

Positive Land Value generated but below the Benchmark Land Value (not viable). The numbers represent the amount by which residual value falls short of the benchmark land value. Equalling the Benchmark would result in a 1.
- 123

Negative land values generated (not viable). The numbers represent how many times below the benchmark land value the residual land value is. Equalling the Benchmark would result in a 1.

Diff

- 0

No impact on viability because of the proposed changes to Policy H2.
- 123

Viability position improved because of the proposed changes to Policy H2.
- 123

Viability position worsened because of the proposed changes to Policy H2.

3. Conclusions

- 3.1 Avison Young has prepared this addendum to the Local Plan Viability (Residential) Assessment (April 2026) to consider the implications of the proposed amendments to Policy H2 (Residential Development), specifically the removal of the requirement for 10% of affordable dwellings on schemes of more than 25 units to be delivered to Building Regulations Part M4(3)b (Wheelchair Accessible) standards. Instead, the updated policy requirement is for 10% of the affordable housing to be delivered to M4(3)a (Wheelchair Adaptable) standards.
- 3.2 The updated testing demonstrates that the proposed amendment results in a minor improvement in viability across those development typologies where affordable housing is required and where schemes exceed the 25-dwelling threshold. As expected, there is no impact on smaller schemes (on schemes of 25 dwellings or less), as the previous M4(3)b requirement would not have applied. It should also be noted that there is no impact with respect to apartments as there isn't much of a cost differential between the accessibility requirements for apartments.
- 3.3 Whilst still minor, the biggest impacts on viability are observed on larger development typologies, particularly medium, large and strategic sites. However, the extent of the uplift is relatively limited. Whilst positive, these changes are not of a scale sufficient to materially alter the viability conclusions from the previous assessment. Sites that were previously viable generally remain viable, whilst sites experiencing viability challenges continue to do so following the policy amendment.
- 3.4 The additional testing undertaken through Scenario 16 further confirms that, whilst the removal of the M4(3)b requirement reduces development costs associated with affordable housing delivery, the overall viability outcomes remain broadly consistent with those identified in the original assessment.
- 3.5 Consequently, the findings of the original Local Plan Viability (Residential) Assessment remain unchanged. The proposed revisions to Policy H2 provide a marginal improvement in viability and development economics but do not materially affect the overall conclusions regarding the viability and deliverability of the emerging Local Plan.
- 3.6 In our opinion, the updated Policy H2 requirements can continue to be viably accommodated within most development typologies that were identified as viable in the original assessment. Equally, the amendment does not fundamentally change the viability constraints affecting lower value locations and certain brownfield typologies, where viability challenges continue to be driven primarily by market conditions, development costs, affordable housing requirements and the cumulative impact of wider policy and legislative burdens.
- 3.7 Having reviewed the updated evidence, we conclude that the proposed amendment to Policy H2 strengthens the viability position of affected schemes, albeit marginally, and supports the overall deliverability of the Submission Draft Local Plan. The conclusions and recommendations set out within the April 2026 Local Plan Viability (Residential) Assessment therefore remain valid and should continue to inform the Council's approach to plan-making and policy implementation.

Appendix 1

Appraisal Scenarios from Original Assessment

Scenario	Description
Base	Highlights the viability of development assuming no policy obligations referred to as the 'Baseline Position.
Scenario 1 – Impacts of Building Safety Levey	The table then presents the impact on the baseline viability of layering on the cost of the Building Safety Levy, which is due to come into effect in October 2026.
Scenario 2 – Impact of Future Homes Standard	This scenario presents the impact on the baseline viability of layering on the cost of Future Homes Standards.
Scenario 3 – Cumulative Impacts of Building Safety Levy and Future Homes Standard	This scenario presents the cumulative impact on the baseline viability of layering on the cost of the Building Safety Levy and the Future Homes Standards.
Scenario 4 – Affordable Housing	This scenario examines the impact on the baseline viability by layering on the emerging policy for affordable housing (Policy H4).
Scenario 5 – Accessible and Adaptable Dwellings	This scenario examines the impact on the baseline viability by layering on the emerging policy for accessible housing (Policy H2).
Scenario 6 – SPD Financial Contributions for Transport	Considers the impact on the baseline viability of layering on the SPD requirements (financial contributions) for transport contributions.
Scenario 7 – SPD Financial Contributions for Amenity POS	Considers the impact on the baseline viability of layering on the SPD requirements (financial contributions) for Amenity POS. Also, a proxy for the impact of the emerging policy on the enhancement of streets and spaces in the City Centre (Policy CC10).
Scenario 8 – SPD Financial Contributions for Public Open Space	Considers the impact on the baseline viability of layering on the SPD requirements (financial contributions) for POS. Also, a proxy for the impact of the emerging policy on open space (Policy EN3).
Scenario 9 – SPD Financial Contributions for Community Facilities	Considers the impact on the baseline viability of layering on the SPD requirements (financial contributions) for community facilities.
Scenario 10 – SPD Financial Contributions for Sports Facilities	Considers the impact on the baseline viability of layering on the SPD requirements (financial contributions) for Sports Facilities.
Scenario 11 – SPD Financial Contributions for Health	Considers the impact on the baseline viability of layering on the SPD requirements (financial contributions) for Health.
Scenario 12 – SPD Financial Contributions for Education	Considers the impact on the baseline viability of layering on the SPD requirements (financial contributions) for Education.
Scenario 13 – SPD all financial contributions	Considers the impact on the baseline viability of layering on all the SPD requirements (financial contributions). Also, a proxy for emerging Policy GD9 (infrastructure and Developer Contributions)
Scenario 14 – SPD all financial contributions and Local Plan Requirements	Considers the impact on the baseline viability of layering on all the cumulative impact of the SPD requirements (financial contributions) and emerging policy requirements (including affordable housing).
Scenario 15 – Full SPD all financial contributions, Local Plan, BSL and FHS.	Considers the cumulative impact on the baseline viability of layering on all the SPD requirements (financial contributions), emerging policy requirements (including affordable housing) and national legislation (BSL and FHS).

Appendix 2

Results from Original Assessment

Results from Previous Assessment [Table 6.1 – Viability Results]

Location	Land	Description	Dwgs	Types	Ha	Tenure
City Centre	Brownfield	Small site / CoU	9	Apartments	0.11	Open Market
City Centre	Brownfield	Small site/infill	5	Houses	0.13	Open Market
City Centre	Brownfield	Small site / Infill	10	Houses	0.25	Open Market
City Centre	Brownfield	Small site /Infill	15	Houses	0.38	Open Market
City Centre	Brownfield	Low Rise	55	Apartments	0.69	Open Market
City Centre	Brownfield	Medium Rise	10	Apartments	1.31	Open Market
City Centre	Brownfield	Medium Rise	150	Apartments	1.0	Build to Rent
City Centre	Brownfield	High Rise	200	Apartments	1.3	Build to Rent
Low Value	Brownfield	Small Site	9	Housing	0.23	Open Market
Low Value	Brownfield	Small Site	10	Housing	0.3	Open Market
Low Value	Brownfield	Small Site	15	Housing	0.4	Open Market
Low Value	Brownfield	Small Site	25	Housing	0.6	Open Market
Low Value	Brownfield	Medium Site	50	Housing	1.3	Open Market
Low Value	Brownfield	Upper Medium / Large Site	100	Housing	2.5	Open Market
Low Value	Brownfield	Large Site	200	Housing	5.0	Open Market
Medium Value	Brownfield	Small Site	9	Housing	0.23	Open Market
Medium Value	Brownfield	Small Site	10	Housing	0.3	Open Market
Medium Value	Brownfield	Small Site	15	Housing	0.4	Open Market
Medium Value	Brownfield	Small Site	25	Housing	0.6	Open Market
Medium Value	Brownfield	Medium Site	50	Housing	1.3	Open Market
Medium Value	Brownfield	Upper Medium / Large Site	100	Housing	2.5	Open Market
Medium Value	Brownfield	Large Site	200	Housing	5.0	Open Market
High Value	Brownfield	Small Site	9	Housing	0.23	
High Value	Brownfield	Small Site	10	Housing	0.3	Open Market
High Value	Brownfield	Small Site	15	Housing	0.4	Open Market
High Value	Brownfield	Small Site	25	Housing	0.6	Open Market
High Value	Brownfield	Medium Site	50	Housing	1.3	Open Market
High Value	Brownfield	Upper Medium / Large Site	100	Housing	2.5	Open Market
High Value	Brownfield	Large Site	200	Housing	5.0	Open Market
Low Value	Greenfield	Small Site	9	Housing	0.23	Open Market
Low Value	Greenfield	Small Site	10	Housing	0.3	Open Market
Low Value	Greenfield	Small Site	15	Housing	0.4	Open Market
Low Value	Greenfield	Small Site	25	Housing	0.6	Open Market
Low Value	Greenfield	Medium Site	50	Housing	1.3	Open Market
Low Value	Greenfield	Upper Medium / Large site	100	Housing	2.5	Open Market
Low Value	Greenfield	Large Site	200	Housing	5.0	Open Market
Low Value	Greenfield	Strategic Site	400	Housing	10.0	Open Market
Low Value	Greenfield	Strategic Green Belt Site	400	Housing	10.0	Open Market
Medium Value	Greenfield	Small Site	9	Housing	9	Open Market
Medium Value	Greenfield	Small Site	10	Housing	0.3	Open Market
Medium Value	Greenfield	Small Site	15	Housing	0.4	Open Market
Medium Value	Greenfield	Small Site	25	Housing	0.6	Open Market
Medium Value	Greenfield	Medium Site	50	Housing	1.3	Open Market
Medium Value	Greenfield	Upper Medium / Large site	100	Housing	2.5	Open Market
Medium Value	Greenfield	Large Site	200	Housing	5.0	Open Market
Medium Value	Greenfield	Strategic Site	400	Housing	10.0	Open Market
Medium Value	Greenfield	Strategic Green Belt Site	400	Housing	10.0	Open Market
High Value	Greenfield	Small Site	9	Housing	0.23	Open Market
High Value	Greenfield	Small Site	10	Housing	0.3	Open Market
High Value	Greenfield	Small Site	15	Housing	0.4	Open Market
High Value	Greenfield	Small Site	25	Housing	0.6	Open Market
High Value	Greenfield	Medium Site	50	Housing	1.3	Open Market
High Value	Greenfield	Upper Medium / Large site	100	Housing	2.5	Open Market

Base	Sc 1	Sc2	Sc3	Sc4	Sc 5	Sc 6	Sc7	Sc8	Sc9	Sc10	Sc11	Sc12	Sc13	Sc14	Sc15
2.43	2.33	1.79	1.68	2.43	2.24	2.43	2.43	2.43	2.43	2.43	2.43	2.43	2.42	2.22	1.47
-2.49	-2.58	-3.05	-3.14	-2.49	-2.63	-2.49	-2.49	-2.49	-2.49	-2.49	-2.49	-2.49	-2.50	-2.63	-3.28
-1.83	-1.92	-2.39	-2.48	-2.32	-1.96	-1.83	-1.83	-1.83	-1.83	-1.83	-1.83	-1.83	-1.84	-2.46	-3.09
-1.61	-1.70	-2.17	-2.25	-1.93	-1.74	-1.77	-1.81	-1.61	-1.61	-1.61	-1.61	-1.61	-1.97	-2.43	-3.07
-1.13	-1.26	-1.93	-2.07	-1.68	-1.48	-1.29	-1.40	-1.51	-1.23	-1.28	-1.13	-1.40	-2.50	-3.41	-4.35
-1.01	-1.14	-1.04	-1.18	-1.53	-1.35	-1.18	-1.29	-1.40	-1.11	-1.16	-1.16	-1.29	-2.54	-3.42	-3.58
-1.56	-1.81	-1.63	-1.88	-2.15	-2.30	-1.90	-2.13	-2.36	-1.77	-1.87	-1.86	-2.13	-4.70	-6.03	-6.34
-1.51	-1.76	-1.58	-1.84	-2.06	-2.24	-1.85	-2.08	-2.31	-1.73	-1.82	-1.82	-2.09	-4.65	-5.95	-6.26
-12.13	-12.42	-13.99	-14.28	-12.13	-12.57	-12.13	-12.13	-12.13	-12.13	-12.13	-12.13	-12.13	-12.15	-12.59	-14.75
-11.88	-12.17	-13.75	-14.04	-15.15	-12.32	-11.88	-11.88	-11.88	-11.88	-11.88	-11.88	-11.88	-11.91	-15.61	-17.68
-11.14	-11.43	-13.01	-13.30	-14.12	-11.58	-11.67	-11.80	-11.14	-11.14	-11.14	-11.14	-11.14	-12.36	-15.77	-17.85
-10.55	-10.84	-12.42	-12.71	-13.29	-10.99	-11.08	-11.21	-10.55	-10.55	-10.55	-10.55	-10.55	-11.76	-14.94	-17.03
-7.83	-8.12	-9.69	-9.98	-10.96	-8.59	-8.36	-8.48	-8.75	-7.83	-7.83	-7.83	-10.88	-13.02	-16.99	-19.07
-7.61	-7.90	-9.47	-9.76	-10.64	-8.31	-8.14	-8.26	-8.53	-7.85	-7.97	-7.85	-10.66	-13.65	-17.63	-19.71
-8.21	-8.51	-10.11	-10.40	-11.25	-8.93	-8.74	-8.87	-9.13	-8.46	-8.57	-8.46	-11.26	-14.24	-18.19	-20.31
-3.50	-3.79	-5.36	-5.65	-3.50	-3.94	-3.50	-3.50	-3.50	-3.50	-3.50	-3.50	-3.50	-3.52	-3.96	-6.12
-3.25	-3.54	-5.11	-5.40	-8.48	-3.69	-3.25	-3.25	-3.25	-3.25	-3.25	-3.25	-3.25	-3.27	-8.94	-11.01
-2.51	-2.80	-4.38	-4.67	-7.37	-2.95	-3.04	-3.17	-2.51	-2.51	-2.51	-2.51	-2.51	-3.72	-9.02	-11.10
-1.92	-2.21	-3.78	-4.07	-6.48	-2.36	-2.45	-2.58	-1.92	-1.92	-1.92	-1.92	-1.92	-3.13	-8.13	-10.22
1.12	0.89	-0.46	-0.75	-3.73	0.52	0.70	0.60	0.39	1.12	1.12	1.12	-1.65	-3.78	-9.76	-11.84
1.26	1.04	-0.24	-0.53	-3.38	0.72	0.86	0.76	0.56	1.07	0.99	1.07	-1.43	-4.42	-10.37	-12.45
0.79	0.57	-0.88	-1.17	-3.99	0.24	0.39	0.29	0.08	0.60	0.52	0.60	-2.03	-5.01	-10.93	-13.05
9.43	9.21	8.01	7.79	9.43	9.10	9.43	9.43	9.43	9.43	9.43	9.43	9.43	9.42	9.08	7.44
9.60	9.37	8.17	7.95	2.84	9.26	9.60	9.60	9.60	9.60	9.60	9.60	9.60	9.58	2.47	0.80
10.08	9.86	8.66	8.44	3.80	9.75	9.68	9.58	10.08	10.08	10.08	10.08	10.08	9.16	2.51	0.85
10.47	10.25	9.05	8.83	4.50	10.14	10.07	9.97	10.47	10.47	10.47	10.47	10.47	9.55	3.24	1.64
13.79	13.57	12.37	12.15	7.14	13.21	13.38	13.29	13.09	13.79	13.79	13.79	11.46	9.83	2.53	0.95
13.94	13.71	12.51	12.29	7.41	13.40	13.53	13.43	13.23	13.75	13.66	13.75	11.61	9.32	2.08	0.49
13.46	13.24	12.02	11.79	6.94	12.91	13.06	12.96	12.76	13.27	13.19	13.27	11.13	8.86	1.64	0.02
-2.47	-2.70	-3.20	-3.42	-2.47	-2.64	-2.47	-2.47	-2.47	-2.47	-2.47	-2.47	-2.47	-2.48	-2.65	-3.60
-2.47	-2.70	-3.20	-3.42	-3.76	-2.64	-2.47	-2.47	-2.47	-2.47	-2.47	-2.47	-2.47	-2.48	-3.94	-4.82
-2.47	-2.70	-3.20	-3.42	-3.65	-2.64	-2.68	-2.73	-2.47	-2.47	-2.47	-2.47	-2.47	-2.95	-4.30	-5.18
-2.47	-2.70	-3.20	-3.42	-3.55	-2.64	-2.68	-2.73	-2.47	-2.47	-2.47	-2.47	-2.47	-2.95	-4.20	-5.10
-2.10	-2.40	-3.06	-3.36	-3.75	-2.49	-2.38	-2.44	-2.58	-2.10	-2.10	-2.10	-3.70	-4.83	-6.91	-8.10
-2.10	-2.40	-3.06	-3.36	-3.70	-2.46	-2.38	-2.44	-2.58	-2.23	-2.29	-2.23	-3.70	-5.28	-7.36	-8.55
-3.71	-4.17	-5.18	-5.64	-6.11	-4.27	-4.13	-4.23	-4.44	-3.91	-4.00	-3.91	-6.12	-8.47	-11.58	-13.39
-3.71	-4.17	-5.18	-5.64	-6.11	-4.27	-4.13	-4.23	-4.44	-3.91	-4.00	-3.91	-6.12	-8.47	-11.56	-13.38
-3.71	-4.17	-5.18	-5.64	-7.55	-4.27	-4.13	-4.23	-4.44	-3.91	-4.00	-3.91	-6.12	-8.47	-13.08	-14.83
0.75	0.57	0.17	-0.01	0.75	0.61	0.75	0.75	0.75	0.75	0.75	0.75	0.75	0.74	0.61	-0.19
0.75	0.57	0.17	-0.01	-1.13	0.61	0.75	0.75	0.75	0.75	0.75	0.75	0.75	0.74	-1.31	-2.19
0.75	0.57	0.17	-0.01	-0.98	0.61	0.58	0.54	0.75	0.75	0.75	0.75	0.75	0.37	-1.63	-2.52
0.75	0.57	0.17	-0.01	-0.87	0.61	0.58	0.54	0.75	0.75	0.75	0.75	0.75	0.37	-1.51	-2.41
2.13	1.90	1.40	1.17	0.05	1.83	1.92	1.87	1.76	2.13	2.13	2.13	0.90	0.02	-3.11	-4.29
2.12	1.89	1.38	1.15	0.10	1.84	1.91	1.85	1.75	2.02	1.97	2.02	0.89	-0.42	-3.54	-4.73
2.74	2.39	1.62	1.27	-0.38	2.31	2.42	2.34	2.18	2.59	2.52	2.59	0.90	-1.19	-5.84	-7.66
2.73	2.38	1.61	1.26	-0.38	2.31	2.41	2.34	2.18	2.58	2.52	2.58	0.89	-1.18	-5.83	-7.65
2.73	2.38	1.61	1.26	-2.75	2.31	2.41	2.34	2.18	2.58	2.52	2.58	0.89	-1.18	-8.28	-10.03
5.49	5.32	4.94	4.77	5.49	5.36	5.49	5.49	5.49	5.49	5.49	5.49	5.49	5.48	5.35	4.63
5.48	5.31	4.93	4.76	2.84	5.35	5.48	5.48	5.48	5.48	5.48	5.48	5.48	5.47	2.71	2.03
5.45	5.28	4.90	4.73	2.97	5.32	5.29	5.25	5.45	5.45	5.45	5.45	5.45	5.08	2.47	1.80
5.42	5.25	4.87	4.70	3.07	5.29	5.26	5.23	5.42	5.42	5.42	5.42	5.42	5.06	2.57	1.89
8.80	8.57	8.06	7.84	5.30	8.50	8.59	8.54	8.43	8.80	8.80	8.80	7.57	6.72	2.88	1.98
8.79	8.56	8.05	7.82	5.35	8.51	8.57	8.52	8.42	8.69	8.64	8.69	7.56	6.36	2.56	1.65

Location	Land	Description	Dwgs	Types	Ha	Tenure	Base	Sc 1	Sc2	Sc3	Sc4	Sc 5	Sc 6	Sc7	Sc8	Sc9	Sc10	Sc11	Sc12	Sc13	Sc14	Sc15
High Value	Greenfield	Large Site	200	Housing	5.0	Open Market	12.74	12.39	11.62	11.27	7.59	12.32	12.42	12.35	12.19	12.59	12.52	12.59	10.90	9.11	3.42	2.04
High Value	Greenfield	Strategic Site	400	Housing	10.0	Open Market	12.74	12.39	11.62	11.27	7.58	12.31	12.42	12.34	12.18	12.59	12.52	12.59	10.90	9.11	3.43	2.04
High Value	Greenfield	Strategic Green Belt Site	400	Housing	10.0	Open Market	12.74	12.39	11.62	11.27	4.49	12.31	12.42	12.34	12.18	12.59	12.52	12.59	10.90	9.11	0.27	-1.40

123

123

-123

Benchmark Land Value is exceeded (viable). The numbers represent the amount by which the benchmark land value is exceeded. Equalling the Benchmark would result in a 1.

Positive Land Value generated but below the Benchmark Land Value (not viable). The numbers represent the amount by which residual value falls short of the benchmark land value. Equalling the Benchmark would result in a 1.

Negative land values generated (not viable). The numbers represent how many times below the benchmark land value the residual land value is. Equalling the Benchmark would result in a 1.

Contact details

Enquiries

Dale Robinson MRICS
dale.robinson@avisonyoung.com

Visit us online
avisonyoung.com

Avison Young

6th Floor, 1 City Square, Leeds, LS1 2AL

Copyright © 2023. Avison Young. Information contained in this report was obtained from sources deemed reliable and, while thought to be correct, have not been verified. Avison Young does not guarantee the accuracy or completeness of the information presented, nor assumes any responsibility or liability for any errors or omissions therein. All opinions expressed and data provided herein are subject to change without notice. This report cannot be reproduced, in part or in full, in any format, without the prior written consent of Avison Young.