NORTH SOMERSET COUNCIL
COMMUNITY INFRASTRUCTURE LEVY (CIL)
Charging Schedule Examination

Explanatory note on gross to net development areas

17th March 2017
North Somerset Council Community Infrastructure Levy (CIL) Charging Schedule examination

MF2: EXPLANATORY NOTE ON GROSS: NET DEVELOPMENT AREAS
17th March 2017

North Somerset Council (NSC) and the Dixon Searle Partnership (DSP) confirm that for all sub-500 dwellings scenario testing (i.e. as appraised for the 2016 update and subsequently, all scenarios at 5, 10, 15, 25, 30 (sheltered), 80 and 100 dwellings), we used a 10% non-developed land area assumption. That is, 10% was added to the net developable area.

The net area used as a starting point for this was arrived at as a function of the number of dwellings within a test scenario divided by the assumed density (on the net developable area) of that. So in viewing the Residual Land Value (RLV) outcomes as RLVs in £/ha terms, a factor of 1.1 was used to “gross-up” the smaller site scenario areas.

We remain of the opinion that, consistent with our experience, this remains an appropriate approach for the purpose. In fact many smaller developments will not have an identifiable or readily identifiable non-developable area.

For the 500 dwelling scenario tests – both original and now updated – we have assumed base assumptions of a 12.5Ha net developable area and a 17ha gross (total) site area. This was based on 40dph related to a mix of housing and lower density flats. These assumptions are as above and represent a “grossing-up” factor of 36% - added to the net, alternatively expressed as 73.5% of the gross site area being the net developable.