

APPENDIX B1-B16 Results of Residential Viability Testing

Scenario B1 – Urban 10 Units

	10%	10%	10%	20%	20%	20%	30%	30%	30%
Policy On/Off	High	Medium	Marginal	High	Medium	Marginal	High	Medium	Marginal
S106 Costs - Sustainable Transport	On	On	On	On	On	On	On	On	On
S106 Costs - Education	On	On	On	On	On	On	On	On	On
S106 Costs - Biodiversity Net Gain	Off	Off	Off	Off	Off	Off	Off	Off	Off
S106 Costs - off site infrastructure / highways	On	On	On	On	On	On	On	On	On
S106 Costs - Affordable Homes (off-site contbn)	On	On	On	On	On	On	On	On	On
S106 Costs - Charging points	On	On	On	On	On	On	On	On	On
Surplus/(Deficit) available for s106 etc	£237,432	£136,356	(£84,463)	£125,346	£45,203	(£148,179)	£50,612	(£17,303)	(£194,323)
Shortfall	£0	£0	£84,463	£0	£0	£148,179	£0	£17,303	£194,323

Scenario B2 – Urban – 25 Units

	10%	10%	10%	20%	20%	20%	30%	30%	30%
Policy On/Off	High	Medium	Marginal	High	Medium	Marginal	High	Medium	Marginal
S106 Costs - Sustainable Transport	On	On	On	On	On	On	On	On	On
S106 Costs - Education	On	On	On	On	On	On	On	On	On
S106 Costs - Biodiversity Net Gain	On	On	On	On	On	On	On	On	On
S106 Costs - off site infrastructure / highways	On	On	On	On	On	On	On	On	On
S106 Costs - Affordable Homes (off-site contbn)	On	On	On	On	On	On	On	On	On
S106 Costs - Charging points	On	On	On	On	On	On	On	On	On
Surplus/(Deficit) available for s106 etc	£487,174	£257,391	(£262,039)	£360,058	£153,564	(£338,917)	£223,134	£45,213	(£405,514)
Shortfall	£0	£0	£262,039	£0	£0	£338,917	£0	£0	£405,514

Scenario B3 – Urban – 50 Units

	10%	10%	10%	20%	20%	20%	30%	30%	30%
Policy On/Off	High	Medium	Marginal	High	Medium	Marginal	High	Medium	Marginal
S106 Costs - Sustainable Transport	On	On	On	On	On	On	On	On	On
S106 Costs - Education	On	On	On	On	On	On	On	On	On
S106 Costs - Biodiversity Net Gain	On	On	On	On	On	On	On	On	On
S106 Costs - off site infrastructure / highways	On	On	On	On	On	On	On	On	On
S106 Costs - Affordable Homes (off-site contbn)	On	On	On	On	On	On	On	On	On
S106 Costs - Charging points	On	On	On	On	On	On	On	On	On
Surplus/(Deficit) available for s106 etc	£904,102	£450,198	(£585,278)	£644,111	£240,774	(£728,753)	£346,226	(£3,018)	(£901,309)
Shorfall	£0	£0	£585,278	£0	£0	£728,753	£0	£3,018	£901,309

Scenario B4 – Brownfield – 10 Units

	10%	10%	10%	20%	20%	20%	30%	30%	30%
Policy On/Off	High	Medium	Marginal	High	Medium	Marginal	High	Medium	Marginal
S106 Costs - Sustainable Transport	On	On	On	On	On	On	On	On	On
S106 Costs - Education	On	On	On	On	On	On	On	On	On
S106 Costs - Biodiversity Net Gain	Off	Off	Off	Off	Off	Off	Off	Off	Off
S106 Costs - off site infrastructure / highways	On	On	On	On	On	On	On	On	On
S106 Costs - Affordable Homes (off-site contbn)	On	On	On	On	On	On	On	On	On
S106 Costs - Charging points	On	On	On	On	On	On	On	On	On
Surplus/(Deficit) available for s106 etc	£111,548	£30,591	(£161,473)	£76,731	£3,831	(£178,535)	£4,021	(£57,298)	(£224,679)
Shortfall	£0	£0	£161,473	£0	£0	£178,535	£0	£57,298	£224,679

Scenario B5 – Brownfield – 25 Units

	10%	10%	10%	20%	20%	20%	30%	30%	30%
Policy On/Off	High	Medium	Marginal	High	Medium	Marginal	High	Medium	Marginal
S106 Costs - Sustainable Transport	On	On	On	On	On	On	On	On	On
S106 Costs - Education	On	On	On	On	On	On	On	On	On
S106 Costs - Biodiversity Net Gain	On	On	On	On	On	On	On	On	On
S106 Costs - off site infrastructure / highways	On	On	On	On	On	On	On	On	On
S106 Costs - Affordable Homes (off-site contbn)	On	On	On	On	On	On	On	On	On
S106 Costs - Charging points	On	On	On	On	On	On	On	On	On
Surplus/(Deficit) available for s106 etc	£397,187	£183,501	(£310,234)	£235,069	£46,683	(£418,259)	£105,374	(£56,161)	(£482,790)
Shortfall	£0	£0	£310,234	£0	£0	£418,259	£0	£56,161	£482,790

Scenario B6 – Brownfield 50 Units

	10%	10%	10%	20%	20%	20%	30%	30%	30%
Policy On/Off	High	Medium	Marginal	High	Medium	Marginal	High	Medium	Marginal
S106 Costs - Sustainable Transport	On	On	On	On	On	On	On	On	On
S106 Costs - Education	On	On	On	On	On	On	On	On	On
S106 Costs - Biodiversity Net Gain	On	On	On	On	On	On	On	On	On
S106 Costs - off site infrastructure / highways	On	On	On	On	On	On	On	On	On
S106 Costs - Affordable Homes (off-site contbn)	On	On	On	On	On	On	On	On	On
S106 Costs - Charging points	On	On	On	On	On	On	On	On	On
Surplus/(Deficit) available for s106 etc	£786,136	£354,140	(£646,801)	£513,270	£131,663	(£804,817)	£240,404	(£90,815)	(£962,832)
Shortfall	£0	£0	£646,801	£0	£0	£804,817	£0	£90,815	£962,832

Scenario B7 – Brownfield - 100 Units

	10%	10%	10%	20%	20%	20%	30%	30%	30%
Policy On/Off	High	Medium	Marginal	High	Medium	Marginal	High	Medium	Marginal
S106 Costs - Sustainable Transport	On	On	On	On	On	On	On	On	On
S106 Costs - Education	On	On	On	On	On	On	On	On	On
S106 Costs - Biodiversity Net Gain	On	On	On	On	On	On	On	On	On
S106 Costs - off site infrastructure / highways	On	On	On	On	On	On	On	On	On
S106 Costs - Affordable Homes (off-site contbn)	On	On	On	On	On	On	On	On	On
S106 Costs - Charging points	On	On	On	On	On	On	On	On	On
Surplus/(Deficit) available for s106 etc	£1,572,272	£708,280	(£1,293,602)	£1,026,541	£263,325	(£1,609,633)	£480,809	(£181,629)	(£1,925,665)
Shortfall	£0	£0	£1,293,602	£0	£0	£1,609,633	£0	£181,629	£1,925,665

Scenario B8 – Urban Extension – 100 Units

	10%	10%	10%	20%	20%	20%	30%	30%	30%
Policy On/Off	High	Medium	Marginal	High	Medium	Marginal	High	Medium	Marginal
S106 Costs - Sustainable Transport	On	On	On	On	On	On	On	On	On
S106 Costs - Education	On	On	On	On	On	On	On	On	On
S106 Costs - Biodiversity Net Gain	On	On	On	On	On	On	On	On	On
S106 Costs - off site infrastructure / highways	On	On	On	On	On	On	On	On	On
S106 Costs - Affordable Homes (off-site contbn)	On	On	On	On	On	On	On	On	On
S106 Costs - Charging points	On	On	On	On	On	On	On	On	On
Surplus/(Deficit) available for s106 etc	£1,823,278	£909,265	(£1,166,975)	£1,262,722	£456,049	(£1,483,006)	£704,845	£2,832	(£1,799,037)
Shortfall	£0	£0	£1,166,975	£0	£0	£1,483,006	£0	£0	£1,799,037

Scenario B9 – Urban Extension – 250 Units

	10%	10%	10%	20%	20%	20%	30%	30%	30%
Policy On/Off	High	Medium	Marginal	High	Medium	Marginal	High	Medium	Marginal
S106 Costs - Sustainable Transport	On	On	On	On	On	On	On	On	On
S106 Costs - Education	On	On	On	On	On	On	On	On	On
S106 Costs - Biodiversity Net Gain	On	On	On	On	On	On	On	On	On
S106 Costs - off site infrastructure / highways	On	On	On	On	On	On	On	On	On
S106 Costs - Affordable Homes (off-site contbn)	On	On	On	On	On	On	On	On	On
S106 Costs - Charging points	On	On	On	On	On	On	On	On	On
Surplus/(Deficit) available for s106 etc	£4,866,160	£2,541,678	(£2,710,887)	£3,454,650	£1,401,752	(£3,500,966)	£2,049,837	£261,825	(£4,291,044)
Shortfall	£0	£0	£2,710,887	£0	£0	£3,500,966	£0	£0	£4,291,044

Scenario B10 – Urban Extension – 500 Units

	10%	10%	10%	20%	20%	20%	30%	30%	30%
Policy On/Off	High	Medium	Marginal	High	Medium	Marginal	High	Medium	Marginal
S106 Costs - Sustainable Transport	On	On	On	On	On	On	On	On	On
S106 Costs - Education	On	On	On	On	On	On	On	On	On
S106 Costs - Biodiversity Net Gain	On	On	On	On	On	On	On	On	On
S106 Costs - off site infrastructure / highways	On	On	On	On	On	On	On	On	On
S106 Costs - Affordable Homes (off-site contbn)	On	On	On	On	On	On	On	On	On
S106 Costs - Charging points	On	On	On	On	On	On	On	On	On
Surplus/(Deficit) available for s106 etc	£10,353,490	£5,624,316	(£5,006,056)	£7,510,228	£3,330,692	(£6,586,212)	£4,680,361	£1,037,068	(£8,166,368)
Shortfall	£0	£0	£5,006,056	£0	£0	£6,586,212	£0	£0	£8,166,368

Scenario B11 - Urban Extension – 1000 Units

	10%	10%	10%	20%	20%	20%	30%	30%	30%
Policy On/Off	High	Medium	Marginal	High	Medium	Marginal	High	Medium	Marginal
S106 Costs - Sustainable Transport	On	On	On	On	On	On	On	On	On
S106 Costs - Education	On	On	On	On	On	On	On	On	On
S106 Costs - Biodiversity Net Gain	On	On	On	On	On	On	On	On	On
S106 Costs - off site infrastructure / highways	On	On	On	On	On	On	On	On	On
S106 Costs - Affordable Homes (off-site contbn)	On	On	On	On	On	On	On	On	On
S106 Costs - Charging points	On	On	On	On	On	On	On	On	On
Surplus/(Deficit) available for s106 etc	£20,706,981	£11,248,631	(£10,012,111)	£15,020,457	£6,661,384	(£13,172,424)	£9,360,721	£2,074,136	(£16,332,736)
Shortfall	£0	£0	£10,012,111	£0	£0	£13,172,424	£0	£0	£16,332,736

Scenario B12 – Village – 10 Units

				20%	20%		30%	30%
Policy On/Off				High	Medium		High	Medium
S106 Costs - Sustainable Transport				On	On		On	On
S106 Costs - Education				On	On		On	On
S106 Costs - Biodiversity Net Gain				Off	Off		Off	Off
S106 Costs - off site infrastructure / highways				On	On		On	On
S106 Costs - Affordable Homes (off-site contbn)				On	On		On	On
S106 Costs - Charging points				On	On		On	On
Surplus/(Deficit) available for s106 etc				£189,490	£106,445		£188,280	£112,849
Shortfall				£0	£0		£0	£0

Scenario B13 – Village – 25 Units

	10%	10%	10%	20%	20%	20%	30%	30%	30%
Policy On/Off	High	Medium	Marginal	High	Medium	Marginal	High	Medium	Marginal
S106 Costs - Sustainable Transport	On	On	On	On	On	On	On	On	On
S106 Costs - Education	On	On	On	On	On	On	On	On	On
S106 Costs - Biodiversity Net Gain	On	On	On	On	On	On	On	On	On
S106 Costs - off site infrastructure / highways	On	On	On	On	On	On	On	On	On
S106 Costs - Affordable Homes (off-site contbn)	On	On	On	On	On	On	On	On	On
S106 Costs - Charging points	On	On	On	On	On	On	On	On	On
Surplus/(Deficit) available for s106 etc	£484,129	£255,783	(£262,622)	£418,181	£212,499	(£271,610)	£401,247	£215,896	(£233,917)
Shortfall	£0	£0	£262,622	£0	£0	£271,610	£0	£0	£233,917

Scenario B14 – Village – 50 Units

	10%	10%	10%	20%	20%	20%	30%	30%	30%
Policy On/Off	High	Medium	Marginal	High	Medium	Marginal	High	Medium	Marginal
S106 Costs - Sustainable Transport	On	On	On	On	On	On	On	On	On
S106 Costs - Education	On	On	On	On	On	On	On	On	On
S106 Costs - Biodiversity Net Gain	On	On	On	On	On	On	On	On	On
S106 Costs - off site infrastructure / highways	On	On	On	On	On	On	On	On	On
S106 Costs - Affordable Homes (off-site contbn)	On	On	On	On	On	On	On	On	On
S106 Costs - Charging points	On	On	On	On	On	On	On	On	On
Surplus/(Deficit) available for s106 etc	£968,257	£511,566	(£525,244)	£836,362	£424,999	(£543,219)	£802,495	£431,792	(£467,833)
Shortfall	£0	£0	£525,244	£0	£0	£543,219	£0	£0	£467,833

Scenario B15 – Village – 100 Units

	10%	10%	10%	20%	20%	20%	30%	30%	30%
Policy On/Off	High	Medium	Marginal	High	Medium	Marginal	High	Medium	Marginal
S106 Costs - Sustainable Transport	On	On	On	On	On	On	On	On	On
S106 Costs - Education	On	On	On	On	On	On	On	On	On
S106 Costs - Biodiversity Net Gain	On	On	On	On	On	On	On	On	On
S106 Costs - off site infrastructure / highways	On	On	On	On	On	On	On	On	On
S106 Costs - Affordable Homes (off-site contbn)	On	On	On	On	On	On	On	On	On
S106 Costs - Charging points	On	On	On	On	On	On	On	On	On
Surplus/(Deficit) available for s106 etc	£1,946,992	£1,030,990	(£1,045,250)	£1,683,201	£857,855	(£1,081,200)	£1,615,467	£871,441	(£930,428)
Shortfall	£0	£0	£1,045,250	£0	£0	£1,081,200	£0	£0	£930,428

Scenario B16 – Village – 250 Units

	10%	10%	10%	20%	20%	20%	30%	30%	30%
Policy On/Off	High	Medium	Marginal	High	Medium	Marginal	High	Medium	Marginal
S106 Costs - Sustainable Transport	On	On	On	On	On	On	On	On	On
S106 Costs - Education	On	On	On	On	On	On	On	On	On
S106 Costs -Open Space	On	On	On	On	On	On	On	On	On
S106 Costs - off site infrastructure / highways	On	On	On	On	On	On	On	On	On
S106 Costs - Affordable Homes (off-site contbn)	On	On	On	On	On	On	On	On	On
S106 Costs - Biodiversity net gain	On	On	On	On	On	On	On	On	On
Surplus/(Deficit) available for s106 etc	£4,867,479	£2,577,475	(£2,613,126)	£4,208,001	£2,144,638	(£2,702,999)	£4,038,667	£2,178,604	(£2,326,070)
Shortfall	£0	£0	£2,613,126	£0	£0	£2,702,999	£0	£0	£2,326,070