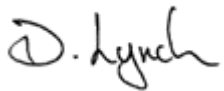



		Viability SOCG table of inputs – Version 6 Agreed 11 December		
Subject of Assessment:		Land to Rear of 156-172 South Street Bridport DT6 3NP		
Appeal Reference		APP/D1265/W/25/3372602		
Application Reference:		P/FUL/2024/04613		
Appellant:		Churchill Retirement Living Limited		
LPA		Dorset District Council		
APPRAISAL INPUT	Unagreed	Appellant 100% Market	DVS 100% Market Full Planning Policy compliant	Agreed
	Subject to planning evidence			
	Agreed			
Assessment Date		September 2025	September 2025	Yes
Development Period	Total	87 months	69 months	No
	Purchase	Month 1	Month 1	Yes
	Pre construction	6 months	6 months	
	Construction	20 months	20 months	Yes
	Sales Total	60 months	42 months	No
	Sales blended	overall 1.2 sales per month	overall 1.74 per month	No
	Sales mth1 yr 1 and thereafter	Month 1 15% End of Yr 1 48% Thereafter 0.7 per month	Month 1 20% End of Yr 1 50% Thereafter 1.22 per month	
Gross Development Value		£26,690,000	£27,225,000	No
Market Value	1 bed apartment	£275,000	<i>Various – blended £288,906</i>	No
	2 bed apartment	£415,000	<i>Various – blended £420,625</i>	No
	2 bed cottage	£450,000	<i>Various- blended £450,000</i>	Yes
CIL Requirement		CIL £885,386	CIL £885,386	Yes
S106. Affordable Housing Contribution Requirement / Target		£646,738	£1,573,993	No
Trigger for AH payment		Cash flowed to be paid in full at start on site	100% at start on site	Yes
Construction Cost		£10,366,637	£10,366,630	Yes
External Cost		10%	10%	
Site Specific abnormal Costs		£1,851,000	£1,851,000	
Part F, L, O & S		£229,730	£229,730	
Professional Fees % Professional Fees amount		9% Build and External £1,026,297	9% Build and External £1,026,296	Yes
Contingency		5%	5%	Yes
Empty Property Costs		£515,771	£600,960	No
Finance Interest		7.5% Debit 1% Credit	7.5% Debit 1% Credit	Yes

Finance Amount	£2,169,458	£2,441,952	No
Marketing Sales	3% GDV	3% GDV	Yes
Agency Fees	2% GDV	2% GDV	Yes
Legal Fees for Disposal	£750 per unit	£750 per unit	Yes
Land Acquiring Costs	1.75% and SDLT at prevailing rate	1.75% and SDLT at prevailing rate	Yes
Profit Target	20% GDV	20% GDV	Yes
Profit Amount	£5.338 mn	£5.445 mn	Yes
Benchmark Land Value	£825,000	£825,000	Yes
Viability Conclusion Full planning policy compliant	Not viable	Not viable	Yes
Max AH Contribution / Deliverable Scheme	£337,419	£700,000	No

Signed and dated

Viability advisor on behalf of the appellant	Viability advisor on behalf of the Council
	
Damien Lynch BSc (Hons) MSc MRICS Associate Director, Planning Issues Ltd	Cecilia Reed BSc (Hons) MRICS RICS Registered Valuer RICS Registered Expert Witness DVS, VOA
10 th December 2025	11 th December 2025