

For: Bath & North East Somerset Council

**Bath & North East
Somerset Council**

Improving People's Lives

Local Plan Viability Assessment – Stage 2

Appendix 7 – Non-Residential

Typology Results

(Tables 7a – 7b)

July 2026

DSP24878

Dixon Searle Partnership

Ash House, Tanshire Park,

Shackleford Road, Elstead, Surrey, GU8 6LB

www.dixonsearle.co.uk



Bath and North East Somerset Council - Local Plan Viability Assessment (Stage 2) - Appendix 7



Table 7a: Non-Residential Typology - Previously Developed Land (PDL)

Scheme Type	Value Level	Site Size (Ha)	5.0% Yield	5.5% Yield	6.0% Yield	6.5% Yield	7.0% Yield	7.5% Yield
			Residual Land Value (£)					
Office complex - Out of town centre or Business Park. Greenfield or established location.	L	3.33	Indicative non-viability					
	M							
	H							
			Residual Land Value (£/ha)					
	L	3.33	Indicative non-viability					
	M							
H								
			4.0% Yield	4.5% Yield	5.0% Yield	5.5% Yield	6.0% Yield	6.5% Yield
			Residual Land Value (£)					
Research & Development or Similar - Mixed high-spec space for technologies use. Greenfield or established business/industrial site	L	4.00	Indicative non-viability					
	M							
	H							
			Residual Land Value (£/ha)					
	L	4.00	Indicative non-viability					
	M							
H								
			5.0% Yield	5.5% Yield	6.0% Yield	6.5% Yield	7.0% Yield	7.5% Yield
			Residual Land Value (£)					
Medium industrial/warehousing unit including offices - Greenfield or established business/industrial site	L	0.18	Indicative non-viability					
	M							
	H							
			Residual Land Value (£/ha)					
	L	0.18	Indicative non-viability					
	M							
H								
			4.0% Yield	4.5% Yield	5.0% Yield	5.5% Yield	6.0% Yield	6.5% Yield
			Residual Land Value (£)					
Larger industrial/warehousing unit - Distribution Warehouse - Greenfield or established business/industrial site	L	5.00	Indicative non-viability					
	M							
	H							
			Residual Land Value (£/ha)					
	L	5.00	Indicative non-viability					
	M							
H								
			4.0% Yield	4.5% Yield	5.0% Yield	5.5% Yield	6.0% Yield	6.5% Yield
			Residual Land Value (£)					
Data Centre - large scale - Greenfield or established business/industrial site	L	3.60	Indicative non-viability					
	M							
	H							
			Residual Land Value (£/ha)					
	L	3.60	Indicative non-viability					
	M							
H								

Key:

• Indicative non-viability	RLV beneath Viability Test 1 (RLV <£750,000/ha)
Potential viability on lower PDL (Garden/ amenity land, low-grade PDL e.g. former community uses, yards, workshops, former industrial etc.)	Viability Test 2 (RLV £750,000 to £1,500,000/ha)
Viable indications - Medium value PDL (Industrial / commercial)	Viability Test 3 (RLV £1,50,000 to £2,000,000/ha)
Viable indications - Medium to higher value PDL (Industrial / commercial)	Viability Test 4 (RLV £2,000,000 to £3,000,000/ha)
Viability indications - higher value PDL / residential	Viability Test 5 (RLV >£3,000,000/ha)

Scheme Type	Value Level	Site Size (Ha)	5.0% Yield	5.5% Yield	6.0% Yield	6.5% Yield	7.0% Yield	7.5% Yield
			Residual Land Value (£)					
Office complex - Out of town centre or Business Park. Greenfield or established location.	L	3.33	Indicative non-viability					
	M							
	H							
			£7,332,958	£3,999,682	£1,223,256			
			Residual Land Value (£/ha)					
	L	3.33	Indicative non-viability					
	M							
H								
		£2,202,089	£1,201,106	£367,344				
		4.0% Yield	4.5% Yield	5.0% Yield	5.5% Yield	6.0% Yield	6.5% Yield	
		Residual Land Value (£)						
Research & Development or Similar - Mixed high-spec space for technologies use. Greenfield or established business/industrial site	L	4.00	Indicative non-viability					
	M							
	H							
			£4,629,384					
			£29,080,821	£19,678,089	£12,158,874	£6,009,453	£887,341	
			Residual Land Value (£/ha)					
	L	4.00	Indicative non-viability					
M								
H								
		£1,157,346						
		£7,270,205	£4,919,522	£3,039,719	£1,502,363	£221,835		
		5.0% Yield	5.5% Yield	6.0% Yield	6.5% Yield	7.0% Yield	7.5% Yield	
		Residual Land Value (£)						
Medium industrial/warehousing unit including offices - Greenfield or established business/industrial site	L	0.18	Indicative non-viability					
	M							
	H							
			Residual Land Value (£/ha)					
	L	0.18	Indicative non-viability					
	M							
	H							
		Residual Land Value (£/ha)						
		4.0% Yield	4.5% Yield	5.0% Yield	5.5% Yield	6.0% Yield	6.5% Yield	
		Residual Land Value (£)						
Larger industrial/warehousing unit - Distribution Warehouse - Greenfield or established business/industrial site	L	5.00	Indicative non-viability					
	M							
	H							
			£9,071,605	£4,917,581	£1,595,675			
			£19,153,822	£13,836,672	£9,584,632	£6,107,196	£3,210,693	£761,044
			Residual Land Value (£/ha)					
	L	5.00	Indicative non-viability					
M								
H								
		£1,814,321	£983,516	£319,135				
		£3,830,764	£2,767,334	£1,916,926	£1,221,439	£642,139	£152,209	
		4.0% Yield	4.5% Yield	5.0% Yield	5.5% Yield	6.0% Yield	6.5% Yield	
		Residual Land Value (£)						
Data Centre - large scale - Greenfield or established business/industrial site	L	3.60	Indicative non-viability					
	M							
	H							
			£1,494,698					
			£40,383,252	£26,924,215	£16,161,238	£7,358,978	£27,206	
			Residual Land Value (£/ha)					
	L	3.60	Indicative non-viability					
M								
H								
		£415,194						
		£11,217,570	£7,478,949	£4,489,233	£2,044,161	£7,557		

Key:

● Indicative non-viability	RLV beneath Viability Test 1 (RLV <£250,000/ha)
Positive viability - Larger sites (GF Only)	Viability Test 2 (RLV £250,000 to £500,000/ha)
Marginal viability - Smaller sites (GF Only)	
Indicative positive viability (GF) - Smaller to medium sites	Viability Test 3 (RLV >£500,000)