

East Dorset Core Strategy

Summary of Key Outputs for Sample of 7 Sites Subjected to Viability Assessment.

Subject Site	Dwelling Capacity as per Masterplan	Gross Site Area (Ha)	Gross Site Area (a)	Net Residential Area (Ha)	Net Residential Area (a)	Net to Gross Area Ratio (%)	Commercial, Leisure or Local Centre (Ha)	Total Net Present Land Value (£)	Land NP Value per Gross Ha	Minimum suggested threshold per gross acre for deliverability	Potentially Viable (Y/N)	Brief Notes
1. West Parley - Land East of New Road	322	14.04	34.70	7.63	18.86	54%	2.54	£7,079,133	£204,033	£150,000	Y	Reasonable viability buffer. Can some gross area be excluded to improve position further? See report text
2. West Parley - Land West of Ridgeway	190	6.68	16.50	4.98	12.31	75%		£4,473,365	£271,047	£150,000	Y	Reasonable viability buffer - See report text
3. Corfe Mullen - Violet Farm Close	247	9.18	22.68	6.17	15.25	67%	0.73	£6,115,667	£269,625	£150,000	Y	Reasonable viability buffer - See report text
4. Wimborne North	578	27.66	68.36	16.68	41.22	60%	0.23	£13,205,731	£193,184	£150,000	Y*	*Incl funding 1.5 f/e school. This may be seen as marginal or 'at risk' but advised potential for funding large part of school cost elsewhere improves-see report text.
5. Wimborne - Stone Lane Industrial Estate	90	2.95	7.29	2.12	5.24	72%		£2,167,571	£297,308	£337,500	N*	*Marginally non-viable on NPV basis as brownfield site with high EUV. Suggested use of 'flat' value due to small site size (90 units) increases to c£360kpga still marginal but indicates viable See report text.
6. Wimborne - Cuthbury	249	8.56	21.15	5.52	13.64	68%		£6,267,360	£296,329	£150,000	Y	Reasonable viability buffer - See report text
7. Wimborne - Leigh Road	352	33.21	82.07	9.48	23.43	29%	0.18	£11,882,742	£144,790	£150,000	N*	*Non-viable/Marginal - Caused primarily by very low net to gross area. If land for sports pitches etc can be secured at low cost, moves to viable - See report text
Totals/Averages	2028.575	102.27817	252.75	52.58	129.94	51%	3.68	£51,191,569	£202,538.50			