

Winchester City Council



Local Plan Viability Report Further information

**Appendix 3: Site allocation testing
results (Sir John Moore Barracks)
(Table 3)**

July - August 2024

DSP21766

Winchester City Council - Appendix 3: Local Plan Viability Assessment - Site Allocation Results: Table 3: Sir John Moore Barracks

Site Name/Ref	Sir John Moore Barracks 900
Typical Site Type	Mixed (houses/flats)
Gross Land Area (ha)	Former Military Barracks - PDL/GF 86.00
Benchmark Land Value	£20,000,000

Affordable Housing %	Construction: Rate/sq. m. Sensitivity Test	Surplus (£ Total) after deducting BLV											Surplus (£/dwelling)										
		VL1 £4,000	VL2 £4,250	VL3 £4,500	VL4 £4,750	VL5 £5,000	VL6 £5,250	VL7 £5,500	VL8 £5,750	VL9 £6,000	VL10 £6,500	VL11 £7,000	VL1 £4,000	VL2 £4,250	VL3 £4,500	VL4 £4,750	VL5 £5,000	VL6 £5,250	VL7 £5,500	VL8 £5,750	VL9 £6,000	VL10 £6,500	VL11 £7,000
20% AH	-10%	£12,644,918	£22,288,751	£31,925,793	£41,559,248	£51,190,238	£60,819,573	£70,474,398	£80,830,417	£89,728,903	£108,979,794	£128,230,675	£14,050	£24,765	£35,473	£46,177	£56,878	£67,577	£78,305	£89,812	£99,699	£121,089	£142,479
	-5%	£7,043,340	£16,698,517	£26,340,844	£35,977,300	£45,610,540	£55,241,532	£64,898,004	£75,254,020	£84,153,719	£103,406,360	£122,657,251	£7,826	£18,554	£29,268	£39,975	£50,678	£61,379	£72,109	£83,616	£93,504	£114,896	£136,286
	0% BASE TEST	£1,434,901	£11,100,590	£20,751,542	£30,392,936	£40,028,805	£49,661,835	£59,319,803	£69,677,623	£78,577,325	£97,832,936	£117,083,826	£1,594	£12,334	£23,057	£33,770	£44,476	£55,180	£65,911	£77,420	£87,308	£108,703	£130,093
	5%	£4,173,526	£5,492,831	£15,156,483	£24,804,568	£34,445,031	£44,080,310	£53,740,106	£64,099,490	£73,000,932	£92,256,643	£111,510,402	£4,637	£6,103	£16,841	£27,561	£38,272	£48,978	£59,711	£71,222	£81,112	£102,507	£123,900
	10%	£9,844,933	£115,614	£9,550,764	£19,210,804	£28,857,463	£38,496,896	£48,158,805	£58,519,793	£67,422,391	£86,680,249	£105,935,975	£10,939	£128	£10,612	£21,345	£32,064	£42,774	£53,510	£65,022	£74,914	£96,311	£117,707
25% AH	-10%	£10,240,311	£19,408,928	£28,568,445	£37,724,017	£46,876,837	£56,027,922	£65,203,352	£75,045,165	£83,501,069	£101,795,993	£120,090,926	£11,378	£21,565	£31,743	£41,916	£52,085	£62,253	£72,448	£83,384	£92,779	£113,107	£133,434
	-5%	£4,683,402	£13,865,795	£23,032,378	£32,191,473	£41,346,955	£50,499,775	£59,676,743	£69,518,545	£77,976,344	£96,272,327	£114,567,245	£5,204	£15,406	£25,592	£35,768	£45,941	£56,111	£66,307	£77,243	£86,640	£106,969	£127,297
	0% BASE TEST	£874,963	£8,311,638	£17,491,026	£26,655,826	£35,814,499	£44,969,896	£54,148,352	£63,991,940	£72,449,736	£90,748,663	£109,043,579	£972	£9,235	£19,434	£29,618	£39,794	£49,967	£60,165	£71,102	£80,500	£100,832	£121,160
	5%	£6,438,712	£2,753,277	£11,939,873	£21,115,530	£30,279,275	£39,437,525	£48,618,472	£58,463,520	£66,923,131	£85,222,727	£103,519,914	£7,154	£3,059	£13,267	£23,462	£33,644	£43,819	£54,021	£64,959	£74,359	£94,692	£115,022
	10%	£12,152,620	£2,805,084	£6,381,512	£15,567,567	£24,739,711	£33,902,723	£43,086,202	£52,933,640	£61,394,231	£79,696,120	£97,995,737	£13,503	£3,117	£7,091	£17,297	£27,489	£37,670	£47,874	£58,815	£68,216	£88,551	£108,884
30% AH	-10%	£7,835,840	£16,532,107	£25,215,231	£33,893,060	£42,567,876	£51,240,861	£59,937,064	£69,264,369	£77,278,325	£94,617,618	£111,956,503	£8,706	£18,369	£28,017	£37,659	£47,298	£56,934	£66,597	£76,960	£85,865	£105,131	£124,396
	-5%	£2,327,610	£11,034,627	£19,727,676	£28,410,009	£37,087,872	£45,762,687	£54,460,303	£63,788,071	£71,804,131	£89,143,770	£106,483,057	£2,586	£12,261	£21,920	£31,567	£41,209	£50,847	£60,511	£70,876	£79,782	£99,049	£118,315
	0% BASE TEST	£3,180,620	£5,526,396	£14,232,385	£22,923,181	£31,604,784	£40,282,683	£48,981,797	£58,311,310	£66,327,360	£83,669,923	£101,009,209	£3,534	£6,140	£15,814	£25,470	£35,116	£44,759	£54,424	£64,790	£73,697	£92,967	£112,232
	5%	£8,730,782	£18,146	£8,725,183	£17,429,285	£26,118,216	£34,799,562	£43,501,792	£52,832,689	£60,850,600	£78,194,422	£95,535,362	£9,701	£20	£9,695	£19,366	£29,020	£38,666	£48,335	£58,703	£67,612	£86,883	£106,150
	10%	£14,484,318	£5,501,658	£3,216,936	£11,923,969	£20,625,665	£29,313,251	£38,018,647	£47,352,681	£55,371,421	£72,717,656	£90,061,500	£16,094	£6,113	£3,574	£13,249	£22,917	£32,570	£42,243	£52,614	£61,524	£80,797	£100,068
35% AH	-10%	£5,422,373	£13,638,281	£21,837,159	£30,028,980	£38,217,053	£46,403,259	£54,611,474	£63,414,649	£70,978,863	£87,345,062	£103,709,277	£6,025	£15,154	£24,264	£33,366	£42,463	£51,559	£60,679	£70,461	£78,865	£97,050	£115,233
	-5%	£35,865	£8,182,789	£16,396,919	£24,594,911	£32,786,766	£40,974,880	£49,184,442	£57,988,784	£65,554,719	£81,920,915	£98,287,127	£40	£9,092	£18,219	£27,328	£36,430	£45,528	£54,649	£64,432	£72,839	£91,023	£109,208
	0% BASE TEST	£5,501,056	£2,724,561	£10,943,206	£19,155,148	£27,352,664	£35,544,426	£43,755,646	£52,561,752	£60,127,983	£76,496,771	£92,862,968	£6,112	£3,027	£12,159	£21,283	£30,392	£39,494	£48,617	£58,402	£66,809	£84,996	£103,181
	5%	£11,078,631	£2,734,882	£5,484,990	£13,703,622	£21,913,222	£30,110,418	£38,325,032	£47,132,740	£54,700,952	£71,071,529	£87,438,823	£12,310	£3,039	£6,094	£15,226	£24,348	£33,456	£42,583	£52,370	£60,779	£78,968	£97,154
	10%	£16,940,368	£8,265,393	£26,754	£8,245,406	£16,464,038	£24,671,298	£32,891,127	£41,702,226	£49,271,302	£65,644,495	£82,014,679	£18,823	£9,184	£30	£9,162	£18,293	£27,413	£36,546	£46,336	£54,746	£72,938	£91,127
40% AH	-10%	£3,016,450	£10,755,503	£18,482,983	£26,197,725	£33,908,092	£41,616,197	£49,345,187	£57,633,587	£64,756,119	£80,166,382	£95,573,932	£3,352	£11,951	£20,537	£29,109	£37,676	£46,240	£54,828	£64,037	£71,951	£89,074	£106,193
	-5%	£2,391,642	£5,347,418	£13,086,471	£20,812,320	£28,527,136	£36,237,793	£43,967,997	£52,258,308	£59,381,792	£74,792,359	£90,202,108	£2,657	£5,942	£14,541	£23,125	£31,697	£40,264	£48,853	£58,065	£65,980	£83,103	£100,225
	0% BASE TEST	£7,844,083	£60,718	£7,678,385	£15,417,438	£23,141,659	£30,856,549	£38,589,091	£46,881,120	£54,005,608	£69,418,031	£84,828,606	£8,716	£67	£8,532	£17,130	£25,713	£34,285	£42,877	£52,090	£60,006	£77,131	£94,254
	5%	£13,444,547	£5,491,281	£2,270,221	£10,009,352	£17,747,955	£25,470,997	£33,207,569	£41,501,907	£48,628,419	£64,043,222	£79,454,271	£14,938	£6,101	£2,522	£11,122	£19,720	£28,301	£36,897	£46,113	£54,032	£71,159	£88,283
	10%	£19,391,370	£11,052,788	£3,148,064	£4,601,179	£12,340,320	£20,078,120	£27,821,952	£36,120,346	£43,248,492	£58,666,029	£74,079,944	£21,546	£12,281	£3,498	£5,112	£13,711	£22,309	£30,913	£40,134	£48,054	£65,184	£82,311

Key:

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