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Wealden Local Plan Viability Assessment and CIL Review ('Focused' Regulation 18 Local Plan)



Prepared for
Wealden District Council

January 2026

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1 Summary

- 1.1 This report tests the ability of developments in Wealden District to accommodate policies being developed as part of the emerging Wealden Local Plan alongside considering alternative rates of Community Infrastructure Levy ('CIL') to those set out in the Council's adopted CIL Charging Schedule. The Council is currently preparing draft planning policies for its 'focused' Regulation 18 Local Plan consultation¹.
- 1.2 The study takes account of the impact of the Council's planning requirements, in line with the requirements of the National Planning Policy Framework ('NPPF'); the National Planning Practice Guidance ('PPG'), the RICS Guidance Note 'Assessing viability in Planning under the National Planning Policy Framework for England (2021)' and the Local Housing Delivery Group guidance 'Viability Testing Local Plans: Advice for planning practitioners'.

Methodology

- 1.3 The study methodology tests the residual land values of a range of development typologies reflecting the types of developments expected to come forward in the District over the life of the new Local Plan. The appraisals compare the residual land values generated by those developments (with varying levels of affordable housing and other emerging policy requirements) to benchmark land values to reflect the existing value of land prior to redevelopment. If a development incorporating the Council's emerging policy requirements and varying levels of CIL generates a higher residual land value than the benchmark land value, then it can be judged that the site is viable and deliverable. Following the adoption of policies, developers will need to reflect policy requirements in their bids for sites, in line with requirements set out in the PPG and RICS Guidance².
- 1.4 The study utilises the residual land value method of calculating the value of each development. This method is used by developers when determining how much to bid for land and involves calculating the value of the completed scheme and deducting development costs (construction, fees, finance, sustainability requirements and CIL) and developer's profit. The residual amount is the sum left after these costs have been deducted from the value of the development and guides a developer in determining an appropriate offer price for the site.
- 1.5 The housing and commercial property markets are inherently cyclical, and the Council is testing the viability of potential development sites at a time when the market is experiencing a period of volatility following the October 2022 'Fiscal Event' which resulted in a significant upwards shift in interest rates. Despite this, forecasts for future house price growth point to continuing growth in mainstream south-east housing markets. We have allowed for medium term growth over the plan period by running a sensitivity analysis which applies growth to sales values and inflation on costs to provide an indication of the extent of improvement to viability that might result. In addition, we have run a sensitivity analysis with a 'downside' scenario, in which values increase at a slower rate. The assumed growth and inflation rates for these sensitivity analyses are outlined in Section 4.
- 1.6 This sensitivity analysis is indicative only but is intended to assist the Council in understanding the viability of potential development sites on a high-level basis, both in the present but also in the future.

Key findings

- 1.7 The key findings of the study are as follows:
 - **Affordable housing:** The Council's emerging affordable housing requirement is that 35% of units should be provided as affordable on developments of 10 or more units (6 or more units in the High Weald National Landscape). We have appraised residential schemes with a range of affordable housing percentages from 0% to 50% reflecting the tenure split in the 'focused'

¹ Regulation 18 of the Town and Country Planning (Local Planning) (England) Regulations 2012 (as amended)

² RICS 'Assessing viability in planning under the National Planning Policy Framework 2019 for England, 1st edition, March 2021'

emerging plan (55% social rent, 25% affordable rent and 20% intermediate accommodation)) to test the 35% target percentage in the emerging Affordable Housing Policy. There are significant variations in the percentages of affordable housing that can be provided, depending on private sales values (which vary across the District); scheme composition; and benchmark land value. The results do not point to any particular level of affordable housing that most schemes can viably deliver, and we therefore recommend that the existing 35% target be retained and applied on a 'maximum reasonable proportion' basis taking site-specific circumstances into account. This reflects the Council's current practice and also the approach in its emerging Local Plan. However, while the evidence indicates there might be limited scope for some schemes to provide more than 35% affordable housing, there will be increasing pressure on development to contribute towards the UK's Net Zero Carbon commitments which will increase costs over time. It is likely that any additional development value will be required to satisfy these requirements, leaving little or no scope to increase affordable housing provision over the forthcoming plan period.

- **Affordable housing on sites providing 9 or fewer units:** our appraisals indicate that there is no significant difference in the viability of schemes providing 9 or fewer units than those of 10 units or more (we have tested typologies comprising 3, 5 and 8 units). However, providing affordable housing on small sites can give rise to practical difficulties and consequently, most councils operate a small sites affordable policy through which they will seek payments in lieu where on-site provision is not possible. This approach is reflected in the Council's emerging Affordable Housing policy. In exceptional circumstances, where on site provision cannot be provided, this policy seeks financial contributions in lieu of schemes providing between 6-9 (net) units in the High Weald National Landscape and our appraisals indicate that this approach is viable. As noted, our appraisals test schemes of 3, 5 and 8 units, and all three typologies are considered viable. We also note that the small schemes in other parts of the District could also viably contribute towards affordable housing. The Council could therefore consider extending the policy to 6 to 9 units and to cover the whole District, subject to the restrictions of NPPF at paragraph 65. We have also provided an overview of the two main approaches to seeking payments in lieu which are broadly financially neutral for developers in comparison to on-site delivery. In other words, payments in lieu neither incentivise developers to take up the option of a payment, but neither does it penalise them.
- The emerging Affordable Housing policy also seeks to apply the affordable housing requirement to **care schemes (Use Class C2)**. Our appraisals indicate that these schemes should be able to provide an affordable housing contribution (either on site units or payment in lieu), depending on location and form of development, but not necessarily at 35% in all cases. However, given that the emerging Affordable Housing policy can be applied flexibly, we recommend that the same overall target is applied to care schemes.
- **Affordable housing contributions on permanent resident caravan parks (C3 use class):** these types of development differ significantly from conventional residential developments, as the operator sets up a park and provides serviced plots for rent to residents who source their own unit from a supplier. Residents own their own unit but rent their plot (or 'pitch') from the operator. We have therefore assessed the viability of permanent resident caravan parks from an operating model perspective. This indicates that operators should be able to make financial contributions of circa £20,000 per unit or alternatively provide a proportion (in line with the emerging Affordable Housing policy) of the pitches at permanently reduced pitch fees.
- **Self-build and custom build homes:** the requirement of the emerging Plan policy (previously published in March 2024) on self-build and custom build homes states that sites of 20 (gross) dwellings or more will deliver a proportion of plots for self-build and custom build housing has a neutral impact on financial viability. Developers will sell serviced plots at market value and the amount they receive will be broadly the same as the residual land value they would have achieved from building and selling a 'standard' plot. It is therefore considered that this emerging policy will have neutral impact on viability.

- **Net zero carbon:** The emerging Plan Policy on Net Carbon Zero Development (previously published in March 2024) requires that developments deliver reductions in emissions through reduced energy use and reduced embodied carbon. Our appraisals reflect the net zero carbon requirement through a 5% increase in construction costs (covering operational emissions) and 15% (that covers both operational emissions and embodied carbon). Our appraisals indicate that most developments will be able to meet net zero carbon in regard to operational emissions, but securing net zero carbon on embodied emissions will require trade-offs in terms of other policies (e.g. reduced affordable housing percentages in some cases). However, the cost of reducing both operational and embodied carbon emissions is likely to fall over time and the policy trade-offs required will abate over the plan period.
- **Biodiversity Net Gain:** We have tested the emerging Plan Policy requirement that developments achieve Biodiversity Net Gain of 20% (previously published in March 2024). The cost uplift arising from this requirement is relatively modest and the impact on residual land values can be readily absorbed without adversely impacting other policy objectives. There is very little difference in the impact between meeting 20% net gain and a lower net gain of 10% or 15% and therefore limited benefit in terms of increasing scope for the delivery of other policies through the adoption of lower BNG standards.
- **Cumulative impact of other policies:** In addition to the specific policies above, our appraisals have regard to the cumulative impact of other plan policies which may have cost implications. In this regard, our appraisals therefore comply with the requirement in national guidance for a comprehensive assessment of all relevant plan policies in the viability assessment.

- 1.8 In the context of the outcomes of the appraisals above, we have also tested the ability of sites to potentially absorb higher rates of CIL than the currently adopted rates, subject to indexation. It should be noted that the adopted rates have already increased significantly as a result of indexation and the 2026 rates are almost 50% higher than the adopted rates.
- 1.9 Viability in the lower residential band is more marginal after the impact of emerging policies is factored in, when compared to the higher residential band. To avoid reductions in affordable housing to balance net zero carbon requirements as well as other policy requirements, we recommend that the CIL rate in the lower residential band remain unchanged at £219.61 per square metre (indexed as of January 2026). In the higher band, developments could readily absorb an increase from the current rate of £292.81 (as indexed as of January 2026) to as much as £325 per square metre.
- 1.10 The retail sector is undergoing structural change as a result of more trade moving online, although the impact of this is more evident in the comparison retail sector, than the convenience sector. Our appraisals indicate that the adopted indexed CIL rates remain at a viable level and should remain unchanged.
- 1.11 The industrial and logistics sector has seen significant increases in demand and rising rents and capital values as a result. Our appraisals indicate that a CIL rate of £20 per square metre could be applied for these uses.
- 1.12 All the revised CIL rates recommended above remain well below the theoretical maximum rates and are therefore not set at the margins of viability.
- 1.13 The proposed CIL rates are summarised in Table 1.13.1.

Table 1.13.1: Proposed CIL rates

Development type	Zone	Adopted rate	Indexed rate January 2026	Proposed rate
Residential	Higher Band	£200	£292.81	£325.00
Residential	Lower Band	£150	£219.61	£219.61
Residential schemes for older people	Whole District	-	-	Nil

Development type	Zone	Adopted rate	Indexed rate January 2026	Proposed rate
Convenience retail	Whole District	£100	£139.53	£139.53
Comparison retail	Whole District	£20	£27.90	£27.90
Offices		-	-	Nil
Hotels		-	-	Nil
Industrial	Whole District	Nil	Nil	£20
Standard rate (all other uses)	Whole District	Nil	Nil	Nil

The Status of our advice

- 1.14 In preparing this report and the supporting appraisals, we have given full regard to the RICS Practice Statement ('PS') 'Assessing viability in planning under the National Planning Policy Framework for England 2019' (first edition, March 2021). However, paragraph 2.2.3 of the PS acknowledges that statutory planning guidance takes precedence over RICS guidance. Conflicts may emerge between the PS and the PPG and/or other adopted development plan documents. In such circumstances, we have given more weight to the PPG and development plan documents.
- 1.15 In carrying out this assessment, we have acted with objectivity, impartiality, without interference and with reference to all appropriate available sources of information.
- 1.16 We are not aware of any conflicts of interest in relation to this assessment.
- 1.17 In preparing this report, no 'performance-related' or 'contingent' fees have been agreed.
- 1.18 This report is addressed to Wealden District Council only.

Accessibility

- 1.19 In the body of the report, we have inserted bitmap images of some of the results of our appraisals for formatting reasons. Full readable versions of all of these results are provided as appendices; references to the appropriate appendix are provided with each heading.

2 Introduction

- 2.1 The Council has commissioned this study to consider the ability of developments to accommodate the emerging Draft Local Plan policies (under Regulation 18) alongside alternative rates of CIL to those in the adopted CIL Charging Schedule. The aim of the study is to assess at a high level the viability of development typologies representing the types of sites that are expected to come forward over the life of the Plan to test the impact of the emerging policies.
- 2.2 In terms of the methodology applied, we adopted standard residual valuation approaches to test the viability of development typologies, with particular reference to the impact on viability of the Council's emerging planning policies alongside varying rates of CIL. However, due to the extent and range of financial variables involved in residual valuations, they can only ever serve as a guide. Individual site characteristics (which are unique), mean that the conclusions may need to be moderated by a level of flexibility in application of policy requirements at the development management stage.
- 2.3 The purpose of this viability study is to assist the Council in understanding changes to the capacity of schemes to absorb emerging policy requirements. The study will form part of the Council's evidence base for its emerging Local Plan and any future CIL Charging Schedule Examination, if brought forward. The study therefore provides an evidence base to show that the requirements set out within the NPPF, CIL Regulations and the PPG are satisfied.
- 2.4 As an area wide study, this assessment makes overall judgements as to viability of development within Wealden District and does not take account of individual site circumstances which can only be established when work on detailed planning applications is undertaken. The assessment should not be relied upon for individual site applications which should be based on site-specific appraisal inputs. However, an element of judgement has been applied within this study with regard to the individual characteristics of the sites tested. The schemes tested on these sites are based on assessments of likely development capacity on the sites and clearly this may differ from the quantum of development in actual planning applications that will come forward.
- 2.5 This position is recognised within Section 2 of the Local Housing Delivery Group guidance³, which identifies the purpose and role of viability assessments within plan-making. This identifies that *"the role of the test is not to give a precise answer as to the viability of every development likely to take place during the plan period. No assessment could realistically provide this level of detail. Some site-specific tests are still likely to be required at the development management stage. Rather, it is to provide high level assurance that the policies within the plan are set in a way that is compatible with the likely economic viability of development needed to deliver the plan"*.

Economic and housing market context

- 2.6 Since early 2020, the global economy has been subject to a degree of turbulence arising from the consequences of the Covid-19 pandemic; subsequent supply chain and labour market issues; and increases in energy prices resulting from Russia's invasion of Ukraine. The UK economy has also been adversely affected by its departure from the European Union and the resulting impact on trade and tourism, as well as the government's September 2022 'Fiscal Event'. The combined effect resulted in a sharp increase in inflation to 10.7% in October 2022. In response, the Bank of England ('BoE') increased its base rate from 0.1% in March 2020 to 5.25% in September 2023. Inflation (as measured by the Consumer Price Index ('CPI')) subsequently fell from a high of over 10% in October 2022 to 1.7% in September 2024 but increased again and stood at 4.1% in September 2025.
- 2.7 The BoE's November 2023 Monetary Policy Report identified *"a market-implied path for Bank Rate that remains around 5.25% until 2024 Q3 and then declines gradually to 4.25% by the end of 2026, a lower profile than underpinned the August projections"*. The BoE's Monetary Policy Committee ('MPC') has subsequently reduced the base rate from 5.25% to 4.5% in February 2025, with two further rate cuts to 4.25% in June 2025 and 4% in August 2025 where it remains.

³ Although this document was published prior to the current versions of the NPPF and PPG, it remains relevant for testing local plans. The approaches to testing advocated by the LHDG guidance are consistent with those in the PPG.

2.8 Despite the impact of these events, the UK housing market outperformed expectations between 2020 and mid-2022 and has subsequently remained reasonably resilient despite increasing costs of borrowing.

2.9 In its October 2025 House Price Index release, Nationwide reported that annual UK house price growth was 2.4% in October, higher than the 2.2% seen in September. Commenting Nationwide's Chief Economist, Robert Gardener, observed that

"October saw a slight rise in the rate of annual house price growth to 2.4%, from 2.2% in September. Prices increased by 0.3% month on month, after taking account of seasonal effects.

The housing market has remained broadly stable in recent months, with house prices rising at a modest pace and the number of mortgages approved for house purchase maintained at similar levels to those prevailing before the pandemic struck.

Looking forward, housing affordability is likely to improve modestly if income growth continues to outpace house price growth as we expect. Borrowing costs are also likely to moderate a little further if the Bank Rate is lowered again in the coming quarters"

2.10 The September 2025 Halifax House Price Index also shows positive figures. Halifax reports that house prices increased by 0.6% in October versus a fall of 0.3% in September. The annual rate of growth increased from 1.3% in September to 1.9% in October.

2.11 Commenting on the figures, Halifax's Head of Mortgages, Amanda Bryden, said,

"Demand from buyers has held up well coming into autumn, despite a degree of uncertainty in the market, with the number of new mortgages being approved recently hitting its highest level so far this year.

There is no doubt that affordability remains a challenge for many. Average fixed mortgage rates are currently around 4% and likely to ease down further, but with property prices at record levels, moving home can feel like a stretch.

Rising costs for everyday essentials are also squeezing disposable incomes, which affects how much people are willing or able to spend on a new property.

Even so, while there has been some volatility, the market has proven resilient over recent months, as many buyers opt for smaller deposits and longer terms to help make the numbers work. With house prices rising more slowly than incomes for almost three years now, we expect the trend of gradually improving affordability to continue."

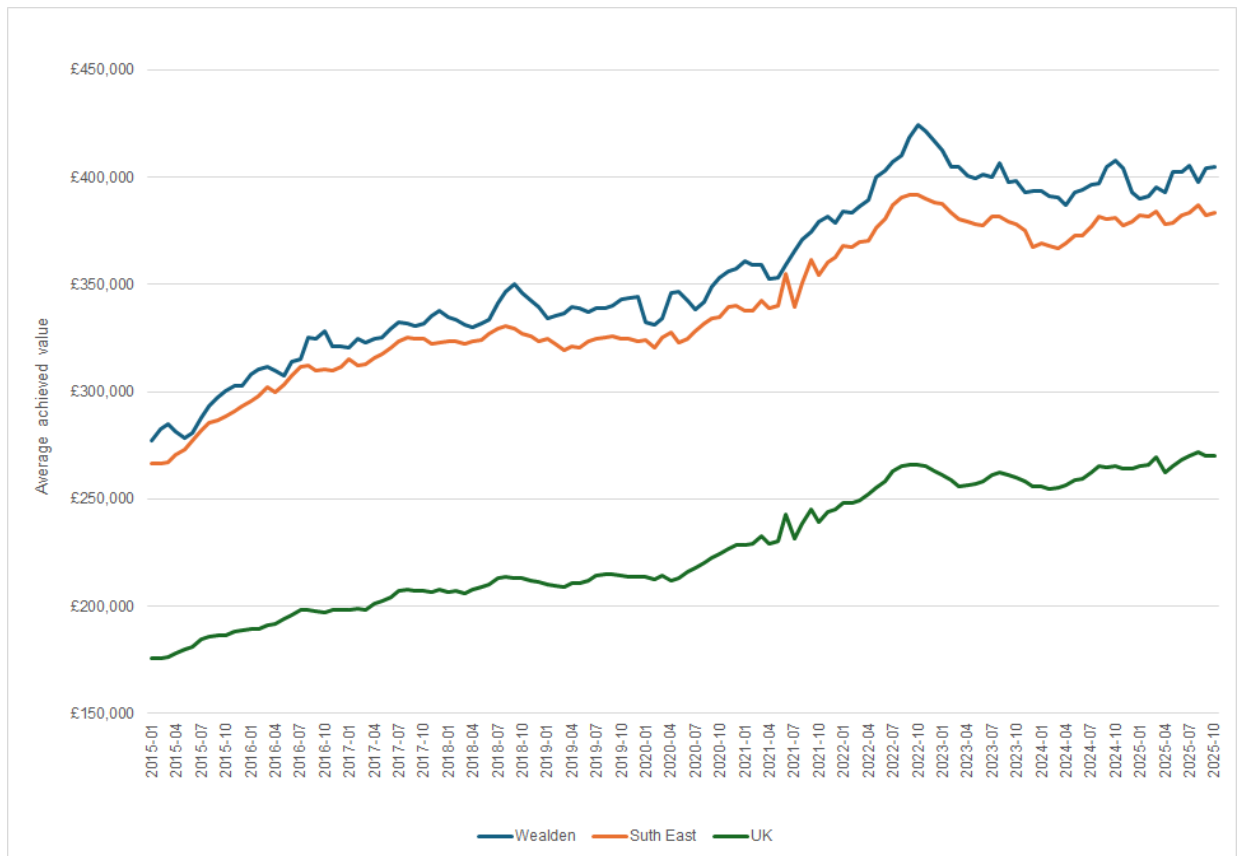
2.12 In their October Housing Market Update, Savills reflect on the continued and stable growth but also refer to "pre-Budget jitters".

2.13 They have also revised down their five-year forecast. Their overall forecasted cumulative growth of house prices over the period 2025 to 2029 is 15.3% for London; 20.4% for the south east; and 24.5% for the UK as a whole.

Local Housing Market Context

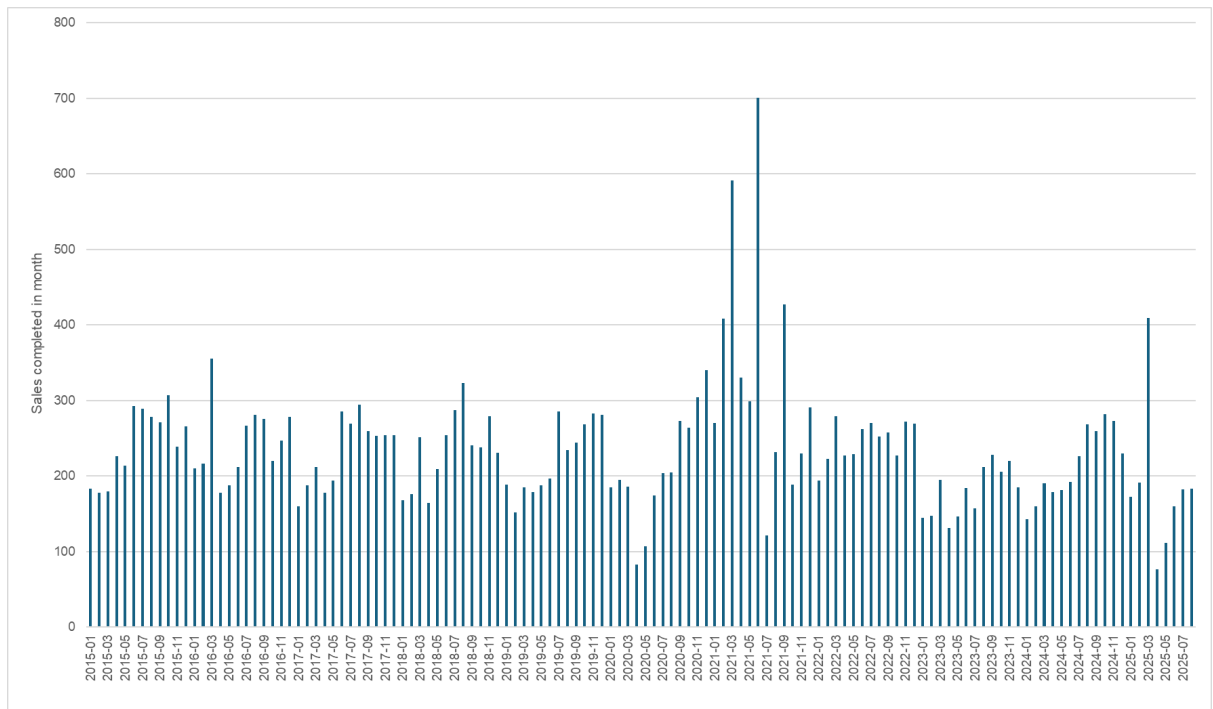
2.14 House prices in Wealden District have followed recent national trends, with values increasing between 2015 and 2022, as shown in Figure 2.14.1. Since October 2022, sales values have been falling, although they levelled out between early 2024 and October 2025. Between January 2020 and October 2025 (the most recently available data), sales values in Wealden increased by 22%, compared to 18% across the south east and 26% across the UK.

Figure 2.14.1: Average sales value in Wealden District



Source: Land Registry

Figure 2.14.2: Sales volumes in Wealden District (sales per month)



Source: Land Registry

- 2.15 The future trajectory of house prices is currently uncertain, although Savills' *Housing Market Update October 2025* prediction is that values are expected to increase over the next five years. Medium term predictions are that properties in south-east markets will grow over the period between 2025 and 2029. Savills predict that values in south-east markets will increase by 1.0% in 2025, 3.5% in 2026, 5.0% in 2027, 5.0% in 2028, 4.5% in 2029 and 4.5% in 2029. This equates to cumulative growth of 20.4% between 2025 and 2029 inclusive.
- 2.16 In common with other districts, there are variations in sales values between different parts of Wealden District, as shown in Figure 2.16.1. Values range from £4,100 to £6,017 per square metre. Highest sales values are achieved in the north of the District and also in the far south in the South Downs National Park (East Dean)⁴. In most of the rural villages, sales values are towards the upper end of the range. In the towns of Uckfield, Crowborough and Polegate, sales values are in the middle of the District-wide range and at the lower end of the range is Hailsham and Heathfield.

National Policy Context

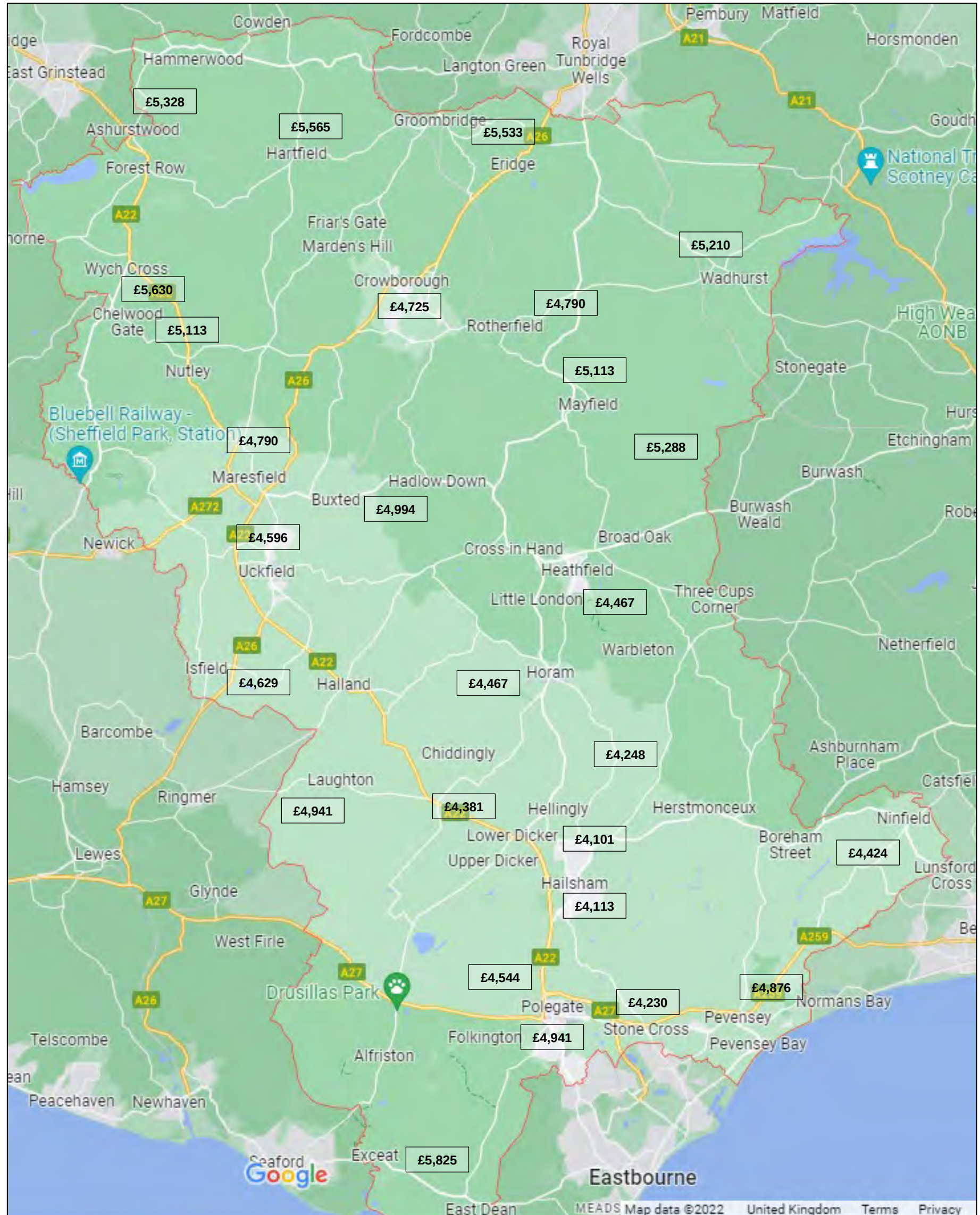
The National Planning Policy Framework

- 2.17 In February 2019, the government published a revised NPPF, with subsequent updates in 2021, 2023 and 2025, and revised PPG, with subsequent updates in May and September 2019 and 2026.
- 2.18 Paragraph 35 of the NPPF states that *"plans should set out the contributions expected from development. This should include setting out the levels and types of affordable housing provision required, along with other infrastructure (such as that needed for education, health, transport, flood and water management, green and digital infrastructure). Such policies should not undermine the deliverability of the plan"*.
- 2.19 Paragraph 59 of the NPPF suggests that *"where up-to-date policies have set out the contributions expected from development, planning applications that comply with them should be assumed to be viable. It is up to the applicant to demonstrate whether particular circumstances justify the need for a viability assessment at the application stage. The weight to be given to a viability assessment is a matter for the decision maker, having regard to all the circumstances in the case, including whether the plan and the viability evidence underpinning it is up to date, and any change in site circumstances since the plan was brought into force. All viability assessments, including any undertaken at the plan-making stage, should reflect the recommended approach in national planning guidance, including standardised inputs, and should be made publicly available"*.
- 2.20 In many local authority areas, the fine grain pattern of types of development and varying existing use values make it impossible to realistically test a sufficient number of typologies to reflect every conceivable scheme that might come forward over the plan period. The Council's adopted Local Plan affordable housing policy is applied 'subject to viability', having regards to site-specific circumstances. This enables schemes that cannot provide as much as the relevant policy target for affordable housing to still come forward rather than being sterilised by a fixed or 'quota' based approach to affordable housing.
- 2.21 The 2019 PPG indicates that viability testing of plans should be based on existing use value plus a landowner premium. The revised PPG also expresses a preference for plan makers to test the viability of planning obligations and affordable housing requirements at the plan making stage in the anticipation that this may reduce the need for viability testing developments at the development management stage. Local authorities have, of course, been testing the viability of their plan policies since the first NPPF was adopted⁵, but have adopted policies based on the most viable outcome of

⁴ The part of the District to the south of the A27 is located in the South Downs National Park and falls under the control of the National Park Authority, which is the planning authority and charging authority.

⁵ And following the publication of Planning Policy Statement 3, which required that LPAs set affordable housing policies on the basis of both proven need *and* viability. The need for viability testing was established following the quashing in 2008 of Blyth Valley's Core Strategy, which based its 30% affordable housing target on need alone, with no evidence on the viability of the policy.

Figure 2.16.1: Sales values in Wealden District (approx. £s per square metre) Sources: Map – Google; Values – Land Registry



their testing, recognising that some schemes coming forward will not meet the targets. This approach maximises delivery, as there is flexibility for schemes to come forward at levels of obligations that are lower than the target, if a proven viability case is made. The danger of the approach in the revised NPPF is that policy targets will inevitably be driven down to reflect the least viable outcome (i.e. schemes that could have delivered more would not do so).

CIL Policy Context

- 2.22 As of April 2015 (or the adoption of a CIL Charging Schedule by a charging authority, whichever was the sooner), the Section 106/planning obligations system' (i.e. the use of 'pooled' S106 obligations), was limited to a maximum of five S106 agreements. However, changes in the CIL regulations in September 2019 removed the pooling restrictions, giving charging authorities a degree of flexibility in how they use Section 106 and CIL. The adoption of a CIL charging schedule is discretionary for a charging authority.
- 2.23 It is worth noting that some site specific S106 obligations remain available for negotiation. However, these are restricted to site specific mitigation that meet the three tests set out at regulation 122 of the CIL Regulations (as amended)⁶ and at paragraph 58 of the NPPF (December 2024), and to the provision of affordable housing.
- 2.24 The CIL regulations state that in setting a charge, local authorities must strike "*an appropriate balance*" between revenue maximisation on the one hand and the potentially adverse impact upon the viability of development on the other. The regulations also state that local authorities should take account of other sources of available funding for infrastructure when setting CIL rates. This report deals with viability only and does not consider other sources of funding (this is considered elsewhere within the Council's evidence base).
- 2.25 From September 2019 onwards, the previous two stage consultation for the adoption of CIL charging schedule was amended to require only a single consultation with stakeholders. Following this single consultation (known as 'Draft Charging Schedule'), a charging schedule must be submitted for independent examination.
- 2.26 The payment of CIL becomes mandatory on all new buildings and extensions to buildings with a gross internal floorspace over 100 square metres once a charging schedule has been adopted. The CIL regulations allow a number of reliefs and exemptions from CIL. Firstly, affordable housing and buildings with other charitable uses (if a material interest in the land is owned by the charity and the development is to be used wholly or mainly for its charitable purpose) are subject to relief. Secondly, local authorities may, if they choose, elect to offer an exemption on proven viability grounds. A local authority wishing to offer exceptional circumstances relief in its area must first give notice publicly of its intention to do so. The local authority can then consider claims for relief on chargeable developments from landowners on a case-by-case basis. In each case, an independent expert with suitable qualifications and experience must be appointed by the claimant with the agreement of the local authority to assess whether paying the full CIL charge would have an unacceptable impact on the development's economic viability. At this time, Wealden District Council do not currently offer exceptional circumstances relief.
- 2.27 The exemption would be available for 12 months, after which time, the viability of the scheme concerned would need to be reviewed if the scheme has not commenced. To be eligible for an exemption, regulation 55 of the CIL regulations states that the applicant must enter into a Section 106 agreement; and that the Local Planning Authority must be satisfied that granting relief would not constitute state aid. It should be noted, however, that CIL cannot simply be negotiated away, or the local authority decide not to charge CIL.
- 2.28 Regulation 40 of the CIL regulations includes a vacancy period test for calculating CIL liability so that vacant floorspace can be offset in certain circumstances. That is where a building that contains a part which has not been in lawful use for a continuous period of at least six months within the last

⁶ Known formally as The Community Infrastructure Levy Regulations 2010 (as amended).

three years, ending on the day planning permission first permits the chargeable development, the floorspace may not be offset.

- 2.29 The CIL regulations enable local authorities to set differential rates (including zero rates) for different zones within which development would take place and also for different types of development. The CIL Guidance set out in the PPG (paragraph 022 Reference ID: 25-022-20190901) clarifies that regulation 13 of the CIL regulations permits charging authorities to *“apply differential rates in a flexible way [including] in relation to geographical zones within the charging authority’s boundary; types of development; and/or scales of development”*. Charging Authorities taking this approach need to ensure that such different rates are justified by a comparative assessment of the economic viability of those categories of development. Furthermore, the PPG clarifies that the definition of “use” for this purpose is not tied to the classes of development in the Town and Country Planning Act (Use Classes) Order 1987, although that Order does provide a useful reference point. The CIL Guidance set out in the PPG also states (paragraph 024 Reference ID: 25-024-20190901) that charging authorities may also set differential rates in relation to, scale of development (i.e. by reference to either floor area or the number of units or dwellings).
- 2.30 The 2010 CIL regulations set out clear timescales for payment of CIL, which are varied according to the size of the payment, which by implication is linked to the size of the scheme. The 2011 amendments to the CIL regulations allowed charging authorities to set their own timescales for the payment of CIL under regulation 69B if they choose to do so.
- 2.31 The government published the findings of the independent CIL review alongside the Housing White Paper in February 2017. The White Paper identified at paragraph 2.28 that the government *“continue to support the existing principle that developers are required to mitigate the impacts of development in their area, in order to make it acceptable to the local community and pay for the cumulative impacts of development on the infrastructure of their area”*. The White Paper summarised the main finding of the CIL review to be that *“the current system is not as fast, simple, certain or transparent as originally intended”*.
- 2.32 As a result, the government committed to *“examine the options for reforming the system of developer contributions including ensuring direct benefit for communities, and will respond to the independent review and make an announcement at Autumn Budget 2017”*. Revised CIL regulations came into effect on 1 September 2019 which introduced the following changes:
- Consultation requirements for CIL to be amended to remove the two-stage consultation process and replace this with a single consultation.
 - Removal of the pooling restrictions contained within Regulation 123.
 - Charging authorities will no longer be required to publish a Regulation 123 list.
 - Changes to calculations of chargeable amounts in different cases, including where granting of amended scheme under Section 73 of the Town Country Planning Act 1990 (as amended) leads to an increase or decrease of CIL liability.
 - Removal of provisions which resulted in reliefs being lost if a commencement notice was not served before a developer starts a development. A surcharge will apply in future, but the relief will not be lost.
 - Introduction of ‘carry-over’ provisions for a development which was previously granted planning permission and then amended by a Section 73 permission, providing the amount of relief does not change.
 - Charging authorities are to be required to publish an annual Infrastructure Funding Statement (‘IFS’), setting out how much CIL has been collected and what it was spent on. Similar provisions have been introduced for Section 106 funds.
 - Charging authorities to publish annual CIL rate summaries showing the rates after indexation.

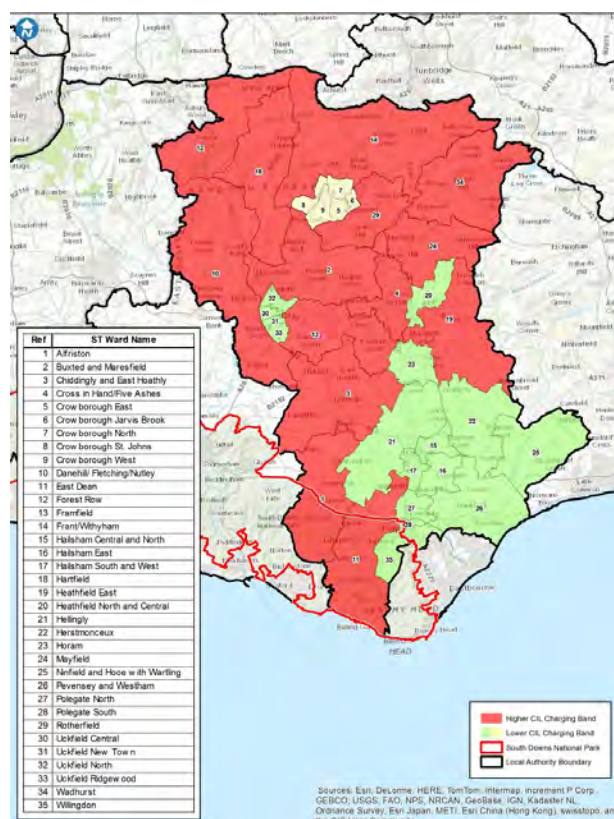
Wealden CIL

- 2.33 The Council approved its CIL Charging Schedule on 25 November 2015, and it came into effect on 1 April 2016. Table 2.33.1 below summarises the prevailing and indexed rates of CIL. For residential developments, the Charging Schedule has two bands (higher and lower – see map at Figure 2.33.2) charged at £200 and £150 per square metre respectively before indexation. The majority of the lower band residential zone is located in the southeast of the District (including Hailsham, Polegate, Pevensey and Pevensey Bay, Willingdon and Westham) as well Uckfield, Crowborough and Heathfield. The remaining northern parts of the District (and other rural areas) are in the higher residential banding. Convenience retail is charged at £100 per square metre and comparison retail at £20 per square metre. All other uses attract the ‘standard charge’ of zero.

Table 2.33.1: CIL rates per net additional square metre in the Charging Schedule

Development type	Zone	Adopted rate	Indexed rate January 2026
Residential	Higher Band	£200	£292.81
Residential	Lower Band	£150	£219.67
Convenience retail	Whole District	£100	£146.45
Comparison retail	Whole District	£20	£29.28
Other uses	Whole District	Nil	Nil

Figure 2.33.2: CIL charging zones (Source: CIL Charging Schedule 2015)



Local Policy context

- 2.34 There are numerous policy requirements that are now embedded in base build costs for schemes in the District reflecting existing planning policy requirements in the adopted plan (e.g. secure by design, lifetime homes, landscaping, amenity space, car parking, waste storage, tree preservation and protection etc). Therefore, it is unnecessary to establish the cost of all these pre-existing planning policy requirements.
- 2.35 In order to assess the ability of schemes to absorb emerging plan policies, it is also necessary to factor in the pre-existing requirements in the adopted policies as well as adopted and variable rates of CIL. The affordable housing is tested at various percentages, as it has a significant bearing on the viability of developments, so that the Council can make an informed decision on its affordable housing target.
- 2.36 The Council undertook a 'Direction of Travel' consultation between 23 November 2020 and 18 January 2021. The Council subsequently considered the consultation responses and consulted on a Regulation 18 Draft Local Plan between 15 March 2024 and 10 May 2024. The Council is consulting on a further 'focused' Regulation 18 Draft Local Plan from early 2026, which considers the changes in the NPPF published in December 2024 and concentrates on revisions to the spatial strategy and crucially, in respect of this document, affordable housing policy. The emerging Local Plan policies in both Regulation 18 Local Plans are summarised at Appendix 1 and the policies with specific implications for development are identified below⁷:
- **Policy SS9 'Health, well-being and quality of life'** requires that all major developments proposals between 30-149 residential units and/or commercial development of 1000 – 9,999 sqm to submit a Health Impact Assessment ('HIA') Screening. All major development proposals of over 150 residential units and/or 10,000sqm floorspace will automatically require an HIA to be undertaken.
 - **Policy CC1 'Net Zero Development Standards'** requires that developments should achieve reductions in carbon emissions by reference to London Energy Transformation Initiative ('LETI') targets for Energy Use Intensity and for embodied carbon (see footnote 3). Policies CC2 and CC3 require that non-residential development should achieve BREEAM 'excellent' standard.
 - **Policy CC6 'Water efficiency'** requires that non-residential buildings must achieve BREEAM 'very good' or 'excellent ratings depending on scale of development. It requires all new residential development to be designed and built to achieve higher water efficiency standard under the Building Regulations 36(3), and any subsequent amendments, to achieve a maximum use of 110 litres per person per day.
 - **Policy NE2 'Biodiversity Net Gain'** requires that developments provide 20% biodiversity net gain.
 - **Policy NE5 'Ashdown Forest SPA'** requires that developments mitigate harm to the Ashdown Forest Special Protection Area ('SPA') through the provision of Suitable Alternative Natural Greenspaces ('SANG') and Strategic Access Management and Monitoring Strategy ('SAMMS') contributions.
 - **Policy HO1 'Housing Mix'** sets specific housing mix requirements (i.e. bedroom sizes) for market housing and separate requirements for affordable housing across the district.
 - **Policy HO2 'Density'** requires that new developments maximise the use of land, including green spaces and green infrastructure, and support local facilities.
 - **Policy HO5 'Self-build and custom build homes'** requires that developments of 20 or more dwellings should include 5% of plots for self-build and custom build.

⁷ Using policy references at the time of drafting this report. We note that these may change in Regulation 19 version of the Local Plan.

- **Policy HO8 'Affordable housing'** seeks provision of 35% affordable housing. On developments providing 10 or more units (or 6 or more units in the High Weald National Landscape) affordable housing would normally be provided on site. The tenure mix of the affordable housing is to be 55% social rent, 25% affordable rent and 20% intermediate housing (which can include First Homes and shared ownership). Financial contributions will be sought on developments of permanent residential caravan parks delivering more than 10 units. The Council will seek to apply this requirement to specialist housing for older and vulnerable people (under Use Class C2).
- **Policy HO12 'Residential Accessibility Standards'** requires that all dwellings meet Part M4(2) of the Building Regulations and 10% of new dwellings on schemes of 20 or more dwellings meet Part M4(3) of the Building Regulations.
- **Policy HO13 'Internal Space Standards'** requires that new residential developments meet the minimum space standards set out in the 'Nationally Described Space Standards'.
- **Policy INF1 'Infrastructure provision, delivery, and funding'** requires that developers consider the need for new community infrastructure in developments and contribute through CIL and Section 106.
- **Policy INF7 'Local services and community facilities'** also requires provision through CIL and Section 106.
- The requirement in **Policy INF8 for Open Space, Sports and Recreation provision** is addressed through the net to gross ratios in the development typologies.
- **Policy DE1 'Achieving well-designed and high quality places'** is a strategic policy requiring developments to achieve a high quality of urban and architectural design and respond positively to site context.
- **Policy DE3 'Spaces for people, nature and the public realm'** requires that developments incorporate public realm improvements including nature features and high quality landscape design.

Development context

- 2.37 Wealden is a largely rural district in the southeast of England. It has 74 defined settlements but over 50% of the District's population of 160,100 (Census 2021) lives in the larger towns (Hailsham, Crowborough, Uckfield, Heathfield, Polegate and Willingdon).
- 2.38 Part of Wealden District (Alfriston, Cuckmere Valley, and East Dean and Friston parishes) lies within the SDNP and consequently the South Downs National Park Authority ('SDNPA') has planning powers in those areas. The SDNPA area is located in the south of the District and lies adjacent to the coast, to the south of the A27 and to the west of Eastbourne.
- 2.39 The Ashdown Forest is located in the north of the District and no residential development is permitted within 400 metres of the designated Special Protection Area ('SPA')⁸. A significant area of the north-west of the District is located within the 400 metre to 7-kilometre zone of influence in which residential developments are required to make financial contributions towards Suitable Alternative Natural Greenspaces ('SANGs') and Strategic Access Management and Monitoring Strategy ('SAMMS').
- 2.40 As is expected in a relatively rural district, the predominant land use in many parts of Wealden is for agriculture, including viticulture.

⁸ The Ashdown Forest is also designated as a Special Area of Conservation ('SAC') and Site of Scientific Special Interest ('SSSI').

- 2.41 Developments in Wealden District are predominantly small in-fill sites within the main settlements and villages, as well as developments on greenfield sites adjacent to the main settlements. On 1 April 2025, the Council's 5-year housing land supply included 109 sites with planning permission above 5 (net) dwellings⁹, 27 of which provide 100 or more units and 82 of which comprised between 5 and 99 units.
- 2.42 The bulk of new development over the plan period is expected to come forward on undeveloped sites, resulting in a significant uplift in land values in comparison to sites which have already been developed previously (i.e. Brownfield Sites). Given that many parts of the District achieve relatively high sales values, this should provide an opportunity to maximise public benefits from development.

⁹ Or a resolution to grant planning permission.

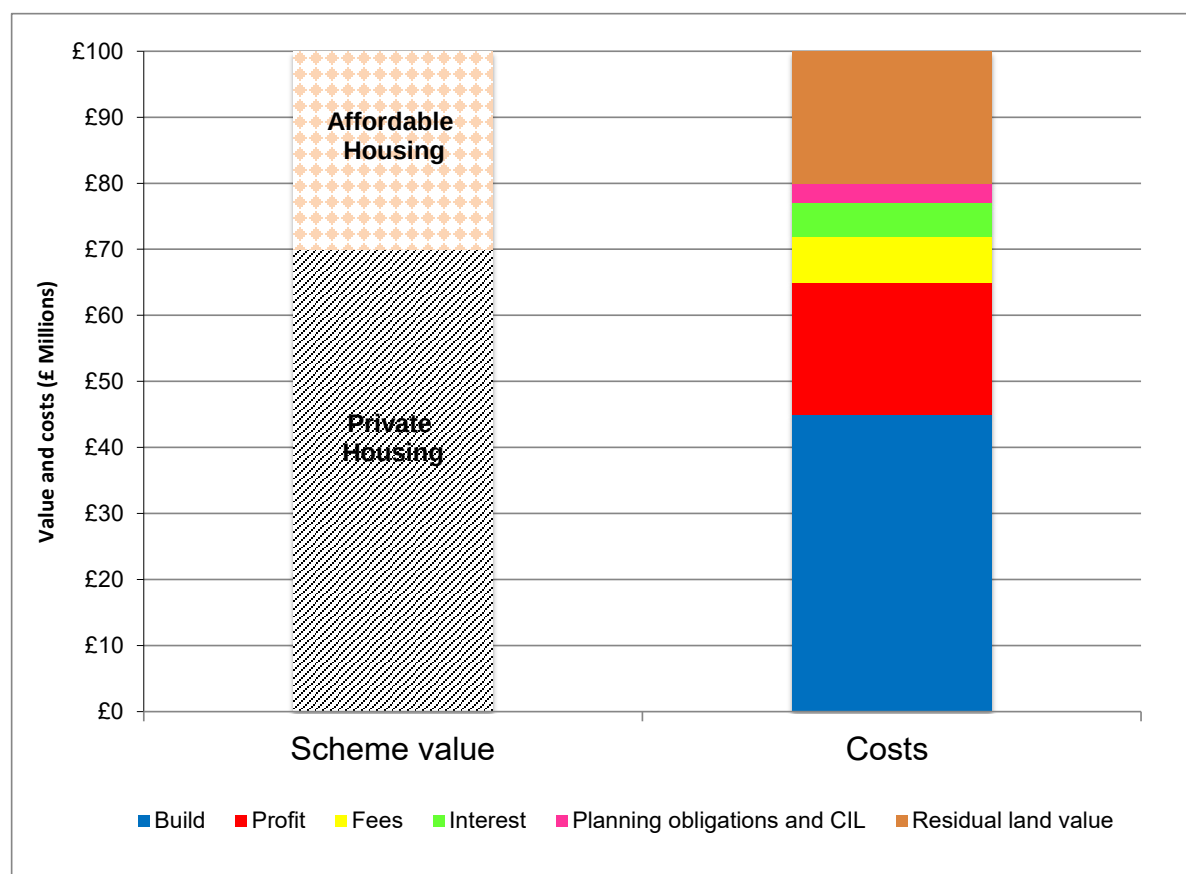
3 Methodology and appraisal approach

- 3.1 Our methodology follows standard development appraisal conventions, using locally based sites and assumptions that reflect local market and planning policy circumstances. The study is therefore specific to Wealden District and tests the Council's emerging planning policy requirements alongside adopted and alternative CIL rates.

Approach to testing development viability

- 3.2 Appraisal models can be summarised via the following diagram. The total scheme value is calculated, as represented by the left-hand bar. This includes the sales receipts from the private housing (the hatched portion) and the payment from a Registered Provider ('RP') (the chequered portion) for the completed affordable housing units. For a commercial scheme, a scheme's value equates to the capital value of the rental income after allowing for rent free periods and purchaser's costs. The model then deducts the build costs, fees, interest, planning obligations, CIL and developer's profit. A 'residual' amount is left after all these costs are deducted – this is the land value that the developer would pay to the landowner. The residual land value is represented by the brown portion of the right-hand bar in the diagram.

Figure 3.2.1: Components of residual valuations



- 3.3 The Residual Land Value is normally a key variable in determining whether a scheme will proceed. If a proposal generates sufficient positive land value (in excess of existing use value, discussed later), it will be implemented. If not, the proposal will not go ahead, unless there are alternative funding sources to bridge the 'gap'.
- 3.4 Issues with establishing key appraisal variables are summarised as follows:

- Development costs are subject to national and local monitoring and can be reasonably accurately assessed in 'normal' circumstances. In districts like Wealden, sites in the towns are likely to have been previously developed, but strategic sites and settlement extensions are likely to be on greenfield sites. Previously developed sites can sometimes encounter 'exceptional' costs such as decontamination. Such costs can be very difficult to anticipate before detailed site surveys are undertaken;
 - Assumptions about development phasing, the phasing of Section 106 contributions and the infrastructure required to facilitate each phase of the development will affect residual values. Where the delivery of a planning obligation is deferred, the lower the real cost to the applicant (and the greater the scope for increased affordable housing and other planning obligations). This is because the interest cost is reduced if the costs are incurred later in the development cashflow; and
 - While developer's profit has to be assumed in any appraisal, its level is closely correlated with risk. The greater the risk, the higher the profit level required by lenders. The PPG indicates that profits on private housing are in the range of 15% to 20% of GDV, with profits of 17.5% typically applied in scheme-specific viability assessments.
- 3.5 Ultimately, the landowner will make a decision on implementing a project on the basis of return and the potential for market change, and whether alternative developments might yield a higher value. The landowner's 'bottom line' will be achieving a residual land value that sufficiently exceeds 'existing use value'¹⁰ or another appropriate benchmark to make development worthwhile. The margin above existing use value may be considerably different on individual sites, where there might be reasons why the premium to the landowner should be lower or higher than other sites.
- 3.6 However, landowners have expectations of the value of their land which often exceed the value of the current use. Ultimately, if landowners' reasonable expectations are not met, they will not voluntarily sell their land and some may simply hold on to their sites, in the hope that policy may change at some future point with reduced requirements. However, the communities in which development takes place also have reasonable expectations that development will mitigate its impact, in terms of provision of community infrastructure, which will reduce land values. It is within the scope of those expectations that developers have to formulate their offers for sites. The task of formulating an offer for a site is complicated further during buoyant land markets, where developers have to compete with other developers to secure a site, often speculating on increases in value.

Viability benchmark

- 3.7 In February 2019 (with the latest re-issue in December 2024¹¹), the government published a revised NPPF, which indicates at paragraph 35 that *"plans should set out the contributions expected from development. This should include setting out the levels and types of affordable housing provision required, along with other infrastructure (such as that needed for education, health, transport, flood and water management, green and digital infrastructure). Such policies should not undermine the deliverability of the plan"*. The revised PPG indicates that for the purposes of testing viability, local authorities should have regard to existing use value of land plus a premium to incentivise release for redevelopment.
- 3.8 The Local Housing Delivery Group published guidance¹² in June 2012, which provides guidance on testing the viability of Local Plan policies. The guidance notes that *"consideration of an appropriate Threshold Land Value [or viability benchmark] needs to take account of the fact that future plan policy requirements will have an impact on land values and landowner expectations. Therefore, using a market value approach as the starting point carries the risk of building-in assumptions of current policy costs rather than helping to inform the potential for future policy"*.

¹⁰ For the purposes of this report, existing use value is defined as the value of the site in its existing use, assuming that it remains in that use. We are not referring to the RICS Valuation Standards definition of 'Existing Use Value'.

¹¹ With a subsequent minor amendment on 7 February 2025.

¹² Viability Testing Local Plans: Advice for planning practitioners, Local Housing Delivery Group, Chaired by Sir John Harman, June 2012. Although this report pre-dates the current PPG, the approaches it advocates are consistent with those in the PPG.

- 3.9 In light of the weaknesses in the market value approach, the Local Housing Delivery Group guidance recommends that benchmark land value “*is based on a premium over current use values*” with the “*precise figure that should be used as an appropriate premium above current use value [being] determined locally*”. The guidance considers that this approach “*is in line with reference in the NPPF to take account of a “competitive return” to a willing land owner*”.
- 3.10 The examination on the Mayor of London’s first CIL charging schedule considered the issue of an appropriate land value benchmark. The Mayor had adopted existing use value, while certain objectors suggested that ‘Market Value’ was a more appropriate benchmark. The Examiner concluded that:
- “The market value approach.... while offering certainty on the price paid for a development site, suffers from being based on prices agreed in an historic policy context.” (paragraph 8) and that “I don’t believe that the EUV approach can be accurately described as fundamentally flawed or that this examination should be adjourned to allow work based on the market approach to be done” (paragraph 9)¹³.*
- 3.11 In his concluding remark, the Examiner points out that:
- “the price paid for development land may be reduced [so that CIL may be accommodated]. As with profit levels there may be cries that this is unrealistic, but **a reduction in development land value is an inherent part of the CIL concept**. It may be argued that such a reduction may be all very well in the medium to long term but it is impossible in the short term because of the price already paid/agreed for development land. The difficulty with that argument is that if accepted the prospect of raising funds for infrastructure would be forever receding into the future. In any event in some instances it may be possible for contracts and options to be re-negotiated in the light of the changed circumstances arising from the imposition of CIL charges. (paragraph 32 – emphasis in bold added).*
- 3.12 It is important to stress, therefore, that there is no single threshold land value at which land will come forward for development. The decision to bring land forward will depend on the type of owner and, in particular, whether the owner occupies the site or holds it as an asset; the strength of demand for the site’s current use in comparison to others; how offers received compare to the owner’s perception of the value of the site, which in turn is influenced by prices achieved by other sites. Given the lack of a single threshold land value, it is difficult for policy makers to determine the minimum land value that sites should achieve. This will ultimately be a matter of judgement for each planning authority and their advisors.
- 3.13 Respondents to consultations on planning policy documents in other authorities in London have made various references to the RICS Guidance on ‘Viability in Planning’ (2012) and have suggested that councils should run their analysis on market values. This would be an extremely misleading measure against which to test viability, as market values should reflect *existing policies already in place* and would consequently tell us nothing as to how future (as of yet un-adopted) policies might impact on viability. It has been widely accepted elsewhere that market values are inappropriate for testing planning policy requirements.
- 3.14 Relying upon historic transactions is a fundamentally flawed approach, as offers for these sites will have been framed in the context of current planning policy requirements, so an exercise using these transactions as a benchmark would tell the Council nothing about the potential for sites to absorb as of yet, unadopted planning policies. Various Local Plan inspectors and CIL examiners have accepted the key point that Local Plan policies and CIL will ultimately result in a reduction in land values, so benchmarks must consider a reasonable minimum threshold which landowners will accept. For local authority areas such as Wealden District, where some sites are previously developed, the ‘bottom line’ in terms of land value will be the value of the site in its existing use. This fundamental point is recognised by RICS at paragraph 3.4.4. of their Guidance Note on ‘Financial Viability in Planning’ (2012):

“For a development to be financially viable, any uplift from current use value to residual land value

¹³ “Report on the Examination of the Draft Mayoral Community Infrastructure Levy Charging Schedule”, 27 January 2012

that arises when planning permission is granted should be able to meet the cost of planning obligations while ensuring an appropriate Site Value for the landowner and a market risk adjusted return to the developer in delivering that project (the NPPF refers to this as 'competitive returns' respectively). The return to the landowner will be in the form of a land value in excess of current use value".

- 3.15 The Guidance goes on to state that *"it would be inappropriate to assume an uplift based on set percentages ... given the diversity of individual development sites"*.
- 3.16 Commentators also make reference to 'market testing' of benchmark land values. This is another variant of the benchmarking advocated by land agents as outlined at paragraph 3.13 of this report. These respondents advocate using benchmarks that are based on the prices that sites have been bought and sold for. There are significant weaknesses in this approach which none of the respondents who advocate this have addressed. In brief, prices paid for sites are a highly unreliable indicator of their actual value, due to the following reasons:
- Transactions are often based on bids that 'take a view' on squeezing planning policy requirements below target levels. This results in prices paid being too high to allow for planning policy requirements to be met. If these transactions are used to 'market test' CIL rates, the outcome would be unreliable and potentially highly misleading;
 - Historic transactions of housing sites are often based on the receipt of grant funding, which is no longer available in most cases;
 - There would be a need to determine whether the developer who built out the comparator sites actually achieved a profit at the equivalent level to the profit adopted in the viability testing. If the developer achieved a sub-optimal level of profit, then any benchmarking using these transactions would produce unreliable and misleading results; and
 - Developers often build assumptions of growth in sales values into their appraisals, which provides a higher gross development value than would actually be achieved today. Given that our appraisals are based on current values, using prices paid would result in an inconsistent comparison (i.e. current values against the developer's assumed future values). Using these transactions would produce unreliable and misleading results.
- 3.17 For the reasons set out above, the approach of using current use values is a more reliable indicator of viability than using market values or prices paid for sites, as advocated by certain observers. Our assessment follows this approach, as set out in Section 4.
- 3.18 The PPG indicates that planning authorities should adopt benchmark land values based on existing use values. It then goes on to suggest that the premium above existing use value can be informed by land transactions. This would in effect simply level benchmark land values up to market value, with all the issues associated with this (as outlined above). The PPG does temper this approach by indicating that *"the landowner premium should be tested and balanced against emerging policies"* and that *"the premium should provide a reasonable incentive for a land owner to bring forward land for development while allowing a sufficient contribution to comply with policy requirements"*. The guidance also stresses on five separate occasions that "price paid for land" should not be reflected in viability assessments. This would exclude use of transactional data thus addressing the issues highlighted in paragraphs 3.16 and 3.17 of the report above.

4 Appraisal assumptions

- 4.1 We have appraised 30 development typologies on sites across the District to represent the types of sites that the Council expects to come forward over the life of the new Local Plan. The development typologies are identified in Table 4.1.1 overleaf (with further detailed information at Appendix 2). Floor areas for commercial uses are gross internal areas and are indicative estimates only without the benefit of detailed design. The appraisals include sufficient gross internal floorspace to accommodate the space standards and amenity standards in the emerging Plan policies HO12, HO13 and DE1.

Residential sales values

- 4.2 Residential values in the area reflect national trends in recent years but do of course vary between different sub-markets, as noted in Section 2 of this report. We have considered comparable evidence in the District to establish appropriate values for testing purposes. This exercise indicates that developments in the District will attract average sales values ranging from circa £4,100 per square metre (£381 per square foot) to £6,017 per square metre (£559 per square foot), as shown in Figure 2.16.1. As noted in Section 2, the highest sales values are achieved in the north and southwestern areas of the District, the latter being within the South Downs National Park. Lower values are achieved in the main towns of Hailsham, Uckfield, Heathfield, Polegate and Willingdon.
- 4.3 As noted earlier in the report, Savills predict that sales values will increase over the medium term (i.e. the next five years). Whilst this predicted growth cannot be guaranteed, we have run a series of sensitivity analyses assuming growth in sales values accompanied by cost inflation as summarised in Table 4.3.1 below. While these growth scenarios are based on a number of forecasts, they cannot be guaranteed and the results which these scenarios produce must be viewed as indicative only. We have also run a 'downside scenario' reflecting lower growth over the five-year period.

Table 4.3.1: Growth scenario

Year	1 2025	2 2026	3 2027	4 2028	5 2029	6 2030 and each year thereafter
Values	1.0%	3.5%	5.0%	5.0%	4.5%	4.0%
Costs	2.0%	2.0%	2.0%	2.0%	2.0%	2.0%

Table 4.3.2: Downside scenarios

Year	1 2025	2 2026	3 2027	4 2028	5 2029	6 2030 and each year thereafter
Values	0.0%	1.0%	1.0%	2.0%	3.0%	3.0%
Costs	2.0%	2.0%	2.0%	2.0%	2.0%	2.0%

Affordable housing tenure and values

- 4.4 The emerging Affordable Housing policy of the Local Plan requires schemes capable of providing 10 or more units (6 or more units in the High Weald Area National Landscape) to provide 35% affordable housing with a tenure mix of 55% social rent, 25% affordable rent and 20% intermediate accommodation. The intermediate element can be provided as First Homes and/or Shared Ownership.
- 4.5 For the purposes of testing the emerging affordable housing requirement, our appraisals assume that the affordable rented housing is let at rents that do not exceed Local Housing Allowances. These rents are summarised in Table 4.5.1, alongside the relevant social rents for the District.

Table 4.1.1: Development typologies tested in the study (all areas are square metre gross internal areas)

Site	Description	Site area HA	Units	Ave GIA per unit	Residential floorspace	Retail	Super-market	Office	Light industrial B2, B8	C1 Hotel	C2	D1	D2	Gross floorspace
1	Three unit development within town/village boundary	0.10	3	97	291	-	-	-	-	-	-	-	-	291
2	Five unit development - edge of village	0.27	5	97	484	-	-	-	-	-	-	-	-	484
3	Eight unit development - village centre	0.43	8	97	775	-	-	-	-	-	-	-	-	775
4	Ten unit development - edge of village	0.53	10	97	969	-	-	-	-	-	-	-	-	969
5	Ten unit development - rural site	0.67	10	97	969	-	-	-	-	-	-	-	-	969
6	Fifteen unit development - edge of village	0.80	15	97	1,453	-	-	-	-	-	-	-	-	1,453
7	Twenty unit development - within town/village boundary	0.89	20	97	1,938	-	-	-	-	-	-	-	-	1,938
8	Thirty unit development - town centre	1.00	30	97	2,907	-	250	-	-	-	-	-	-	3,157
9	Fifty unit development within town/village boundary	2.22	50	97	4,844	-	-	-	-	-	-	-	-	4,844
10	One hundred unit development - edge of town	5.56	100	97	9,689	-	-	-	-	-	-	-	-	9,689
11	Three hundred unit scheme - edge of town	16.67	300	97	29,066	-	-	-	-	-	-	-	-	29,066
12	Caravan Park - 20 units	0.50	20	97	1,938	-	-	-	-	-	-	-	-	1,938
13	Caravan Park - 40 units	1.00	40	97	3,876	-	-	-	-	-	-	-	-	3,876
14	Caravan Park - 100 units	2.50	100	97	9,689	-	-	-	-	-	-	-	-	9,689
15	C2 care scheme - flatted scheme in town centre	0.67	60	97	5,813	-	-	-	-	-	-	-	-	5,813
16	C2 care scheme - flatted scheme edge of town/village	1.33	80	97	7,751	-	-	-	-	-	-	-	-	7,751
17	C2 care scheme - houses - edge of town/village	1.56	50	97	4,844	-	-	-	-	-	-	-	-	4,844
18	Class E (retail) development - town centre	0.02	-	-	-	350	-	-	-	-	-	-	-	350

Site	Description	Site area HA	Units	Ave GIA per unit	Residential floorspace	Retail	Super-market	Office	Light industrial B2, B8	C1 Hotel	C2	D1	D2	Gross floorspace
19	Class E (light industrial) development - town centre	0.14	-	-	-	-	-	-	1,500	-	-	-	-	1,500
20	Class E (retail) development - edge of town	0.24	-	-	-	2,500	-	-	-	-	-	-	-	2,500
21	Class E (office) development - town centre	0.02	-	-	-	-	-	350	-	-	-	-	-	350
22	Class E (office) development - town centre	0.08	-	-	-	-	-	1,500	-	-	-	-	-	1,500
23	Class E (office) development - edge of town	0.18	-	-	-	-	-	2,500	-	-	-	-	-	2,500
24	Industrial (B2/B8) out of town	0.83	-	-	-	-	-	0	5,000	-	-	-	-	5,000
25	Industrial (B2/B8) within town/village boundary	3.33	-	-	-	250	-	0	20,000	-	-	-	-	20,250
26	Industrial (B2/B8) edge of town/village	0.17	-	-	-	-	-	-	1,000	-	-	-	-	1,000
27	Hotel 50 rooms	0.13	-	-	-	-	-	-	-	1,250	-	-	-	1,250
28	Hotel 75 rooms	0.19	-	-	-	-	-	-	-	1,875	-	-	-	1,875
29	Hotel 100 rooms	0.25	-	-	-	-	-	-	-	2,500	-	-	-	2,500
30	Community use/leisure within town/village	0.08	-	-	-	-	-	-	-	-	-	1,100	-	1,100

Table 4.5.1: Affordable housing rents (per week)

Rent type	1 bed	2 bed	3 bed	4 bed
Affordable Rent (Local Housing Allowance ¹⁴)	£136.93	£172.60	£218.63	£264.66
Social rent	£91.83	£105.36	£125.55	£139.08

- 4.6 Registered Providers (RPs) are permitted to increase rents by the Consumer Price Index ('CPI') plus 1% per annum, which we have reflected in our assessment.
- 4.7 The key issue for development viability is the capital value that each tenure will generate in terms of receipt from the acquiring RPs, as this will be one of the inputs that constitutes the Gross Development Value ('GDV') of a development. Table 4.7.1 below summarises the capital values that each tenure would generate. These capital values reflect the expected mix in the emerging Affordable Housing policy.

Table 4.7.1: Capital values of affordable housing (per square foot Net Internal Area)

Tenure	1 bed	2 bed	3 bed	4 bed	Blended value
Affordable Rent (not exceeding LHA)	£379	£281	£300	£335	£304
Social Rent	£176	£146	£148	£150	£148
Overall blended value (68.75% social rent and 31.25% affordable rent)					£198

- 4.8 The Homes England '*Affordable Homes Programme 2021-2026*' document clearly states that RPs will not receive grant funding for any affordable housing provided through planning obligations on developer-led developments. Consequently, all our appraisals assume nil grant. Clearly, if grant funding does become available over the plan period, it should facilitate an increase in the provision of affordable housing when developments come forward.

Residential Park homes

- 4.9 The draft Affordable Housing policy seeks a financial contribution on permanent resident caravan parks ('PRCP') providing 10 or more units (or with a site area of 0.5 hectares or more).
- 4.10 Residential parks operate on the basis of the operator providing serviced plots for an annual rental and residents purchasing and installing their own unit on their rented plot. Residents can terminate their rental agreement and remove their home or can engage the park operator to dispose of their home to an alternative occupier. The new occupier will be required to enter into a new rental agreement for the plot with the operator.
- 4.11 'Pitch' (plot) fees are typically c. £225 per month¹⁵ (£2,280 per annum) including maintenance of common areas, streetlights and maintenance of fire equipment. In addition, as noted above, park operators receive sales commissions from sellers equating to circa 10% of achieved property values.
- 4.12 We have therefore assessed the value generated by residential parks on using a 'profits' valuation. Our assumptions are summarised as follows:
- Pitch fees: £2,700 per unit per annum (£225 per month), increasing at 3% per annum in nominal terms;
 - Voids and bad debts: 2%;
 - Operating costs: £400 per unit per annum;

¹⁴ Sussex East Broad Rental Market Area

¹⁵ Based on Berkeley Parks pitch fees at Lion House Park, Mill Road, Hailsham

- Maintenance: £400 per unit per annum;
- Sales commission: 10%. Day one value of Park Home assumed to be £325,000, increasing at 3% per annum, with a sale event every 5 years;
- Initial capital expenditure (setting out of park, access, lighting, communal facilities): £30,000 per pitch;
- Operator profit margin: 30% of rent received;
- Discount rate: 6%.

Based on the assumptions above, each plot would generate a capital value of £79,650, or £996 per square metre, assuming an average park home of 80 square metres. Residential parks typically accommodate 40 pitches per hectare.

Rents and yields for commercial development

- 4.13 Our assumptions on rents and yields for the retail, office and industrial floorspace are summarised in Table 4.13.1 below. These assumptions are informed by lettings of similar floorspace in the District since January 2020 and we have applied the upper quartile rents, reflecting higher rents achieved for newly built space. Our appraisals assume a 12-month rent-free period for all types of commercial floorspace, except supermarkets to which we have applied a 6-month rent-free period.

Table 4.13.1: Commercial rents (£s per square metre) and yields

Commercial floorspace	Rent per square metre	Investment yield	Rent free period (months)
Retail	£350	7.00%	12
Supermarkets	£275	5.50%	6
Office	£215	6.50%	12
Industrial and warehousing	£135	5.00%	12

- 4.14 Transactions of hotels in the area indicate a range of £42,000 to £238,356 per room, although it should be noted that all but one of these transactions relate to second hand hotels which are in varying conditions at the point of sale. The only new build investment sale (Hotel Indigo) generates a value towards the top end of the range (£142,857). New build hotel proposals in the District are likely to generate a comparable value to Hotel Indigo and we have therefore applied a value of £150,000 per room in our appraisals.

Table 4.14.1: Recent hotel transactions in local area

Hotel name	Location	Year built	Date of transaction	Price per room	Sq m per room gross	Star rating
Cavalaire Brighton	Brighton	1888	15/01/2025	£124,800	32.48	3
Leeford Place	Battle	2006	31/10/2024	£105,556	99.19	4
The Pier Hotel	Eastbourne	1880	26/07/2024	£51,389	35.45	3
Crafted at Powdermills	Battle	1800	01/07/2024	£125,000	83.52	4
The Alfriston	Alfriston	1905	01/01/2024	£42,000	50.58	4
Malmaison Brighton	Brighton	2004	01/10/2023	£238,356	36.69	4
Oban Hotel	Eastbourne	1890	01/06/2022	£43,667	38.38	3
Hotel Indigo	Brighton	u/c	15/03/2022	£142,857	37.74	4

Hotel name	Location	Year built	Date of transaction	Price per room	Sq m per room gross	Star rating
Horse Shoe Inn	Hailsham	1953	27/01/2022	£66,500	unknown	3
Cooden Beach Hotel	Bexhill on Sea	1928	06/04/2021	£168,293	12.5	3
Cecil House Hotel	Brighton	1980	20/10/2020	£78,906	37.74	3

Build costs

- 4.15 We have sourced build costs from the RICS Building Cost Information Service (BCIS), which is based on tenders for actual schemes (see Appendix 3). Base costs (adjusted for local circumstances by reference to the BCIS multiplier for Wealden District) are as follows:

Table 4.15.1: BCIS build costs

Type of development	BCIS cost	Base cost per square metre	External works	Total per square metre (before policy costs)
Houses	810.1 Estate housing generally	£1,681	15%	£1,933
Flats – fewer than 6 storeys	816 Flats -3-5 storeys	£1,984	10%	£2,182
Retail	345 Shops	£1,689	10%	£1,858
Supermarkets	344 Supermarkets generally	£1,858	10%	£2,044
Offices	320 Offices air conditioned generally	£564	10%	£620
B2 industrial	282 Factories generally	£1,136	10%	£1,250
B8 storage and warehousing	284 Warehouses/ stores	£957	10%	£1,053
Community facilities	532 Community centres generally	£2,878	10%	£3,166
Hotels	852. Hotels	£2,900	10%	£3,190

- 4.16 As noted in Table 4.15.1, the base costs above are increased by 15% for houses, 10% for flats and 10% for commercial to account for external works (including car parking spaces).
- 4.17 On larger residential developments on the edge of existing settlements (typologies 10 and 11 in the case of Wealden District), developers typically incur additional costs for utilities upgrades, estate roads and other related infrastructure. We have incorporated a further allowance amounting to 15% of base construction costs to address these requirements.

Zero carbon and BREEAM

- 4.18 We have relied upon studies undertaken by other authorities on the costs of achieving net zero carbon. A number of London boroughs have commissioned research on the costs of achieving reductions in carbon emissions from development (*'Delivering Net Zero: An evidence study to support planning policies which deliver Net Zero Carbon developments'*, May 2023)) by Levitt Bernstein, Introba, Inking, Currie & Brown and Etude. South Oxfordshire and Vale of White Horse councils commissioned similar costing exercises by BioRegional (December 2023).
- 4.19 This research identifies additional capital costs of achieving net zero carbon development ranging from 4% to 5% for houses; 4% to 7% or low-rise flats; and 3% to 5% for mid-rise flats. The studies also identify additional capital costs of 1% to 4% for offices and 4% to 7% for industrial development.

As reduced carbon homes become more commonplace after the Future Homes Standard has been introduced at the national level, the costs of the associated technology are likely to fall over time.

- 4.20 We have therefore tested a cost uplift of 5% of base construction costs in our appraisals, reflecting the findings from the research indicating that there are various approaches to achieving net zero carbon and the cost depends on the type of buildings and which solution is used.
- 4.21 The cost of achieving net zero embodied carbon is subject to a degree of debate, with Etude recently advising the London Borough of Newham that achieving this standard is broadly cost neutral, while other authorities (including Bath and North East Somerset) have adopted a more cautious approach with cost uplifts of circa 10%. We have reflected a cost uplift of 15% of base construction costs for net zero operational and net zero embodied carbon in our appraisals (i.e. the sum of 5% for operational net zero carbon and 10% for embodied net zero carbon).

Accessibility standards

- 4.22 We have tested the impact of applying accessible and adaptable dwellings standards (Category 2 and Category 3) at the rates summarised in Table 4.21.1 below. These costs are based on the MHCLG 'Housing Standards Review: Cost Impacts' study but have been converted into percentages of base construction costs (see calculations at Appendix 4) so that they can be applied to contemporary costs.

Table 4.21.1: Costs of accessibility standards (% uplift to base construction costs)

Standard	Flats	Houses
M4(2) accessible	1.15%	0.54%
M4(3) (a) accessible and adaptable	9.28%	10.77%
M4(3) (b) wheelchair adaptable	9.47%	23.80%

- 4.23 Our appraisals assume that all units are constructed to meet wheelchair accessibility standards (Category 2) and that Category 3(b) applies to 10% of dwellings. These costs address both parts A and B of the requirements (i.e. that the communal areas are designed and fitted out to allow wheelchair access and also that the dwellings themselves are designed and fitted out to facilitate occupation by wheelchair users).

Professional fees

- 4.24 In addition to base build costs, schemes will incur professional fees, covering design and valuation, highways consultants, architectural consultants and so on. Our appraisals incorporate an 8% allowance, which is at the middle to higher end of the range for most schemes, which reflects the additional requirements for high quality design and assessments required to satisfy emerging planning policy requirements.

Development finance

- 4.25 Our appraisals assume that development finance can be secured at a rate of 6.5%, inclusive of arrangement and exit fees, reflective of funding conditions over the plan period.

Marketing costs

- 4.26 Our appraisals incorporate an allowance of 2.5% for marketing costs, which includes show homes and agents' fees, plus 0.25% for sales legal fees. For non-residential developments, we incorporate 10% lettings agents fees, 5% lettings legal fees, 1% disposal fees and 0.5% legal fees.

Wealden District CIL

- 4.27 As noted in Section 2, the Council approved its CIL Charging Schedule on 25 November 2015, and it came into effect on 1 April 2016. Table 4.27.1 below summarises the prevailing and indexed rates of CIL. For residential developments, the Charging Schedule has two bands (higher and lower)

charged at £200 and £150 per square metre respectively before indexation. Convenience retail is charged at £100 per square metre and comparison retail at £20 per square metre before indexation. All other uses attract the 'standard charge' of zero. We have also tested a range of alternative rates, which are also summarised in Table 4.26.1.

Table 4.27.1: CIL rates per net additional square metre in the Charging Schedule

Development type	Zone	Adopted rate	Indexed rate January 2026	Alternative rate 1	Alternative rate 2	Alternative rate 3
Residential	Higher Band	£200	£292.81	£325	£350	£375
Residential	Lower Band	£150	£219.67	£250	£275	£300
Convenience retail	Whole District	£100	£146.45	£175	£200	£225
Comparison retail	Whole District	£20	£29.28	£35	£45	£55
Standard rate	Whole District	Nil	Nil	Nil	Nil	Nil
Offices	Whole District	Nil	Nil	£20	£40	£60
Industrial	Whole District	Nil	Nil	£20	£40	£60
Hotels	Whole District	Nil	Nil	£20	£40	£60

- 4.28 The CIL Regulations 2010 (as amended) specify that if any part of an existing building is in lawful use for 6 months within the 36 months prior to the time at which planning permission first permits development, all of the existing floorspace will be deducted when determining the amount of chargeable floorspace. This is likely to be the case for many development sites in Wealden District but not all existing floorspace will qualify. Therefore, for the purposes of our appraisals, we have assumed that there is no deduction for existing floorspace to ensure that the proposed CIL rate is viable for developments where there is no qualifying existing floorspace to net off.

Section 106 costs

- 4.29 To account for residual Section 106 requirements, we have included an allowance of up to £30 per square metre for non-residential development and £3,000 per unit for residential development. The actual amounts will of course be subject to site-specific negotiations when schemes are brought forward through the development management process.
- 4.30 Parts of the District contain the Ashdown Forest SAC and SPA (see map at Appendix 5). The zone of influence for the Ashdown Forest in terms reducing recreational footfall on area is between 400 metres and 7 kilometres of the SPA and has been agreed collectively between the local authorities it affects and Natural England. The Council (alongside neighbouring councils) collects contributions from developments within this zone towards SANGs and SAMMS totalling £6,170 per dwelling.
- 4.31 In addition to the allowances above, our appraisals include an allowance for Section 278 works of £1,000 per residential unit and £15 per square metre for commercial developments.

Biodiversity Net Gain

- 4.32 We have tested a requirement for a 20% enhancement to biodiversity in perpetuity by applying an increase in build costs of 1.4%, which is double the figure indicated in the 2019 DEFRA report *'Biodiversity net gain and local nature recovery strategies impact assessment'*. The Impact Assessment indicates that the 'central estimate' for costs on greenfield sites in the southeast for a 10% biodiversity net gain equate to 0.7% of build costs¹⁶. The DEFRA study indicates that the cost of delivering 10% biodiversity net gain on urban sites ranges from 0.1% to 0.5% of build costs, so can be comfortably achieved within the allowances we have applied in our appraisals.

¹⁶ Central Estimate – see Table 20 of DEFRA Impact Assessment

Development and sales periods

- 4.33 Development and sales periods vary between types of scheme. However, our sales periods assume a sales rate of 3 to 6 units per month, with an element of off-plan sales reflected in the timing of receipts. This is reflective of current market conditions, whereas in improved markets, a sales rate of up to 8 units per month might be expected. Clearly markets are cyclical and sales periods will vary over the economic cycle and the extent to which units are sold off-plan will vary over time. Our programme assumptions assume that units are sold over varying periods after completion, which is a conservative approach that ensures that the proposed CIL rates are viable for most developments.

Developer's profit

- 4.34 Developer's profit is closely correlated with the perceived risk of residential development. The greater the risk, the greater the required profit level, which helps to mitigate against the risk, but also to ensure that the potential rewards are sufficiently attractive for a bank and other equity providers to fund a scheme. It is important to emphasise that the level of minimum profit is not necessarily determined by developers (although they will have their own view and the Boards of the major housebuilders will set targets for minimum profit).
- 4.35 The views of the banks which fund development are more important; if the banks decline an application by a developer to borrow to fund a development, it is very unlikely to proceed, as developers rarely carry sufficient cash to fund it themselves. Consequently, future movements in profit levels will largely be determined by the attitudes of the banks towards development proposals.
- 4.36 The near collapse of the global banking system in the final quarter of 2008 is resulting in a much tighter regulatory system, with UK banks having to take a much more cautious approach to all lending. In this context, and against the backdrop of the current sovereign debt crisis in the Eurozone, the banks were for a time reluctant to allow profit levels to decrease. However, perceived risk in the UK housing market is receding, albeit there is a degree of caution in prime central London markets as a consequence of high rates of inflation and the war in Ukraine. We have therefore adopted a profit margin of 17.5% of private GDV for testing purposes, although individual schemes may require lower or higher profits, depending on site specific circumstances. For example, schemes of houses are relatively low risk in comparison to large-flatted developments, as the latter tends to be built over long periods of time with significant capital lock-up.
- 4.37 Our assumed return on the affordable housing GDV is 6%. A lower return on affordable housing is appropriate as there is very limited sales risk on these units for the developer; there is often a pre-sale of the units to an RP prior to commencement. Any risk associated with take up of intermediate housing is borne by the acquiring RP, not by the developer.

Exceptional costs

- 4.38 Exceptional costs can be an issue for development viability on previously developed land. These costs relate to works that are 'atypical', such as remediation of sites in former industrial use and that are over and above standard build costs. However, in the absence of detailed site investigations, it is not possible to provide a reliable estimate of what exceptional costs might be. Our analysis therefore excludes exceptional costs, as to apply a blanket allowance would generate misleading results. An 'average' level of costs for abnormal ground conditions and some other 'abnormal' costs is already reflected in BCIS data, as such costs are frequently encountered on sites that form the basis of the BCIS data sample.

Benchmark land value

- 4.39 Benchmark land value, based on the existing use value of sites is a key consideration in the assessment of development economics for testing planning policies and tariffs. Clearly, there is a point where the Residual Land Value (what the landowner receives from a developer) results in a scheme that may be less than the land's existing use value. Existing use values can vary significantly, depending on the demand for the type of building relative to other areas. Similarly, subject to planning permission, the potential development site may be capable of being used in

different ways – as a hotel rather than residential for example, or at least a different mix of uses. Existing use value is effectively the ‘bottom line’ in a financial sense and therefore a key factor in this study.

- 4.40 We have arrived at a broad judgement on the likely range of benchmark land values. On previously developed sites, the calculations assume that the landowner has made a judgement that the current use does not yield an optimum use of the site; for example, it has fewer storeys than neighbouring buildings; or there is a general lack of demand for the type of space, resulting in low rentals, high yields and high vacancies (or in some cases no occupation at all over a lengthy period). We would not expect a building which makes optimum use of a site and that is attracting a reasonable rent to come forward for development, as residual value may not exceed current use value in these circumstances.
- 4.41 Redevelopment proposals that generate residual land values below current use values are unlikely to be delivered. While any such thresholds are only a guide in ‘normal’ development circumstances, it does not imply that individual landowners, in particular financial circumstances, will not bring sites forward at a lower return or indeed require a higher return. If proven, current use value justifies a higher benchmark than those assumed, then appropriate adjustments may be necessary. As such, current use values should be regarded as benchmarks rather than definitive fixed variables on a site-by-site basis.
- 4.42 As noted in Section 2, much of the land coming forward for development in the District will be greenfield, which has a low existing use value as agricultural land (typically £20,000 to £23,000 per hectare)¹⁷. For greenfield sites, we have adopted a benchmark land value of between £0.25 million and £0.37 million per gross hectare, which is reflective of typical minimum option pricing for greenfield development land. This represents a multiple of 12.5 to 18.5 times agricultural land value, which is within the 10 to 20 times multiple typically applied in policy testing studies. This provides a significant premium above existing use value of between £20,000 - £23,000 agricultural land value to the landowner to incentivise them to bring forward land for development.
- 4.43 Previously developed sites in towns and village centres may be in various existing uses (redundant or secondary pubs, industrial units, retail units or offices), which are likely to attract limited demand for their current use and are thus, relatively unattractive as long-term investments to landowners. To establish benchmark land values for these uses, we have had regard to rents secured on lower quartile lettings within the District. Office rents in the District range from £6.64 to £22.94 per square foot, with the average rent in the lower quartile equating to £8.87 per square foot. These rents are likely to be reflective of offices that are close to the end of their economic life and require significant capital expenditure to continue to be lettable. We have estimated the capital value of a site extending to one hectare by adopting the following assumptions:
- 35% plot ratio;
 - 2 storeys;
 - Yield 8.5%, reflecting the risk of securing lettings in a building which is close to economic and functional obsolescence;
 - 2.5 year void and rent free period;
 - £750 per square metre (£70 per square foot) for essential refurbishment including mechanical and electrical equipment;
 - Purchaser’s costs deducted at 6.8%;
 - 15% lettings agent and letting legal fees; and
 - 20% premium on resulting capital value.
- 4.44 The capital value generated is £865,000 including premium.

¹⁷ See, for example, Savills ‘Farmland Market’ report, January 2022

4.45 The three benchmark land values adopted for testing purposes are summarised as follows:

- Brownfield sites: £0.865 million per gross hectare;
- Higher value greenfield (smaller sites): £370,000 per gross hectare; and
- Lower value greenfield (larger sites): £250,000 per gross hectare.

5 Appraisal outputs

- 5.1 The full inputs to and outputs from our appraisals of the various developments are set out in Section 6 and appendices 6, 7, 8, 9 and 10. We have appraised 30 development typologies, reflecting different densities and types of development across the District. These typologies include non-residential uses, including retail, offices, industrial, hotel and community uses.
- 5.2 Each appraisal incorporates (where relevant) between 0% and 50% affordable housing (in 5% increments) to test the 35% target in the emerging Affordable Housing policy, which seeks a tenure split of 55% social rent, 25% affordable rent and 20% intermediate accommodation.
- 5.3 For small sites that fall below the 10-unit threshold, we have factored in the emerging affordable housing requirement as on-site units to test their ability to make a potential affordable housing requirement. In practical terms, the emerging Affordable Housing policy recognises that the Council may, in exceptional circumstances, need to secure payments in lieu of on-site delivery on smaller sites, but the method of calculation reflects our approach for viability testing¹⁸.
- 5.4 For each development typology, we have tested a range of sales values, reflecting the spread identified in the previous section. Where the residual land value of a typology exceeds the benchmark land value, we show the result shaded green, to indicate that the Scheme is viable. Where the residual land value is no more than 10% lower than the benchmark land value (and therefore on the margins of being viable), the results are shaded in orange. Where the residual land value is either negative or more than 10% lower than the benchmark land value, the result is shaded red, to indicate that it is unviable.
- 5.5 For testing alternative CIL rates, we have tested a range of sales values, reflecting the spread identified in the previous section. Where the residual land value of a typology exceeds the benchmark land value, we have converted the surplus into a rate per square metre, which is equivalent to the maximum CIL that could, in theory, be charged for that particular development.
- 5.6 We have also tested the developments with CIL as an inputted amount (rather than an output) with the starting point being the adopted charging schedule rates after indexation. The purpose is to approach the potential CIL rates through the 'other end of the telescope', that is, to test the impact on the residual land value that each scheme generates with the existing CIL rates in place. This can assist the Council in forming a judgement as to the potential impact on changes to CIL rates on land values and, consequently, potential land supply for certain uses. The indexed and alternative rates for CIL are summarised in Table 5.6.1 below.

Table 5.6.1: Alternative CIL rates

Development type	Zone	Adopted rate	Indexed rate January 2026	Alternative rate 1	Alternative rate 2	Alternative rate 3
Residential	Higher Band	£200	£292.81	£325	£350	£375
Residential	Lower Band	£150	£219.67	£250	£275	£300
Convenience retail	Whole District	£100	£146.45	£175	£200	£225
Comparison retail	Whole District	£20	£29.28	£35	£45	£55
Standard rate	Whole District	Nil	Nil	Nil	Nil	Nil
Offices	Whole District	Nil	Nil	£20	£40	£60
Industrial	Whole District	Nil	Nil	£20	£40	£60
Hotels	Whole District	Nil	Nil	£20	£40	£60

¹⁸ This approach involves calculating a payment that is the financial equivalent on on-site affordable housing delivery. This reflects the current practice of the Council.

- 5.7 For other policy requirements (the provision of net zero carbon homes; biodiversity net gain and so on), we have used selected data from the results to test the impact of emerging Local Plan policies.
- 5.8 Finally, all the scenarios are tested with the growth and inflation rates identified and summarised in Table 4.3.1 (growth scenario) and Table 4.3.2 ('downside' scenario). These results are attached at appendices 7 and 8.

6 Assessment of appraisal results

- 6.1 This section sets out the results of our appraisals with the residual land values calculated for scenarios with sales values and capital values reflective of market conditions across the District. We have tested the impact of emerging planning policies to assist the Council in its decision making on potential options for its forthcoming 'focused' Regulation 18 Local Plan consultation.

Affordable housing

- 6.2 As noted in Section 5, we have tested a series of affordable housing percentages ranging from 0% to 50%, increasing in 5% increments. These appraisals reflect the tenure mix in emerging Policy HO8 (Affordable Housing), which seeks 55% social rent, 25% affordable rent and 20% intermediate. We have modelled the intermediate element as shared ownership, as this is likely to be the preferred tenure of registered providers, and moreover, it is considered in the Council's latest Local Housing Needs Assessment (LHNA) that discounted market sales housing (such as First Homes) is unlikely to have a significant role to play Wealden District (up to 5% overall).
- 6.3 The results for the appraisals with 55% social rent, 25% affordable rent and 20% shared ownership are summarised in tables 6.3.1 to 6.3.9 (with accessible text versions available at Appendix 6). Each table shows the results with different sales values, ranging from £4,100 per square metre to £6,017 per square metre. The appraisals assume an affordable housing unit mix of 40% one beds, 30% two beds, 25% three beds and 5% four beds for affordable housing of all tenures and 5% one beds, 30% two beds, 40% three beds and 25% four beds for market housing.
- 6.4 There are significant differences in the viability of schemes and the level of affordable housing that can be viably provided. These differences manifest themselves both on an area basis and also between schemes located in the same value area.
- 6.5 Where sales values are at the lower end of the tested range (£4,100 per square metre), many schemes can deliver up to around 35% to 40% affordable housing or are on the margins of viability at this level of affordable housing, when brought forward on greenfield sites. Lower levels of affordable housing are viable when schemes are brought forward on previously developed land in lower value areas. In some cases, schemes are unviable at zero affordable housing when tested against the previously developed land benchmark land values. These results indicate that in lower value areas, sites with these benchmark land values are more likely to stay in their existing uses, rather than come forward for development.
- 6.6 As sales values increase, the extent to which schemes can provide affordable housing increases, but to varying degrees, with a range of outcomes at the highest sales values in the range (£6,017 per square metre). Above £5,000 per square metre, the viable level of affordable housing typically exceeds 35% against all three benchmark land values.
- 6.7 As can be noted from the results in tables 6.3.1 to 6.3.9, there is no uniform level of affordable housing where it can be said most schemes are viable. Setting any percentage below the emerging affordable housing policy target of 35% would, in principle, mean that some schemes that *could* have delivered 35% would no longer be required to do so if the Council adopted a lower percentage target. However, while the evidence indicates there might be limited scope for some schemes to provide more than 35% affordable housing, there will be increasing pressure on development to contribute towards the UK's Net Zero Carbon commitments which will increase costs over time. Emerging policy CC1 (Net Zero Development Standards) of the draft Local Plan is a first step towards reducing carbon emissions, but policies and building regulations will need to take further steps before 2050. Ambitions to increase affordable housing therefore needs to be balanced with the likely trajectory of climate change policy and adopting a higher policy (in excess of 35% affordable housing) is likely to result in an increasing need for site-specific viability testing at the planning application stage, particularly on applications brought forward on previously developed land.

Table 6.3.1: Appraisal results – 55% Social Rent, 25% Affordable Rent and 20% Shared Ownership (private sales values of £4,101 per square metre) – See Appendix 6 for accessible text version

WEALDEN LOCAL PLAN VIABILITY TESTING			Sales value £4,101 psm		AH tenure		Rented 80%	SO 20%	Frst Hms 0%							
BENCHMARK LAND VALUE 1 (BROWNFIELD SITES)			£865,000 PER HA		Residual land values											
Description	No of units	BLV	0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH			
1 Three unit development within town/village boundary	3	£86,500	140,357	124,287	108,499	92,992	77,767	62,824	48,164	33,785	19,688	5,873	7,777			
2 Five unit development - edge of village	5	£230,667	233,929	207,145	180,830	154,986	129,611	104,707	80,272	56,308	32,813	9,789	12,961			
3 Eight unit development - village centre	8	£369,067	283,813	246,415	209,679	173,605	138,191	103,438	69,346	35,916	3,145	29,405	61,332			
4 Ten unit development - edge of village	10	£461,333	470,732	422,219	374,561	327,759	281,812	236,720	192,482	149,100	106,573	64,902	24,085			
5 Ten unit development - rural site	10	£576,667	470,732	422,219	374,561	327,759	281,812	236,720	192,482	149,100	106,573	64,902	24,085			
6 Fifteen unit development - edge of village	15	£692,000	706,098	633,329	561,842	491,638	422,718	355,079	288,723	223,650	159,859	97,352	36,127			
7 Twenty unit development - within town/village boundary	20	£768,889	875,474	782,717	691,598	602,117	514,275	428,070	343,503	260,576	179,287	99,635	21,622			
8 Thirty unit development - town centre	30	£865,000	2,668,365	2,321,970	1,981,828	1,647,938	1,320,300	998,916	683,783	374,904	72,278	227,516	522,064			
9 Fifty unit development within town/village boundary	50	£1,922,222	1,150,530	945,046	742,348	543,423	348,270	156,888	31,190	217,834	400,647	579,632	754,787			
10 One hundred unit development - edge of town	100	£4,805,556	1,180,124	773,676	374,866	16,554	405,938	791,146	1,170,359	1,541,708	1,905,193	2,260,813	2,608,570			
11 Three hundred unit scheme - edge of town	300	£14,416,667	2,904,219	1,803,111	722,723	342,637	1,409,216	2,454,525	3,487,830	4,505,242	5,517,811	6,525,569	7,513,775			
12 Caravan Park - 20 units	20	£432,500	699,070	699,070	699,070	699,070	699,070	699,070	699,070	699,070	699,070	699,070	699,070			
13 Caravan Park - 40 units	40	£865,000	1,310,845	1,310,845	1,310,845	1,310,845	1,310,845	1,310,845	1,310,845	1,310,845	1,310,845	1,310,845	1,310,845			
14 Caravan Park - 100 units	100	£2,162,500	3,277,112	3,277,112	3,277,112	3,277,112	3,277,112	3,277,112	3,277,112	3,277,112	3,277,112	3,277,112	3,277,112			
15 C2 care scheme - flatted scheme in town centre	60	£576,667	- 3,701,965	- 3,785,512	- 3,866,802	- 3,945,835	- 4,022,613	- 4,097,133	- 4,169,399	- 4,239,407	- 4,307,159	- 4,372,654	- 4,435,894			
16 C2 care scheme - flatted scheme edge of town/village	80	£1,153,333	- 4,935,955	- 5,047,349	- 5,155,736	- 5,261,114	- 5,363,484	- 5,462,845	- 5,559,198	- 5,652,543	- 5,742,879	- 5,830,206	- 5,914,525			
17 C2 care scheme - houses - edge of town/village	50	£1,351,563	904,811	748,425	594,867	444,137	296,235	151,161	8,915	132,495	271,169	406,972	540,925			

BENCHMARK LAND VALUE 2 (HIGHER GREENFIELD)			£370,000 PER HA		Residual land values									
Description	No of units	BLV	0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH	
1 Three unit development within town/village boundary	3	£37,000	140,357	124,287	108,499	92,992	77,767	62,824	48,164	33,785	19,688	5,873	7,777	
2 Five unit development - edge of village	5	£98,667	233,929	207,145	180,830	154,986	129,611	104,707	80,272	56,308	32,813	9,789	12,961	
3 Eight unit development - village centre	8	£157,867	283,813	246,415	209,679	173,605	138,191	103,438	69,346	35,916	3,145	29,405	61,332	
4 Ten unit development - edge of village	10	£197,333	470,732	422,219	374,561	327,759	281,812	236,720	192,482	149,100	106,573	64,902	24,085	
5 Ten unit development - rural site	10	£246,667	470,732	422,219	374,561	327,759	281,812	236,720	192,482	149,100	106,573	64,902	24,085	
6 Fifteen unit development - edge of village	15	£296,000	706,098	633,329	561,842	491,638	422,718	355,079	288,723	223,650	159,859	97,352	36,127	
7 Twenty unit development - within town/village boundary	20	£328,889	875,474	782,717	691,598	602,117	514,275	428,070	343,503	260,576	179,287	99,635	21,622	
8 Thirty unit development - town centre	30	£370,000	2,668,365	2,321,970	1,981,828	1,647,938	1,320,300	998,916	683,783	374,904	72,278	227,516	522,064	
9 Fifty unit development within town/village boundary	50	£822,222	1,150,530	945,046	742,348	543,423	348,270	156,888	- 31,190	217,834	- 400,647	- 579,632	- 754,787	
10 One hundred unit development - edge of town	100	£2,055,556	1,180,124	773,676	374,866	16,554	405,938	791,146	- 1,170,359	1,541,708	- 1,905,193	- 2,260,813	- 2,608,570	
11 Three hundred unit scheme - edge of town	300	£6,166,667	2,904,219	1,803,111	722,723	342,637	1,409,216	2,454,525	- 3,487,830	4,505,242	- 5,517,811	- 6,525,569	- 7,513,775	
12 Caravan Park - 20 units	20	£185,000	699,070	699,070	699,070	699,070	699,070	699,070	699,070	699,070	699,070	699,070	699,070	
13 Caravan Park - 40 units	40	£370,000	1,310,845	1,310,845	1,310,845	1,310,845	1,310,845	1,310,845	1,310,845	1,310,845	1,310,845	1,310,845	1,310,845	
14 Caravan Park - 100 units	100	£925,000	3,277,112	3,277,112	3,277,112	3,277,112	3,277,112	3,277,112	3,277,112	3,277,112	3,277,112	3,277,112	3,277,112	
15 C2 care scheme - flatted scheme in town centre	60	£246,667	- 3,701,965	- 3,785,512	- 3,866,802	- 3,945,835	- 4,022,613	- 4,097,133	- 4,169,399	- 4,239,407	- 4,307,159	- 4,372,654	- 4,435,894	
16 C2 care scheme - flatted scheme edge of town/village	80	£493,333	- 4,935,955	- 5,047,349	- 5,155,736	- 5,261,114	- 5,363,484	- 5,462,845	- 5,559,198	- 5,652,543	- 5,742,879	- 5,830,206	- 5,914,525	
17 C2 care scheme - houses - edge of town/village	50	£578,125	904,811	748,425	594,867	444,137	296,235	151,161	8,915	132,495	271,169	406,972	540,925	

BENCHMARK LAND VALUE 3 (LOWER GREENFIELD)			£250,000 PER HA		Residual land values									
Description	No of units	BLV	0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH	
1 Three unit development within town/village boundary	3	£25,000	140,357	124,287	108,499	92,992	77,767	62,824	48,164	33,785	19,688	5,873	7,777	
2 Five unit development - edge of village	5	£66,667	233,929	207,145	180,830	154,986	129,611	104,707	80,272	56,308	32,813	9,789	12,961	
3 Eight unit development - village centre	8	£106,667	283,813	246,415	209,679	173,605	138,191	103,438	69,346	35,916	3,145	29,405	61,332	
4 Ten unit development - edge of village	10	£133,333	470,732	422,219	374,561	327,759	281,812	236,720	192,482	149,100	106,573	64,902	24,085	
5 Ten unit development - rural site	10	£166,667	470,732	422,219	374,561	327,759	281,812	236,720	192,482	149,100	106,573	64,902	24,085	
6 Fifteen unit development - edge of village	15	£200,000	706,098	633,329	561,842	491,638	422,718	355,079	288,723	223,650	159,859	97,352	36,127	
7 Twenty unit development - within town/village boundary	20	£222,222	875,474	782,717	691,598	602,117	514,275	428,070	343,503	260,576	179,287	99,635	21,622	
8 Thirty unit development - town centre	30	£250,000	2,668,365	2,321,970	1,981,828	1,647,938	1,320,300	998,916	683,783	374,904	72,278	227,516	522,064	
9 Fifty unit development within town/village boundary	50	£555,556	1,150,530	945,046	742,348	543,423	348,270	156,888	- 31,190	217,834	- 400,647	- 579,632	- 754,787	
10 One hundred unit development - edge of town	100	£1,388,889	1,180,124	773,676	374,866	16,554	405,938	791,146	- 1,170,359	1,541,708	- 1,905,193	- 2,260,813	- 2,608,570	
11 Three hundred unit scheme - edge of town	300	£4,166,667	2,904,219	1,803,111	722,723	342,637	1,409,216	2,454,525	- 3,487,830	4,505,242	- 5,517,811	- 6,525,569	- 7,513,775	
12 Caravan Park - 20 units	20	£125,000	699,070	699,070	699,070	699,070	699,070	699,070	699,070	699,070	699,070	699,070	699,070	
13 Caravan Park - 40 units	40	£250,000	1,310,845	1,310,845	1,310,845	1,310,845	1,310,845	1,310,845	1,310,845	1,310,845	1,310,845	1,310,845	1,310,845	
14 Caravan Park - 100 units	100	£625,000	3,277,112	3,277,112	3,277,112	3,277,112	3,277,112	3,277,112	3,277,112	3,277,112	3,277,112	3,277,112	3,277,112	
15 C2 care scheme - flatted scheme in town centre	60	£166,667	- 3,701,965	- 3,785,512	- 3,866,802	- 3,945,835	- 4,022,613	- 4,097,133	- 4,169,399	- 4,239,407	- 4,307,159	- 4,372,654	- 4,435,894	
16 C2 care scheme - flatted scheme edge of town/village	80	£333,333	- 4,935,955	- 5,047,349	- 5,155,736	- 5,261,114	- 5,363,484	- 5,462,845	- 5,559,198	- 5,652,543	- 5,742,879	- 5,830,206	- 5,914,525	
17 C2 care scheme - houses - edge of town/village	50	£390,625	904,811	748,425	594,867	444,137	296,235	151,161	8,915	132,495	271,169	406,972	540,925	

Table 6.3.2: Appraisal results – 55% Social Rent, 25% Affordable Rent and 20% Shared Ownership (private sales values of £4,341 per square metre) – See Appendix 6 for accessible text version

WEALDEN LOCAL PLAN VIABILITY TESTING			Sales value £4,341 psm	AH tenure	Rented 80%	SO 20%	Frst Hms 0%							
BENCHMARK LAND VALUE 1 (BROWNFIELD SITES)														
			£865,000	PER HA	Residual land values									
Description	No of units	BLV	0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH	
1 Three unit development within town/village boundary	3	£86,500	192,691	173,871	155,376	137,209	119,369	101,854	84,666	67,804	51,268	35,060	19,178	
2 Five unit development - edge of village	5	£230,667	321,151	289,785	258,961	228,682	198,948	169,756	141,109	113,007	85,448	58,433	31,962	
3 Eight unit development - village centre	8	£369,067	417,969	373,561	329,925	287,065	244,979	203,667	163,129	123,366	84,377	46,162	8,722	
4 Ten unit development - edge of village	10	£461,333	638,428	581,132	524,832	469,529	415,223	361,914	309,603	258,288	207,971	158,651	110,327	
5 Ten unit development - rural site	10	£576,667	638,428	581,132	524,832	469,529	415,223	361,914	309,603	258,288	207,971	158,651	110,327	
6 Fifteen unit development - edge of village	15	£692,000	957,643	871,698	787,247	704,293	622,834	542,871	464,403	387,432	311,956	237,976	165,491	
7 Twenty unit development - within town/village boundary	20	£768,889	1,202,891	1,093,434	985,883	880,240	776,438	674,115	573,707	475,217	378,645	283,988	191,248	
8 Thirty unit development - town centre	30	£865,000	3,930,885	3,518,445	3,113,325	2,715,524	2,325,043	1,941,882	1,566,040	1,197,518	836,316	482,434	135,872	
9 Fifty unit development within town/village boundary	50	£1,922,222	1,916,585	1,671,808	1,431,417	1,195,411	963,791	736,558	512,234	291,723	75,638	138,094	348,483	
10 One hundred unit development - edge of town	100	£4,805,556	2,746,359	2,261,826	1,783,281	1,312,644	850,972	398,264	46,171	487,581	924,134	1,353,471	1,773,576	
11 Three hundred unit scheme - edge of town	300	£14,416,667	7,176,408	5,861,369	4,570,481	3,303,744	2,055,021	826,123	384,190	1,592,809	2,779,654	3,957,805	5,125,680	
12 Caravan Park - 20 units	20	£432,500	769,292	769,292	769,292	769,292	769,292	769,292	769,292	769,292	769,292	769,292	769,292	
13 Caravan Park - 40 units	40	£865,000	1,451,289	1,451,289	1,451,289	1,451,289	1,451,289	1,451,289	1,451,289	1,451,289	1,451,289	1,451,289	1,451,289	
14 Caravan Park - 100 units	100	£2,162,500	3,628,222	3,628,222	3,628,222	3,628,222	3,628,222	3,628,222	3,628,222	3,628,222	3,628,222	3,628,222	3,628,222	
15 C2 care scheme - flatted scheme in town centre	60	£576,667	- 3,024,788	- 3,143,274	- 3,258,941	- 3,371,789	- 3,481,818	- 3,589,028	- 3,693,418	- 3,794,989	- 3,893,742	- 3,989,676	- 4,082,790	
16 C2 care scheme - flatted scheme edge of town/village	80	£1,153,333	- 4,033,051	- 4,191,033	- 4,345,255	- 4,495,719	- 4,642,423	- 4,785,370	- 4,924,558	- 5,059,986	- 5,191,657	- 5,319,568	- 5,443,721	
17 C2 care scheme - houses - edge of town/village	50	£1,351,563	1,639,293	1,444,972	1,254,090	1,066,647	882,643	702,078	524,952	351,265	181,018	14,209	151,436	

BENCHMARK LAND VALUE 2 (HIGHER GREENFIELD)			£370,000	PER HA	Residual land values									
Description	No of units	BLV	0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH	
1 Three unit development within town/village boundary	3	£37,000	192,691	173,871	155,376	137,209	119,369	101,854	84,666	67,804	51,268	35,060	19,178	
2 Five unit development - edge of village	5	£98,667	321,151	289,785	258,961	228,682	198,948	169,756	141,109	113,007	85,448	58,433	31,962	
3 Eight unit development - village centre	8	£157,867	417,969	373,561	329,925	287,065	244,979	203,667	163,129	123,366	84,377	46,162	8,722	
4 Ten unit development - edge of village	10	£197,333	638,428	581,132	524,832	469,529	415,223	361,914	309,603	258,288	207,971	158,651	110,327	
5 Ten unit development - rural site	10	£246,667	638,428	581,132	524,832	469,529	415,223	361,914	309,603	258,288	207,971	158,651	110,327	
6 Fifteen unit development - edge of village	15	£296,000	957,643	871,698	787,247	704,293	622,834	542,871	464,403	387,432	311,956	237,976	165,491	
7 Twenty unit development - within town/village boundary	20	£328,889	1,202,891	1,093,434	985,883	880,240	776,438	674,115	573,707	475,217	378,645	283,988	191,248	
8 Thirty unit development - town centre	30	£370,000	3,930,885	3,518,445	3,113,325	2,715,524	2,325,043	1,941,882	1,566,040	1,197,518	836,316	482,434	135,872	
9 Fifty unit development within town/village boundary	50	£822,222	1,916,585	1,671,808	1,431,417	1,195,411	963,791	736,558	512,234	291,723	75,638	138,094	348,483	
10 One hundred unit development - edge of town	100	£2,055,556	2,746,359	2,261,826	1,783,281	1,312,644	850,972	398,264	46,171	487,581	924,134	1,353,471	1,773,576	
11 Three hundred unit scheme - edge of town	300	£6,166,667	7,176,408	5,861,369	4,570,481	3,303,744	2,055,021	826,123	384,190	1,592,809	2,779,654	3,957,805	5,125,680	
12 Caravan Park - 20 units	20	£185,000	769,292	769,292	769,292	769,292	769,292	769,292	769,292	769,292	769,292	769,292	769,292	
13 Caravan Park - 40 units	40	£370,000	1,451,289	1,451,289	1,451,289	1,451,289	1,451,289	1,451,289	1,451,289	1,451,289	1,451,289	1,451,289	1,451,289	
14 Caravan Park - 100 units	100	£925,000	3,628,222	3,628,222	3,628,222	3,628,222	3,628,222	3,628,222	3,628,222	3,628,222	3,628,222	3,628,222	3,628,222	
15 C2 care scheme - flatted scheme in town centre	60	£246,667	- 3,024,788	- 3,143,274	- 3,258,941	- 3,371,789	- 3,481,818	- 3,589,028	- 3,693,418	- 3,794,989	- 3,893,742	- 3,989,676	- 4,082,790	
16 C2 care scheme - flatted scheme edge of town/village	80	£493,333	- 4,033,051	- 4,191,033	- 4,345,255	- 4,495,719	- 4,642,423	- 4,785,370	- 4,924,558	- 5,059,986	- 5,191,657	- 5,319,568	- 5,443,721	
17 C2 care scheme - houses - edge of town/village	50	£578,125	1,639,293	1,444,972	1,254,090	1,066,647	882,643	702,078	524,952	351,265	181,018	14,209	151,436	

BENCHMARK LAND VALUE 3 (LOWER GREENFIELD)			£250,000	Residual land values									
Description	No of units	BLV	0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH
1 Three unit development within town/village boundary	3	£25,000	192,691	173,871	155,376	137,209	119,369	101,854	84,666	67,804	51,268	35,060	19,178
2 Five unit development - edge of village	5	£66,667	321,151	289,785	258,961	228,682	198,948	169,756	141,109	113,007	85,448	58,433	31,962
3 Eight unit development - village centre	8	£106,667	417,969	373,561	329,925	287,065	244,979	203,667	163,129	123,366	84,377	46,162	8,722
4 Ten unit development - edge of village	10	£133,333	638,428	581,132	524,832	469,529	415,223	361,914	309,603	258,288	207,971	158,651	110,327
5 Ten unit development - rural site	10	£166,667	638,428	581,132	524,832	469,529	415,223	361,914	309,603	258,288	207,971	158,651	110,327
6 Fifteen unit development - edge of village	15	£200,000	957,643	871,698	787,247	704,293	622,834	542,871	464,403	387,432	311,956	237,976	165,491
7 Twenty unit development - within town/village boundary	20	£222,222	1,202,891	1,093,434	985,883	880,240	776,438	674,115	573,707	475,217	378,645	283,988	191,248
8 Thirty unit development - town centre	30	£250,000	3,930,885	3,518,445	3,113,325	2,715,524	2,325,043	1,941,882	1,566,040	1,197,518	836,316	482,434	135,872
9 Fifty unit development within town/village boundary	50	£555,556	1,916,585	1,671,808	1,431,417	1,195,411	963,791	736,558	512,234	291,723	75,638	138,094	348,483
10 One hundred unit development - edge of town	100	£1,388,889	2,746,359	2,261,826	1,783,281	1,312,644	850,972	398,264	46,171	487,581	924,134	1,353,471	1,773,576
11 Three hundred unit scheme - edge of town	300	£4,166,667	7,176,408	5,861,369	4,570,481	3,303,744	2,055,021	826,123	384,190	1,592,809	2,779,654	3,957,805	5,125,680
12 Caravan Park - 20 units	20	£125,000	769,292	769,292	769,292	769,292	769,292	769,292	769,292	769,292	769,292	769,292	769,292
13 Caravan Park - 40 units	40	£250,000	1,451,289	1,451,289	1,451,289	1,451,289	1,451,289	1,451,289	1,451,289	1,451,289	1,451,289	1,451,289	1,451,289
14 Caravan Park - 100 units	100	£625,000	3,628,222	3,628,222	3,628,222	3,628,222	3,628,222	3,628,222	3,628,222	3,628,222	3,628,222	3,628,222	3,628,222
15 C2 care scheme - flatted scheme in town centre	60	£166,667	- 3,024,788	- 3,143,274	- 3,258,941	- 3,371,789	- 3,481,818	- 3,589,028	- 3,693,418	- 3,794,989	- 3,893,742	- 3,989,676	- 4,082,790
16 C2 care scheme - flatted scheme edge of town/village	80	£333,333	- 4,033,051	- 4,191,033	- 4,345,255	- 4,495,719	- 4,642,423	- 4,785,370	- 4,924,558	- 5,059,986	- 5,191,657	- 5,319,568	- 5,443,721
17 C2 care scheme - houses - edge of town/village	50	£390,625	1,639,293	1,444,972	1,254,090	1,066,647	882,643	702,078	524,952	351,265	181,018	14,209	151,436

Table 6.3.3: Appraisal results – 55% Social Rent, 25% Affordable Rent and 20% Shared Ownership (private sales values of £4,580 per square metre) – See Appendix 6 for accessible text version

WEALDEN LOCAL PLAN VIABILITY TESTING			Sales value £4,580 psm		AH tenure		Rented 80%		SO 20%		Frst Hms 0%					
BENCHMARK LAND VALUE 1 (BROWNFIELD SITES)			£865,000 PER HA		Residual land values											
Description	No of units	BLV	0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH			
1 Three unit development within town/village boundary	3	£86,500	245,025	223,454	202,255	181,427	160,969	140,883	121,167	101,823	82,849	64,246	46,015			
2 Five unit development - edge of village	5	£230,667	408,374	372,423	337,092	302,378	268,283	234,805	201,946	169,705	138,082	107,077	76,692			
3 Eight unit development - village centre	8	£369,067	552,127	500,705	450,172	400,525	351,767	303,895	256,912	210,817	165,608	121,287	77,854			
4 Ten unit development - edge of village	10	£461,333	806,125	740,043	675,102	611,298	548,634	487,109	426,723	367,476	309,368	252,400	196,570			
5 Ten unit development - rural site	10	£576,667	806,125	740,043	675,102	611,298	548,634	487,109	426,723	367,476	309,368	252,400	196,570			
6 Fifteen unit development - edge of village	15	£692,000	1,209,188	1,110,066	1,012,652	916,947	822,951	730,664	640,085	551,215	464,053	378,600	294,855			
7 Twenty unit development - within town/village boundary	20	£768,889	1,528,254	1,401,767	1,277,463	1,155,341	1,035,402	917,644	802,069	688,676	577,465	468,340	360,874			
8 Thirty unit development - town centre	30	£865,000	5,190,430	4,714,633	4,244,821	3,783,110	3,329,785	2,884,848	2,448,296	2,020,132	1,600,355	1,188,965	785,962			
9 Fifty unit development within town/village boundary	50	£1,922,222	2,682,642	2,397,802	2,117,996	1,843,224	1,573,484	1,308,779	1,049,106	794,467	544,860	298,884	56,951			
10 One hundred unit development - edge of town	100	£4,805,556	4,298,304	3,732,646	3,177,187	2,631,929	2,096,869	1,572,011	1,053,031	544,095	45,450	-	449,661	-	938,583	
11 Three hundred unit scheme - edge of town	300	£14,416,667	11,412,711	9,884,482	8,383,827	6,909,160	5,454,577	4,027,744	2,628,661	1,251,204	-	105,967	-	1,459,902	- 2,795,013	
12 Caravan Park - 20 units	20	£432,500	839,514	839,514	839,514	839,514	839,514	839,514	839,514	839,514	839,514	839,514	839,514			
13 Caravan Park - 40 units	40	£865,000	1,591,733	1,591,733	1,591,733	1,591,733	1,591,733	1,591,733	1,591,733	1,591,733	1,591,733	1,591,733	1,591,733			
14 Caravan Park - 100 units	100	£2,162,500	3,979,332	3,979,332	3,979,332	3,979,332	3,979,332	3,979,332	3,979,332	3,979,332	3,979,332	3,979,332	3,979,332			
15 C2 care scheme - flatted scheme in town centre	60	£576,667	- 2,347,611	- 2,501,037	- 2,651,081	- 2,797,743	- 2,941,023	- 3,080,921	- 3,217,438	- 3,350,573	- 3,480,326	- 3,606,697	- 3,729,687			
16 C2 care scheme - flatted scheme edge of town/village	80	£1,153,333	- 3,130,148	- 3,334,716	- 3,534,774	- 3,730,323	- 3,921,364	- 4,107,895	- 4,289,917	- 4,467,430	- 4,640,435	- 4,808,930	- 4,972,915			
17 C2 care scheme - houses - edge of town/village	50	£1,351,583	2,364,260	2,133,570	1,906,902	1,684,256	1,465,632	1,251,032	1,040,454	833,035	629,130	429,275	233,470			

BENCHMARK LAND VALUE 2 (HIGHER GREENFIELD)			£370,000 PER HA		Residual land values										
Description	No of units	BLV	0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH		
1 Three unit development within town/village boundary	3	£37,000	245,025	223,454	202,255	181,427	160,969	140,883	121,167	101,823	82,849	64,246	46,015		
2 Five unit development - edge of village	5	£98,667	408,374	372,423	337,092	302,378	268,283	234,805	201,946	169,705	138,082	107,077	76,692		
3 Eight unit development - village centre	8	£157,867	552,127	500,705	450,172	400,525	351,767	303,895	256,912	210,817	165,608	121,287	77,854		
4 Ten unit development - edge of village	10	£197,333	806,125	740,043	675,102	611,298	548,634	487,109	426,723	367,476	309,368	252,400	196,570		
5 Ten unit development - rural site	10	£246,667	806,125	740,043	675,102	611,298	548,634	487,109	426,723	367,476	309,368	252,400	196,570		
6 Fifteen unit development - edge of village	15	£296,000	1,209,188	1,110,066	1,012,652	916,947	822,951	730,664	640,085	551,215	464,053	378,600	294,855		
7 Twenty unit development - within town/village boundary	20	£328,889	1,528,254	1,401,767	1,277,463	1,155,341	1,035,402	917,644	802,069	688,676	577,465	468,340	360,874		
8 Thirty unit development - town centre	30	£370,000	5,190,430	4,714,633	4,244,821	3,783,110	3,329,785	2,884,848	2,448,296	2,020,132	1,600,355	1,188,965	785,962		
9 Fifty unit development within town/village boundary	50	£822,222	2,682,642	2,397,802	2,117,996	1,843,224	1,573,484	1,308,779	1,049,106	794,467	544,860	298,884	56,951		
10 One hundred unit development - edge of town	100	£2,055,556	4,298,304	3,732,646	3,177,187	2,631,929	2,096,869	1,572,011	1,053,031	544,095	45,450	-	449,661	-	938,583
11 Three hundred unit scheme - edge of town	300	£6,166,667	11,412,711	9,884,482	8,383,827	6,909,160	5,454,577	4,027,744	2,628,661	1,251,204	-	105,967	-	1,459,902	- 2,795,013
12 Caravan Park - 20 units	20	£185,000	839,514	839,514	839,514	839,514	839,514	839,514	839,514	839,514	839,514	839,514	839,514		
13 Caravan Park - 40 units	40	£370,000	1,591,733	1,591,733	1,591,733	1,591,733	1,591,733	1,591,733	1,591,733	1,591,733	1,591,733	1,591,733	1,591,733		
14 Caravan Park - 100 units	100	£925,000	3,979,332	3,979,332	3,979,332	3,979,332	3,979,332	3,979,332	3,979,332	3,979,332	3,979,332	3,979,332	3,979,332		
15 C2 care scheme - flatted scheme in town centre	60	£246,667	- 2,347,611	- 2,501,037	- 2,651,081	- 2,797,743	- 2,941,023	- 3,080,921	- 3,217,438	- 3,350,573	- 3,480,326	- 3,606,697	- 3,729,687		
16 C2 care scheme - flatted scheme edge of town/village	80	£493,333	- 3,130,148	- 3,334,716	- 3,534,774	- 3,730,323	- 3,921,364	- 4,107,895	- 4,289,917	- 4,467,430	- 4,640,435	- 4,808,930	- 4,972,915		
17 C2 care scheme - houses - edge of town/village	50	£578,125	2,364,260	2,133,570	1,906,902	1,684,256	1,465,632	1,251,032	1,040,454	833,035	629,130	429,275	233,470		

BENCHMARK LAND VALUE 3 (LOWER GREENFIELD)			£250,000 PER HA		Residual land values										
Description	No of units	BLV	0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH		
1 Three unit development within town/village boundary	3	£25,000	245,025	223,454	202,255	181,427	160,969	140,883	121,167	101,823	82,849	64,246	46,015		
2 Five unit development - edge of village	5	£66,667	408,374	372,423	337,092	302,378	268,283	234,805	201,946	169,705	138,082	107,077	76,692		
3 Eight unit development - village centre	8	£106,667	552,127	500,705	450,172	400,525	351,767	303,895	256,912	210,817	165,608	121,287	77,854		
4 Ten unit development - edge of village	10	£133,333	806,125	740,043	675,102	611,298	548,634	487,109	426,723	367,476	309,368	252,400	196,570		
5 Ten unit development - rural site	10	£166,667	806,125	740,043	675,102	611,298	548,634	487,109	426,723	367,476	309,368	252,400	196,570		
6 Fifteen unit development - edge of village	15	£200,000	1,209,188	1,110,066	1,012,652	916,947	822,951	730,664	640,085	551,215	464,053	378,600	294,855		
7 Twenty unit development - within town/village boundary	20	£222,222	1,528,254	1,401,767	1,277,463	1,155,341	1,035,402	917,644	802,069	688,676	577,465	468,340	360,874		
8 Thirty unit development - town centre	30	£250,000	5,190,430	4,714,633	4,244,821	3,783,110	3,329,785	2,884,848	2,448,296	2,020,132	1,600,355	1,188,965	785,962		
9 Fifty unit development within town/village boundary	50	£555,556	2,682,642	2,397,802	2,117,996	1,843,224	1,573,484	1,308,779	1,049,106	794,467	544,860	298,884	56,951		
10 One hundred unit development - edge of town	100	£1,388,889	4,298,304	3,732,646	3,177,187	2,631,929	2,096,869	1,572,011	1,053,031	544,095	45,450	-	449,661	-	938,583
11 Three hundred unit scheme - edge of town	300	£4,166,667	11,412,711	9,884,482	8,383,827	6,909,160	5,454,577	4,027,744	2,628,661	1,251,204	-	105,967	-	1,459,902	- 2,795,013
12 Caravan Park - 20 units	20	£125,000	839,514	839,514	839,514	839,514	839,514	839,514	839,514	839,514	839,514	839,514	839,514		
13 Caravan Park - 40 units	40	£250,000	1,591,733	1,591,733	1,591,733	1,591,733	1,591,733	1,591,733	1,591,733	1,591,733	1,591,733	1,591,733	1,591,733		
14 Caravan Park - 100 units	100	£625,000	3,979,332	3,979,332	3,979,332	3,979,332	3,979,332	3,979,332	3,979,332	3,979,332	3,979,332	3,979,332	3,979,332		
15 C2 care scheme - flatted scheme in town centre	60	£166,667	- 2,347,611	- 2,501,037	- 2,651,081	- 2,797,743	- 2,941,023	- 3,080,921	- 3,217,438	- 3,350,573	- 3,480,326	- 3,606,697	- 3,729,687		
16 C2 care scheme - flatted scheme edge of town/village	80	£333,333	- 3,130,148	- 3,											

Table 6.3.4: Appraisal results – 55% Social Rent, 25% Affordable Rent and 20% Shared Ownership (private sales values of £4,820 per square metre) – See Appendix 6 for accessible text version

WEALDEN LOCAL PLAN VIABILITY TESTING			Sales value £4,820 psm		AH tenure		Rented 80%		SO 20%		Frst Hms 0%			
BENCHMARK LAND VALUE 1 (BROWNFIELD SITES)			£865,000 PER HA		Residual land values									
Description	No of units	BLV	0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH	
1 Three unit development within town/village boundary	3	£86,500	297,358	273,038	249,134	225,645	202,571	179,912	157,669	135,842	114,430	93,433	72,852	
2 Five unit development - edge of village	5	£230,667	495,597	455,063	415,223	376,074	337,618	299,854	262,783	226,403	190,717	155,722	121,420	
3 Eight unit development - village centre	8	£369,067	686,284	627,850	570,418	513,986	458,554	404,125	350,695	298,266	246,839	196,412	146,987	
4 Ten unit development - edge of village	10	£461,333	973,822	898,956	825,372	753,068	682,045	612,303	543,843	476,664	410,766	346,149	282,813	
5 Ten unit development - rural site	10	£576,667	973,822	898,956	825,372	753,068	682,045	612,303	543,843	476,664	410,766	346,149	282,813	
6 Fifteen unit development - edge of village	15	£692,000	1,460,733	1,348,434	1,238,058	1,129,602	1,023,069	918,456	815,766	714,997	616,149	519,224	424,219	
7 Twenty unit development - within town/village boundary	20	£768,889	1,853,616	1,710,100	1,569,043	1,430,442	1,294,299	1,160,614	1,029,387	900,616	774,303	650,447	529,049	
8 Thirty unit development - town centre	30	£865,000	6,437,381	5,896,320	5,364,652	4,842,377	4,329,493	3,826,002	3,330,552	2,842,746	2,364,395	1,895,496	1,436,053	
9 Fifty unit development within town/village boundary	50	£1,922,222	3,448,697	3,123,797	2,804,576	2,491,037	2,183,177	1,880,999	1,584,501	1,293,684	1,008,547	729,091	455,316	
10 One hundred unit development - edge of town	100	£4,805,556	5,850,250	5,203,465	4,568,191	3,944,428	3,332,175	2,731,433	2,142,201	1,564,479	996,964	437,104	- 112,833	
11 Three hundred unit scheme - edge of town	300	£14,416,667	15,633,053	13,886,729	12,168,901	10,482,213	8,826,665	7,202,256	5,608,880	4,036,348	2,495,165	981,964	- 517,887	
12 Caravan Park - 20 units	20	£432,500	909,736	909,736	909,736	909,736	909,736	909,736	909,736	909,736	909,736	909,736	909,736	
13 Caravan Park - 40 units	40	£865,000	1,732,177	1,732,177	1,732,177	1,732,177	1,732,177	1,732,177	1,732,177	1,732,177	1,732,177	1,732,177	1,732,177	
14 Caravan Park - 100 units	100	£2,162,500	4,330,442	4,330,442	4,330,442	4,330,442	4,330,442	4,330,442	4,330,442	4,330,442	4,330,442	4,330,442	4,330,442	
15 C2 care scheme - flatted scheme in town centre	60	£576,667	- 1,670,434	- 1,858,798	- 2,043,220	- 2,223,696	- 2,400,228	- 2,572,815	- 2,741,457	- 2,906,156	- 3,066,909	- 3,223,718	- 3,376,583	
16 C2 care scheme - flatted scheme edge of town/village	80	£1,153,333	- 2,227,245	- 2,478,399	- 2,724,293	- 2,964,928	- 3,200,303	- 3,430,420	- 3,655,277	- 3,874,875	- 4,089,212	- 4,298,292	- 4,502,111	
17 C2 care scheme - houses - edge of town/village	50	£1,351,563	3,089,072	2,820,931	2,557,415	2,298,524	2,044,260	1,794,622	1,549,610	1,309,223	1,073,463	842,329	615,820	

BENCHMARK LAND VALUE 2 (HIGHER GREENFIELD)			£370,000 PER HA		Residual land values									
Description	No of units	BLV	0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH	
1 Three unit development within town/village boundary	3	£37,000	297,358	273,038	249,134	225,645	202,571	179,912	157,669	135,842	114,430	93,433	72,852	
2 Five unit development - edge of village	5	£98,667	495,597	455,063	415,223	376,074	337,618	299,854	262,783	226,403	190,717	155,722	121,420	
3 Eight unit development - village centre	8	£157,867	686,284	627,850	570,418	513,986	458,554	404,125	350,695	298,266	246,839	196,412	146,987	
4 Ten unit development - edge of village	10	£197,333	973,822	898,956	825,372	753,068	682,045	612,303	543,843	476,664	410,766	346,149	282,813	
5 Ten unit development - rural site	10	£246,667	973,822	898,956	825,372	753,068	682,045	612,303	543,843	476,664	410,766	346,149	282,813	
6 Fifteen unit development - edge of village	15	£296,000	1,460,733	1,348,434	1,238,058	1,129,602	1,023,069	918,456	815,766	714,997	616,149	519,224	424,219	
7 Twenty unit development - within town/village boundary	20	£328,889	1,853,616	1,710,100	1,569,043	1,430,442	1,294,299	1,160,614	1,029,387	900,616	774,303	650,447	529,049	
8 Thirty unit development - town centre	30	£370,000	6,437,381	5,896,320	5,364,652	4,842,377	4,329,493	3,826,002	3,330,552	2,842,746	2,364,395	1,895,496	1,436,053	
9 Fifty unit development within town/village boundary	50	£822,222	3,448,697	3,123,797	2,804,576	2,491,037	2,183,177	1,880,999	1,584,501	1,293,684	1,008,547	729,091	455,316	
10 One hundred unit development - edge of town	100	£2,055,556	5,850,250	5,203,465	4,568,191	3,944,428	3,332,175	2,731,433	2,142,201	1,564,479	996,964	437,104	- 112,833	
11 Three hundred unit scheme - edge of town	300	£6,166,667	15,633,053	13,886,729	12,168,901	10,482,213	8,826,665	7,202,256	5,608,880	4,036,348	2,495,165	981,964	- 517,887	
12 Caravan Park - 20 units	20	£185,000	909,736	909,736	909,736	909,736	909,736	909,736	909,736	909,736	909,736	909,736	909,736	
13 Caravan Park - 40 units	40	£370,000	1,732,177	1,732,177	1,732,177	1,732,177	1,732,177	1,732,177	1,732,177	1,732,177	1,732,177	1,732,177	1,732,177	
14 Caravan Park - 100 units	100	£925,000	4,330,442	4,330,442	4,330,442	4,330,442	4,330,442	4,330,442	4,330,442	4,330,442	4,330,442	4,330,442	4,330,442	
15 C2 care scheme - flatted scheme in town centre	60	£246,667	- 1,670,434	- 1,858,798	- 2,043,220	- 2,223,696	- 2,400,228	- 2,572,815	- 2,741,457	- 2,906,156	- 3,066,909	- 3,223,718	- 3,376,583	
16 C2 care scheme - flatted scheme edge of town/village	80	£493,333	- 2,227,245	- 2,478,399	- 2,724,293	- 2,964,928	- 3,200,303	- 3,430,420	- 3,655,277	- 3,874,875	- 4,089,212	- 4,298,292	- 4,502,111	
17 C2 care scheme - houses - edge of town/village	50	£578,125	3,089,072	2,820,931	2,557,415	2,298,524	2,044,260	1,794,622	1,549,610	1,309,223	1,073,463	842,329	615,820	

BENCHMARK LAND VALUE 3 (LOWER GREENFIELD)			£250,000 PER HA		Residual land values									
Description	No of units	BLV	0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH	
1 Three unit development within town/village boundary	3	£25,000	297,358	273,038	249,134	225,645	202,571	179,912	157,669	135,842	114,430	93,433	72,852	
2 Five unit development - edge of village	5	£66,667	495,597	455,063	415,223	376,074	337,618	299,854	262,783	226,403	190,717	155,722	121,420	
3 Eight unit development - village centre	8	£106,667	686,284	627,850	570,418	513,986	458,554	404,125	350,695	298,266	246,839	196,412	146,987	
4 Ten unit development - edge of village	10	£133,333	973,822	898,956	825,372	753,068	682,045	612,303	543,843	476,664	410,766	346,149	282,813	
5 Ten unit development - rural site	10	£166,667	973,822	898,956	825,372	753,068	682,045	612,303	543,843	476,664	410,766	346,149	282,813	
6 Fifteen unit development - edge of village	15	£200,000	1,460,733	1,348,434	1,238,058	1,129,602	1,023,069	918,456	815,766	714,997	616,149	519,224	424,219	
7 Twenty unit development - within town/village boundary	20	£222,222	1,853,616	1,710,100	1,569,043	1,430,442	1,294,299	1,160,614	1,029,387	900,616	774,303	650,447	529,049	
8 Thirty unit development - town centre	30	£250,000	6,437,381	5,896,320	5,364,652	4,842,377	4,329,493	3,826,002	3,330,552	2,842,746	2,364,395	1,895,496	1,436,053	
9 Fifty unit development within town/village boundary	50	£555,556	3,448,697	3,123,797	2,804,576	2,491,037	2,183,177	1,880,999	1,584,501	1,293,684	1,008,547	729,091	455,316	
10 One hundred unit development - edge of town	100	£1,388,889	5,850,250	5,203,465	4,568,191	3,944,428	3,332,175	2,731,433	2,142,201	1,564,479	996,964	437,104	- 112,833	
11 Three hundred unit scheme - edge of town	300	£4,166,667	15,633,053	13,886,729	12,168,901	10,482,213	8,826,665	7,202,256	5,608,880	4,036,348	2,495,165	981,964	- 517,887	
12 Caravan Park - 20 units	20	£125,000	909,736	909,736	909,736	909,736	909,736	909,736	909,736	909,736	909,736	909,736	909,736	
13 Caravan Park - 40 units	40	£250,000	1,732,177	1,732,177	1,732,177	1,732,177	1,732,177	1,732,177	1,732,177	1,732,177	1,732,177	1,732,177	1,732,177	
14 Caravan Park - 100 units	100	£625,000	4,330,442	4,330,442	4,330,442	4,330,442	4,330,442	4,330,442	4,330,442	4,330,442	4,330,442	4,330,442	4,330,442	
15 C2 care scheme - flatted scheme in town centre	60	£166,667	- 1,670,434	- 1,858,798	- 2,043,220	- 2,223,696	- 2,400,228	- 2,572,815	- 2,741,457	- 2,906,156	- 3,066,909	- 3,223,718	- 3,376,583	
16 C2 care scheme - flatted scheme edge of town/village	80	£333,333	- 2,227,245	- 2,478,399	- 2,724,293	- 2,964,928	- 3,200,303	- 3,430,420	- 3,655,277	- 3,874,875	- 4,089,212	- 4,298,292	- 4,502,111	
17 C2 care scheme - houses - edge of town/village	50	£390,625	3,089,072	2,820,931	2,557,415	2,298,524	2,044,260	1,794,622	1,549,610	1,309,223	1,073,463	842,329	615,820	

Table 6.3.5: Appraisal results – 55% Social Rent, 25% Affordable Rent and 20% Shared Ownership (private sales values of £5,059 per square metre) – See Appendix 6 for accessible text version

WEALDEN LOCAL PLAN VIABILITY TESTING			Sales value £5,059 psm		AH tenure		Rented 80%		SO 20%		Frst Hms 0%						
BENCHMARK LAND VALUE 1 (BROWNFIELD SITES)			£865,000 PER HA		Residual land values												
Description	No of units	BLV	0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH				
1 Three unit development within town/village boundary	3	£86,500	330,055	304,151	278,688	253,664	229,082	204,940	181,239	157,978	135,158	112,778	90,838				
2 Five unit development - edge of village	5	£230,667	550,091	506,918	464,479	422,774	381,803	341,567	302,065	263,297	225,263	187,963	151,398				
3 Eight unit development - village centre	8	£369,067	768,127	705,788	644,510	584,294	525,142	467,051	410,024	354,059	299,157	245,317	192,540				
4 Ten unit development - edge of village	10	£461,333	1,076,126	996,358	917,949	840,898	765,206	690,872	617,896	546,281	476,023	407,123	339,583				
5 Ten unit development - rural site	10	£576,667	1,076,126	996,358	917,949	840,898	765,206	690,872	617,896	546,281	476,023	407,123	339,583				
6 Fifteen unit development - edge of village	15	£692,000	1,614,190	1,494,537	1,376,924	1,261,347	1,147,808	1,036,309	926,845	819,421	714,033	610,685	509,373				
7 Twenty unit development - within town/village boundary	20	£768,889	2,050,285	1,897,380	1,747,082	1,599,389	1,454,303	1,311,822	1,171,946	1,034,677	900,013	767,955	638,502				
8 Thirty unit development - town centre	30	£865,000	7,182,432	6,605,903	6,039,326	5,482,703	4,936,030	4,399,311	3,872,544	3,355,729	2,846,806	2,346,632	1,856,476				
9 Fifty unit development within town/village boundary	50	£1,922,222	3,893,337	3,547,455	3,207,583	2,873,724	2,545,874	2,224,037	1,908,210	1,598,395	1,294,590	996,796	705,013				
10 One hundred unit development - edge of town	100	£4,805,556	6,770,259	6,079,862	5,401,664	4,735,664	4,081,863	3,440,260	2,810,854	2,193,647	1,588,639	995,546	409,519				
11 Three hundred unit scheme - edge of town	300	£14,416,667	18,075,582	16,218,520	14,388,883	12,590,401	10,824,876	9,092,309	7,392,699	5,725,468	4,081,173	2,470,053	887,191				
12 Caravan Park - 20 units	20	£432,500	874,563	874,563	874,563	874,563	874,563	874,563	874,563	874,563	874,563	874,563	874,563				
13 Caravan Park - 40 units	40	£865,000	1,661,830	1,661,830	1,661,830	1,661,830	1,661,830	1,661,830	1,661,830	1,661,830	1,661,830	1,661,830	1,661,830				
14 Caravan Park - 100 units	100	£2,162,500	4,154,575	4,154,575	4,154,575	4,154,575	4,154,575	4,154,575	4,154,575	4,154,575	4,154,575	4,154,575	4,154,575				
15 C2 care scheme - flatted scheme in town centre	60	£576,667	- 1,388,108	- 1,587,973	- 1,783,720	- 1,975,349	- 2,162,860	- 2,346,253	- 2,525,528	- 2,700,684	- 2,871,723	- 3,038,643	- 3,201,446				
16 C2 care scheme - flatted scheme edge of town/village	80	£1,153,333	- 1,850,810	- 2,117,297	- 2,378,293	- 2,633,799	- 2,883,814	- 3,128,337	- 3,367,370	- 3,600,912	- 3,828,965	- 4,051,525	- 4,268,595				
17 C2 care scheme - houses - edge of town/village	50	£1,351,563	3,499,147	3,212,239	2,930,248	2,653,178	2,381,026	2,113,793	1,851,480	1,594,084	1,341,609	1,094,052	851,416				

BENCHMARK LAND VALUE 2 (HIGHER GREENFIELD)			£370,000 PER HA		Residual land values									
Description	No of units	BLV	0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH	
1 Three unit development within town/village boundary	3	£37,000	330,055	304,151	278,688	253,664	229,082	204,940	181,239	157,978	135,158	112,778	90,838	
2 Five unit development - edge of village	5	£98,667	550,091	506,918	464,479	422,774	381,803	341,567	302,065	263,297	225,263	187,963	151,398	
3 Eight unit development - village centre	8	£157,867	768,127	705,788	644,510	584,294	525,142	467,051	410,024	354,059	299,157	245,317	192,540	
4 Ten unit development - edge of village	10	£197,333	1,076,126	996,358	917,949	840,898	765,206	690,872	617,896	546,281	476,023	407,123	339,583	
5 Ten unit development - rural site	10	£246,667	1,076,126	996,358	917,949	840,898	765,206	690,872	617,896	546,281	476,023	407,123	339,583	
6 Fifteen unit development - edge of village	15	£296,000	1,614,190	1,494,537	1,376,924	1,261,347	1,147,808	1,036,309	926,845	819,421	714,033	610,685	509,373	
7 Twenty unit development - within town/village boundary	20	£328,889	2,050,285	1,897,380	1,747,082	1,599,389	1,454,303	1,311,822	1,171,946	1,034,677	900,013	767,955	638,502	
8 Thirty unit development - town centre	30	£370,000	7,182,432	6,605,903	6,039,326	5,482,703	4,936,030	4,399,311	3,872,544	3,355,729	2,846,806	2,346,632	1,856,476	
9 Fifty unit development within town/village boundary	50	£822,222	3,893,337	3,547,455	3,207,583	2,873,724	2,545,874	2,224,037	1,908,210	1,598,395	1,294,590	996,796	705,013	
10 One hundred unit development - edge of town	100	£2,055,556	6,770,259	6,079,862	5,401,664	4,735,664	4,081,863	3,440,260	2,810,854	2,193,647	1,588,639	995,546	409,519	
11 Three hundred unit scheme - edge of town	300	£6,166,667	18,075,582	16,218,520	14,388,883	12,590,401	10,824,876	9,092,309	7,392,699	5,725,468	4,081,173	2,470,053	887,191	
12 Caravan Park - 20 units	20	£185,000	874,563	874,563	874,563	874,563	874,563	874,563	874,563	874,563	874,563	874,563	874,563	
13 Caravan Park - 40 units	40	£370,000	1,661,830	1,661,830	1,661,830	1,661,830	1,661,830	1,661,830	1,661,830	1,661,830	1,661,830	1,661,830	1,661,830	
14 Caravan Park - 100 units	100	£925,000	4,154,575	4,154,575	4,154,575	4,154,575	4,154,575	4,154,575	4,154,575	4,154,575	4,154,575	4,154,575	4,154,575	
15 C2 care scheme - flatted scheme in town centre	60	£246,667	- 1,388,108	- 1,587,973	- 1,783,720	- 1,975,349	- 2,162,860	- 2,346,253	- 2,525,528	- 2,700,684	- 2,871,723	- 3,038,643	- 3,201,446	
16 C2 care scheme - flatted scheme edge of town/village	80	£493,333	- 1,850,810	- 2,117,297	- 2,378,293	- 2,633,799	- 2,883,814	- 3,128,337	- 3,367,370	- 3,600,912	- 3,828,965	- 4,051,525	- 4,268,595	
17 C2 care scheme - houses - edge of town/village	50	£578,125	3,499,147	3,212,239	2,930,248	2,653,178	2,381,026	2,113,793	1,851,480	1,594,084	1,341,609	1,094,052	851,416	

BENCHMARK LAND VALUE 3 (LOWER GREENFIELD)			£250,000 PER HA		Residual land values									
Description	No of units	BLV	0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH	
1 Three unit development within town/village boundary	3	£25,000	330,055	304,151	278,688	253,664	229,082	204,940	181,239	157,978	135,158	112,778	90,838	
2 Five unit development - edge of village	5	£66,667	550,091	506,918	464,479	422,774	381,803	341,567	302,065	263,297	225,263	187,963	151,398	
3 Eight unit development - village centre	8	£106,667	768,127	705,788	644,510	584,294	525,142	467,051	410,024	354,059	299,157	245,317	192,540	
4 Ten unit development - edge of village	10	£133,333	1,076,126	996,358	917,949	840,898	765,206	690,872	617,896	546,281	476,023	407,123	339,583	
5 Ten unit development - rural site	10	£166,667	1,076,126	996,358	917,949	840,898	765,206	690,872	617,896	546,281	476,023	407,123	339,583	
6 Fifteen unit development - edge of village	15	£200,000	1,614,190	1,494,537	1,376,924	1,261,347	1,147,808	1,036,309	926,845	819,421	714,033	610,685	509,373	
7 Twenty unit development - within town/village boundary	20	£222,222	2,050,285	1,897,380	1,747,082	1,599,389	1,454,303	1,311,822	1,171,946	1,034,677	900,013	767,955	638,502	
8 Thirty unit development - town centre	30	£250,000	7,182,432	6,605,903	6,039,326	5,482,703	4,936,030	4,399,311	3,872,544	3,355,729	2,846,806	2,346,632	1,856,476	
9 Fifty unit development within town/village boundary	50	£555,556	3,893,337	3,547,455	3,207,583	2,873,724	2,545,874	2,224,037	1,908,210	1,598,395	1,294,590	996,796	705,013	
10 One hundred unit development - edge of town	100	£1,388,889	6,770,259	6,079,862	5,401,664	4,735,664	4,081,863	3,440,260	2,810,854	2,193,647	1,588,639	995,546	409,519	
11 Three hundred unit scheme - edge of town	300	£4,166,667	18,075,582	16,218,520	14,388,883	12,590,401	10,824,876	9,092,309	7,392,699	5,725,468	4,081,173	2,470,053	887,191	
12 Caravan Park - 20 units	20	£125,000	874,563	874,563	874,563	874,563	874,563	874,563	874,563	874,563	874,563	874,563	874,563	
13 Caravan Park - 40 units	40	£250,000	1,661,830	1,661,830	1,661,830	1,661,830	1,661,830	1,661,830	1,661,830	1,661,830	1,661,830	1,661,830	1,661,830	
14 Caravan Park - 100 units	100	£625,000	4,154,575	4,154,575	4,154,575	4,154,575	4,154,575	4,154,575	4,154,575	4,154,575	4,154,575	4,154,575	4,154,575	
15 C2 care scheme - flatted scheme in town centre	60	£166,667	- 1,388,108	- 1,587,973	- 1,783,720	- 1,975,349	- 2,162,860	- 2,346,253	- 2,525,528	- 2,700,684	- 2,871,723	- 3,038,643	- 3,201,446	
16 C2 care scheme - flatted scheme edge of town/village	80	£333,333	- 1,850,810	- 2,117,297	- 2,378,293	- 2,633,799	- 2,883,814	- 3,128,337	- 3,367,370	- 3,600,912	- 3,828,965	- 4,051,525	- 4,268,595	
17 C2 care scheme - houses - edge of town/village	50	£390,625	3,499,147	3,212,239	2,930,248	2,653,178	2,381,026	2,113,793	1,851,480	1,594,084	1,341,609	1,094,052	851,416	

Table 6.3.6: Appraisal results – 55% Social Rent, 25% Affordable Rent and 20% Shared Ownership (private sales values of £5,299 per square metre) – See Appendix 6 for accessible text version

WEALDEN LOCAL PLAN VIABILITY TESTING			Sales value £5,299 psm	AH tenure	Rented 80%	SO 20%	Frst Hms 0%							
BENCHMARK LAND VALUE 1 (BROWNFIELD SITES)														
			£865,000 PER HA	Residual land values										
Description	No of units	BLV	0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH	
1 Three unit development within town/village boundary	3	£86,500	382,388	353,734	325,565	297,882	270,684	243,970	217,741	191,997	166,739	141,964	117,676	
2 Five unit development - edge of village	5	£230,667	637,314	589,557	542,609	496,470	451,139	406,616	362,901	319,995	277,897	236,608	196,126	
3 Eight unit development - village centre	8	£369,067	902,285	832,932	764,755	697,755	631,930	567,280	503,807	441,510	380,387	320,442	261,672	
4 Ten unit development - edge of village	10	£461,333	1,243,823	1,155,271	1,068,219	982,667	898,617	816,067	735,017	655,468	577,420	500,873	425,825	
5 Ten unit development - rural site	10	£576,667	1,243,823	1,155,271	1,068,219	982,667	898,617	816,067	735,017	655,468	577,420	500,873	425,825	
6 Fifteen unit development - edge of village	15	£692,000	1,865,734	1,732,906	1,602,329	1,474,002	1,347,926	1,224,100	1,102,526	983,202	866,130	751,309	638,738	
7 Twenty unit development - within town/village boundary	20	£768,889	2,375,648	2,205,714	2,038,662	1,874,492	1,713,201	1,554,791	1,399,264	1,246,616	1,096,849	949,964	805,959	
8 Thirty unit development - town centre	30	£865,000	8,429,382	7,787,591	7,156,806	6,537,028	5,928,257	5,330,494	4,743,737	4,167,987	3,603,244	3,049,509	2,506,566	
9 Fifty unit development within town/village boundary	50	£1,922,222	4,659,392	4,273,449	3,894,163	3,521,537	3,155,567	2,796,257	2,443,605	2,097,611	1,758,276	1,425,599	1,099,580	
10 One hundred unit development - edge of town	100	£4,805,556	8,311,610	7,543,489	6,788,815	6,047,587	5,317,168	4,599,681	3,895,703	3,205,234	2,528,274	1,864,822	1,214,880	
11 Three hundred unit scheme - edge of town	300	£14,416,667	22,265,413	20,189,300	18,149,549	16,146,158	14,179,129	12,247,264	10,344,745	8,478,750	6,649,278	4,856,329	3,089,117	
12 Caravan Park - 20 units	20	£432,500	944,784	944,784	944,784	944,784	944,784	944,784	944,784	944,784	944,784	944,784	944,784	
13 Caravan Park - 40 units	40	£865,000	1,802,274	1,802,274	1,802,274	1,802,274	1,802,274	1,802,274	1,802,274	1,802,274	1,802,274	1,802,274	1,802,274	
14 Caravan Park - 100 units	100	£2,162,500	4,505,685	4,505,685	4,505,685	4,505,685	4,505,685	4,505,685	4,505,685	4,505,685	4,505,685	4,505,685	4,505,685	
15 C2 care scheme - flatted scheme in town centre	60	£576,667	- 714,384	- 945,736	- 1,175,860	- 1,401,303	- 1,622,065	- 1,838,146	- 2,049,547	- 2,256,268	- 2,458,307	- 2,655,665	- 2,848,343	
16 C2 care scheme - flatted scheme edge of town/village	80	£1,153,333	- 952,511	- 1,260,980	- 1,567,812	- 1,868,404	- 2,162,754	- 2,450,863	- 2,732,730	- 3,008,357	- 3,277,742	- 3,540,887	- 3,797,790	
17 C2 care scheme - houses - edge of town/village	50	£1,351,563	4,223,959	3,899,599	3,580,762	3,267,446	2,959,654	2,657,383	2,360,635	2,069,410	1,783,706	1,503,527	1,228,868	

BENCHMARK LAND VALUE 2 (HIGHER GREENFIELD)			£370,000 PER HA	Residual land values										
Description	No of units	BLV	0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH	
1 Three unit development within town/village boundary	3	£37,000	382,388	353,734	325,565	297,882	270,684	243,970	217,741	191,997	166,739	141,964	117,676	
2 Five unit development - edge of village	5	£98,667	637,314	589,557	542,609	496,470	451,139	406,616	362,901	319,995	277,897	236,608	196,126	
3 Eight unit development - village centre	8	£157,867	902,285	832,932	764,755	697,755	631,930	567,280	503,807	441,510	380,387	320,442	261,672	
4 Ten unit development - edge of village	10	£197,333	1,243,823	1,155,271	1,068,219	982,667	898,617	816,067	735,017	655,468	577,420	500,873	425,825	
5 Ten unit development - rural site	10	£246,667	1,243,823	1,155,271	1,068,219	982,667	898,617	816,067	735,017	655,468	577,420	500,873	425,825	
6 Fifteen unit development - edge of village	15	£296,000	1,865,734	1,732,906	1,602,329	1,474,002	1,347,926	1,224,100	1,102,526	983,202	866,130	751,309	638,738	
7 Twenty unit development - within town/village boundary	20	£328,889	2,375,648	2,205,714	2,038,662	1,874,492	1,713,201	1,554,791	1,399,264	1,246,616	1,096,849	949,964	805,959	
8 Thirty unit development - town centre	30	£370,000	8,429,382	7,787,591	7,156,806	6,537,028	5,928,257	5,330,494	4,743,737	4,167,987	3,603,244	3,049,509	2,506,566	
9 Fifty unit development within town/village boundary	50	£822,222	4,659,392	4,273,449	3,894,163	3,521,537	3,155,567	2,796,257	2,443,605	2,097,611	1,758,276	1,425,599	1,099,580	
10 One hundred unit development - edge of town	100	£2,055,556	8,311,610	7,543,489	6,788,815	6,047,587	5,317,168	4,599,681	3,895,703	3,205,234	2,528,274	1,864,822	1,214,880	
11 Three hundred unit scheme - edge of town	300	£6,166,667	22,265,413	20,189,300	18,149,549	16,146,158	14,179,129	12,247,264	10,344,745	8,478,750	6,649,278	4,856,329	3,089,117	
12 Caravan Park - 20 units	20	£185,000	944,784	944,784	944,784	944,784	944,784	944,784	944,784	944,784	944,784	944,784	944,784	
13 Caravan Park - 40 units	40	£370,000	1,802,274	1,802,274	1,802,274	1,802,274	1,802,274	1,802,274	1,802,274	1,802,274	1,802,274	1,802,274	1,802,274	
14 Caravan Park - 100 units	100	£925,000	4,505,685	4,505,685	4,505,685	4,505,685	4,505,685	4,505,685	4,505,685	4,505,685	4,505,685	4,505,685	4,505,685	
15 C2 care scheme - flatted scheme in town centre	60	£246,667	- 714,384	- 945,736	- 1,175,860	- 1,401,303	- 1,622,065	- 1,838,146	- 2,049,547	- 2,256,268	- 2,458,307	- 2,655,665	- 2,848,343	
16 C2 care scheme - flatted scheme edge of town/village	80	£493,333	- 952,511	- 1,260,980	- 1,567,812	- 1,868,404	- 2,162,754	- 2,450,863	- 2,732,730	- 3,008,357	- 3,277,742	- 3,540,887	- 3,797,790	
17 C2 care scheme - houses - edge of town/village	50	£578,125	4,223,959	3,899,599	3,580,762	3,267,446	2,959,654	2,657,383	2,360,635	2,069,410	1,783,706	1,503,527	1,228,868	

BENCHMARK LAND VALUE 3 (LOWER GREENFIELD)			£250,000 PER HA	Residual land values										
Description	No of units	BLV	0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH	
1 Three unit development within town/village boundary	3	£25,000	382,388	353,734	325,565	297,882	270,684	243,970	217,741	191,997	166,739	141,964	117,676	
2 Five unit development - edge of village	5	£66,667	637,314	589,557	542,609	496,470	451,139	406,616	362,901	319,995	277,897	236,608	196,126	
3 Eight unit development - village centre	8	£106,667	902,285	832,932	764,755	697,755	631,930	567,280	503,807	441,510	380,387	320,442	261,672	
4 Ten unit development - edge of village	10	£133,333	1,243,823	1,155,271	1,068,219	982,667	898,617	816,067	735,017	655,468	577,420	500,873	425,825	
5 Ten unit development - rural site	10	£166,667	1,243,823	1,155,271	1,068,219	982,667	898,617	816,067	735,017	655,468	577,420	500,873	425,825	
6 Fifteen unit development - edge of village	15	£200,000	1,865,734	1,732,906	1,602,329	1,474,002	1,347,926	1,224,100	1,102,526	983,202	866,130	751,309	638,738	
7 Twenty unit development - within town/village boundary	20	£222,222	2,375,648	2,205,714	2,038,662	1,874,492	1,713,201	1,554,791	1,399,264	1,246,616	1,096,849	949,964	805,959	
8 Thirty unit development - town centre	30	£250,000	8,429,382	7,787,591	7,156,806	6,537,028	5,928,257	5,330,494	4,743,737	4,167,987	3,603,244	3,049,509	2,506,566	
9 Fifty unit development within town/village boundary	50	£555,556	4,659,392	4,273,449	3,894,163	3,521,537	3,155,567	2,796,257	2,443,605	2,097,611	1,758,276	1,425,599	1,099,580	
10 One hundred unit development - edge of town	100	£1,388,889	8,311,610	7,543,489	6,788,815	6,047,587	5,317,168	4,599,681	3,895,703	3,205,234	2,528,274	1,864,822	1,214,880	
11 Three hundred unit scheme - edge of town	300	£4,166,667	22,265,413	20,189,300	18,149,549	16,146,158	14,179,129	12,247,264	10,344,745	8,478,750	6,649,278	4,856,329	3,089,117	
12 Caravan Park - 20 units	20	£125,000	944,784	944,784	944,784	944,784	944,784	944,784	944,784	944,784	944,784	944,784	944,784	
13 Caravan Park - 40 units	40	£250,000	1,802,274	1,802,274	1,802,274	1,802,274	1,802,274	1,802,274	1,802,274	1,802,274	1,802,274	1,802,274	1,802,274	
14 Caravan Park - 100 units	100	£625,000	4,505,685	4,505,685	4,505,685	4,505,685	4,505,685	4,505,685	4,505,685	4,505,685	4,505,685	4,505,685	4,505,685	
15 C2 care scheme - flatted scheme in town centre	60	£166,667	- 714,384	- 945,736	- 1,175,860	- 1,401,303	- 1,622,065	- 1,838,146	- 2,049,547	- 2,256,268	- 2,458,307	- 2,655,665	- 2,848,343	
16 C2 care scheme - flatted scheme edge of town/village	80	£333,333	- 952,511	- 1,260,980	- 1,567,812	- 1,868,404	- 2,162,754	- 2,450,863	- 2,732,730	- 3,008,357	- 3,277,742	- 3,540,887	- 3,797,790	
17 C2 care scheme - houses - edge of town/village	50	£390,625	4,223,959	3,899,599	3,580,762	3,267,446	2,959,654	2,657,383	2,360,635	2,069,410	1,783,706	1,503,527	1,228,868	

Table 6.3.7: Appraisal results – 55% Social Rent, 25% Affordable Rent and 20% Shared Ownership (private sales values of £5,538 per square metre) – See Appendix 6 for accessible text version

WEALDEN LOCAL PLAN VIABILITY TESTING			Sales value £5,538 psm		AH tenure		Rented 80%		SO 20%		Frst Hms 0%			
BENCHMARK LAND VALUE 1 (BROWNFIELD SITES)			£865,000 PER HA		Residual land values									
Description	No of units	BLV	0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH	
1 Three unit development within town/village boundary	3	£86,500	434,721	403,318	372,444	342,100	312,284	282,999	254,243	226,017	198,319	171,152	144,513	
2 Five unit development - edge of village	5	£230,667	724,536	672,197	620,740	570,166	520,474	471,665	423,738	376,694	330,532	285,253	240,855	
3 Eight unit development - village centre	8	£369,067	1,036,443	960,077	885,001	811,215	738,717	667,509	597,590	528,959	461,619	395,567	330,804	
4 Ten unit development - edge of village	10	£461,333	1,411,520	1,314,183	1,218,489	1,124,438	1,032,028	941,262	852,138	764,657	678,818	594,622	512,068	
5 Ten unit development - rural site	10	£576,667	1,411,520	1,314,183	1,218,489	1,124,438	1,032,028	941,262	852,138	764,657	678,818	594,622	512,068	
6 Fifteen unit development - edge of village	15	£692,000	2,117,279	1,971,274	1,827,733	1,686,656	1,548,043	1,411,892	1,278,207	1,146,984	1,018,227	891,932	768,101	
7 Twenty unit development - within town/village boundary	20	£768,889	2,701,010	2,514,048	2,330,242	2,149,593	1,972,099	1,797,762	1,626,580	1,458,556	1,293,687	1,131,974	973,417	
8 Thirty unit development - town centre	30	£865,000	9,676,332	8,969,278	8,274,285	7,591,354	6,920,484	6,261,676	5,614,930	4,980,245	4,357,622	3,747,060	3,148,560	
9 Fifty unit development within town/village boundary	50	£1,922,222	5,419,395	4,994,793	4,577,472	4,167,431	3,764,671	3,368,478	2,979,000	2,596,829	2,221,963	1,854,402	1,494,147	
10 One hundred unit development - edge of town	100	£4,805,556	9,849,062	9,000,542	8,166,768	7,347,740	6,543,456	5,753,918	4,979,126	4,216,821	3,467,909	2,733,816	2,014,543	
11 Three hundred unit scheme - edge of town	300	£14,416,667	26,455,243	24,160,080	21,904,816	19,689,453	17,513,989	15,378,426	13,282,762	11,226,999	9,206,207	7,221,047	5,275,978	
12 Caravan Park - 20 units	20	£432,500	1,015,007	1,015,007	1,015,007	1,015,007	1,015,007	1,015,007	1,015,007	1,015,007	1,015,007	1,015,007	1,015,007	
13 Caravan Park - 40 units	40	£865,000	1,942,718	1,942,718	1,942,718	1,942,718	1,942,718	1,942,718	1,942,718	1,942,718	1,942,718	1,942,718	1,942,718	
14 Caravan Park - 100 units	100	£2,162,500	4,856,795	4,856,795	4,856,795	4,856,795	4,856,795	4,856,795	4,856,795	4,856,795	4,856,795	4,856,795	4,856,795	
15 C2 care scheme - flatted scheme in town centre	60	£576,667	- 48,022	- 313,187	- 573,195	- 828,045	- 1,081,270	- 1,330,040	- 1,573,567	- 1,811,851	- 2,044,890	- 2,272,687	- 2,495,239	
16 C2 care scheme - flatted scheme edge of town/village	80	£1,153,333	- 64,029	- 417,583	- 764,260	- 1,104,060	- 1,441,693	- 1,773,387	- 2,098,089	- 2,415,801	- 2,726,520	- 3,030,249	- 3,326,986	
17 C2 care scheme - houses - edge of town/village	50	£1,351,583	4,948,755	4,586,960	4,231,274	3,881,715	3,538,281	3,200,973	2,869,791	2,544,735	2,225,804	1,913,000	1,606,322	

BENCHMARK LAND VALUE 2 (HIGHER GREENFIELD)			£370,000 PER HA		Residual land values									
Description	No of units	BLV	0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH	
1 Three unit development within town/village boundary	3	£37,000	434,721	403,318	372,444	342,100	312,284	282,999	254,243	226,017	198,319	171,152	144,513	
2 Five unit development - edge of village	5	£98,667	724,536	672,197	620,740	570,166	520,474	471,665	423,738	376,694	330,532	285,253	240,855	
3 Eight unit development - village centre	8	£157,867	1,036,443	960,077	885,001	811,215	738,717	667,509	597,590	528,959	461,619	395,567	330,804	
4 Ten unit development - edge of village	10	£197,333	1,411,520	1,314,183	1,218,489	1,124,438	1,032,028	941,262	852,138	764,657	678,818	594,622	512,068	
5 Ten unit development - rural site	10	£246,667	1,411,520	1,314,183	1,218,489	1,124,438	1,032,028	941,262	852,138	764,657	678,818	594,622	512,068	
6 Fifteen unit development - edge of village	15	£296,000	2,117,279	1,971,274	1,827,733	1,686,656	1,548,043	1,411,892	1,278,207	1,146,984	1,018,227	891,932	768,101	
7 Twenty unit development - within town/village boundary	20	£328,889	2,701,010	2,514,048	2,330,242	2,149,593	1,972,099	1,797,762	1,626,580	1,458,556	1,293,687	1,131,974	973,417	
8 Thirty unit development - town centre	30	£370,000	9,676,332	8,969,278	8,274,285	7,591,354	6,920,484	6,261,676	5,614,930	4,980,245	4,357,622	3,747,060	3,148,560	
9 Fifty unit development within town/village boundary	50	£822,222	5,419,395	4,994,793	4,577,472	4,167,431	3,764,671	3,368,478	2,979,000	2,596,829	2,221,963	1,854,402	1,494,147	
10 One hundred unit development - edge of town	100	£2,055,556	9,849,062	9,000,542	8,166,768	7,347,740	6,543,456	5,753,918	4,979,126	4,216,821	3,467,909	2,733,816	2,014,543	
11 Three hundred unit scheme - edge of town	300	£6,166,667	26,455,243	24,160,080	21,904,816	19,689,453	17,513,989	15,378,426	13,282,762	11,226,999	9,206,207	7,221,047	5,275,978	
12 Caravan Park - 20 units	20	£185,000	1,015,007	1,015,007	1,015,007	1,015,007	1,015,007	1,015,007	1,015,007	1,015,007	1,015,007	1,015,007	1,015,007	
13 Caravan Park - 40 units	40	£370,000	1,942,718	1,942,718	1,942,718	1,942,718	1,942,718	1,942,718	1,942,718	1,942,718	1,942,718	1,942,718	1,942,718	
14 Caravan Park - 100 units	100	£925,000	4,856,795	4,856,795	4,856,795	4,856,795	4,856,795	4,856,795	4,856,795	4,856,795	4,856,795	4,856,795	4,856,795	
15 C2 care scheme - flatted scheme in town centre	60	£246,667	- 48,022	- 313,187	- 573,195	- 828,045	- 1,081,270	- 1,330,040	- 1,573,567	- 1,811,851	- 2,044,890	- 2,272,687	- 2,495,239	
16 C2 care scheme - flatted scheme edge of town/village	80	£493,333	- 64,029	- 417,583	- 764,260	- 1,104,060	- 1,441,693	- 1,773,387	- 2,098,089	- 2,415,801	- 2,726,520	- 3,030,249	- 3,326,986	
17 C2 care scheme - houses - edge of town/village	50	£578,125	4,948,755	4,586,960	4,231,274	3,881,715	3,538,281	3,200,973	2,869,791	2,544,735	2,225,804	1,913,000	1,606,322	

BENCHMARK LAND VALUE 3 (LOWER GREENFIELD)			£250,000 PER HA		Residual land values									
Description	No of units	BLV	0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH	
1 Three unit development within town/village boundary	3	£25,000	434,721	403,318	372,444	342,100	312,284	282,999	254,243	226,017	198,319	171,152	144,513	
2 Five unit development - edge of village	5	£66,667	724,536	672,197	620,740	570,166	520,474	471,665	423,738	376,694	330,532	285,253	240,855	
3 Eight unit development - village centre	8	£106,667	1,036,443	960,077	885,001	811,215	738,717	667,509	597,590	528,959	461,619	395,567	330,804	
4 Ten unit development - edge of village	10	£133,333	1,411,520	1,314,183	1,218,489	1,124,438	1,032,028	941,262	852,138	764,657	678,818	594,622	512,068	
5 Ten unit development - rural site	10	£166,667	1,411,520	1,314,183	1,218,489	1,124,438	1,032,028	941,262	852,138	764,657	678,818	594,622	512,068	
6 Fifteen unit development - edge of village	15	£200,000	2,117,279	1,971,274	1,827,733	1,686,656	1,548,043	1,411,892	1,278,207	1,146,984	1,018,227	891,932	768,101	
7 Twenty unit development - within town/village boundary	20	£222,222	2,701,010	2,514,048	2,330,242	2,149,593	1,972,099	1,797,762	1,626,580	1,458,556	1,293,687	1,131,974	973,417	
8 Thirty unit development - town centre	30	£250,000	9,676,332	8,969,278	8,274,285	7,591,354	6,920,484	6,261,676	5,614,930	4,980,245	4,357,622	3,747,060	3,148,560	
9 Fifty unit development within town/village boundary	50	£555,556	5,419,395	4,994,793	4,577,472	4,167,431	3,764,671	3,368,478	2,979,000	2,596,829	2,221,963	1,854,402	1,494,147	
10 One hundred unit development - edge of town	100	£1,388,889	9,849,062	9,000,542	8,166,768	7,347,740	6,543,456	5,753,918	4,979,126	4,216,821	3,467,909	2,733,816	2,014,543	
11 Three hundred unit scheme - edge of town	300	£4,166,667	26,455,243	24,160,080	21,904,816	19,689,453	17,513,989	15,378,426	13,282,762	11,226,999	9,206,207	7,221,047	5,275,978	
12 Caravan Park - 20 units	20	£125,000	1,015,007	1,015,007	1,015,007	1,015,007	1,015,007	1,015,007	1,015,007	1,015,007	1,015,007	1,015,007	1,015,007	
13 Caravan Park - 40 units	40	£250,000	1,942,718	1,942,718	1,942,718	1,942,718	1,942,718	1,942,718	1,942,718	1,942,718	1,942,718	1,942,718	1,942,718	
14 Caravan Park - 100 units	100	£625,000	4,856,795	4,856,795	4,856,795	4,856,795	4,856,795	4,856,795	4,856,795	4,856,795	4,856,795	4,856,795	4,856,795	
15 C2 care scheme - flatted scheme in town centre	60	£166,667	- 48,022	- 313,187	- 573,195	- 828,045	- 1,081,270	- 1,330,040	- 1,573,567	- 1,811,851	- 2,044,890	- 2,272,687	- 2,495,239	
16 C2 care scheme - flatted scheme edge of town/village	80	£333,333	- 64,029	- 417,583	- 764,260	- 1,104,060	- 1,441,693	- 1,773,387	- 2,098,089	- 2,415,801	- 2,726,520	- 3,030,249	- 3,326,986	
17 C2 care scheme - houses - edge of town/village	50	£390,625	4,948,755	4,586,960	4,231,274	3,881,715	3,538,281	3,200,973	2,869,791	2,544,735	2,225,804	1,913,000	1,606,322	

Table 6.3.8: Appraisal results – 55% Social Rent, 25% Affordable Rent and 20% Shared Ownership (private sales values of £5,778 per square metre) – See Appendix 6 for accessible text version

WEALDEN LOCAL PLAN VIABILITY TESTING			Sales value £5,778 psm		AH tenure		Rented 80%		SO 20%		Frst Hms 0%					
BENCHMARK LAND VALUE 1 (BROWNFIELD SITES)																
			£865,000 PER HA		Residual land values											
Description	No of units	BLV	0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH			
1 Three unit development within town/village boundary	3	£86,500	487,055	452,902	419,323	386,317	353,886	322,028	290,745	260,035	229,899	200,338	171,350			
2 Five unit development - edge of village	5	£230,667	811,758	754,836	698,870	643,862	589,810	536,714	484,575	433,392	383,166	333,896	285,583			
3 Eight unit development - village centre	8	£369,067	1,170,599	1,087,223	1,005,248	924,675	845,505	767,738	691,372	616,410	542,850	470,692	399,937			
4 Ten unit development - edge of village	10	£461,333	1,578,204	1,472,238	1,368,056	1,265,655	1,165,035	1,066,198	969,143	873,844	780,215	688,371	598,310			
5 Ten unit development - rural site	10	£576,667	1,578,204	1,472,238	1,368,056	1,265,655	1,165,035	1,066,198	969,143	873,844	780,215	688,371	598,310			
6 Fifteen unit development - edge of village	15	£692,000	2,367,305	2,208,358	2,052,083	1,898,482	1,747,553	1,599,297	1,453,714	1,310,767	1,170,323	1,032,556	897,466			
7 Twenty unit development - within town/village boundary	20	£768,889	3,026,372	2,822,381	2,621,821	2,424,694	2,230,997	2,040,731	1,853,898	1,670,494	1,490,523	1,313,983	1,140,874			
8 Thirty unit development - town centre	30	£865,000	10,923,283	10,150,966	9,391,765	8,645,679	7,912,712	7,192,859	6,486,123	5,792,503	5,112,000	4,444,612	3,790,341			
9 Fifty unit development within town/village boundary	50	£1,922,222	6,178,293	5,713,982	5,257,593	4,809,127	4,368,582	3,935,960	3,511,260	3,094,481	2,685,625	2,283,205	1,888,714			
10 One hundred unit development - edge of town	100	£4,805,556	11,386,513	10,457,595	9,544,721	8,647,892	7,767,106	6,902,366	6,053,669	5,221,017	4,404,409	3,602,810	2,814,206			
11 Three hundred unit scheme - edge of town	300	£14,416,667	30,626,226	28,118,610	25,654,314	23,232,748	20,848,850	18,508,391	16,211,371	13,957,790	11,747,648	9,580,945	7,452,053			
12 Caravan Park - 20 units	20	£432,500	1,085,228	1,085,228	1,085,228	1,085,228	1,085,228	1,085,228	1,085,228	1,085,228	1,085,228	1,085,228	1,085,228			
13 Caravan Park - 40 units	40	£865,000	2,083,162	2,083,162	2,083,162	2,083,162	2,083,162	2,083,162	2,083,162	2,083,162	2,083,162	2,083,162	2,083,162			
14 Caravan Park - 100 units	100	£2,162,500	5,207,904	5,207,904	5,207,904	5,207,904	5,207,904	5,207,904	5,207,904	5,207,904	5,207,904	5,207,904	5,207,904			
15 C2 care scheme - flatted scheme in town centre	60	£576,667	609,046	314,002	24,583	- 263,165	- 545,579	- 822,280	- 1,097,587	- 1,367,433	- 1,631,473	- 1,889,708	- 2,142,136			
16 C2 care scheme - flatted scheme edge of town/village	80	£1,153,333	812,062	418,669	32,777	- 350,888	- 727,438	- 1,096,374	- 1,463,450	- 1,823,245	- 2,175,298	- 2,519,611	- 2,856,181			
17 C2 care scheme - houses - edge of town/village	50	£1,351,583	5,665,890	5,267,628	4,876,077	4,491,239	4,113,114	3,741,701	3,377,000	3,019,013	2,667,737	2,322,473	1,983,774			

BENCHMARK LAND VALUE 2 (HIGHER GREENFIELD)			£370,000 PER HA		Residual land values									
Description	No of units	BLV	0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH	
1 Three unit development within town/village boundary	3	£37,000	487,055	452,902	419,323	386,317	353,886	322,028	290,745	260,035	229,899	200,338	171,350	
2 Five unit development - edge of village	5	£98,667	811,758	754,836	698,870	643,862	589,810	536,714	484,575	433,392	383,166	333,896	285,583	
3 Eight unit development - village centre	8	£157,867	1,170,599	1,087,223	1,005,248	924,675	845,505	767,738	691,372	616,410	542,850	470,692	399,937	
4 Ten unit development - edge of village	10	£197,333	1,578,204	1,472,238	1,368,056	1,265,655	1,165,035	1,066,198	969,143	873,844	780,215	688,371	598,310	
5 Ten unit development - rural site	10	£246,667	1,578,204	1,472,238	1,368,056	1,265,655	1,165,035	1,066,198	969,143	873,844	780,215	688,371	598,310	
6 Fifteen unit development - edge of village	15	£296,000	2,367,305	2,208,358	2,052,083	1,898,482	1,747,553	1,599,297	1,453,714	1,310,767	1,170,323	1,032,556	897,466	
7 Twenty unit development - within town/village boundary	20	£328,889	3,026,372	2,822,381	2,621,821	2,424,694	2,230,997	2,040,731	1,853,898	1,670,494	1,490,523	1,313,983	1,140,874	
8 Thirty unit development - town centre	30	£370,000	10,923,283	10,150,966	9,391,765	8,645,679	7,912,712	7,192,859	6,486,123	5,792,503	5,112,000	4,444,612	3,790,341	
9 Fifty unit development within town/village boundary	50	£822,222	6,178,293	5,713,982	5,257,593	4,809,127	4,368,582	3,935,960	3,511,260	3,094,481	2,685,625	2,283,205	1,888,714	
10 One hundred unit development - edge of town	100	£2,055,556	11,386,513	10,457,595	9,544,721	8,647,892	7,767,106	6,902,366	6,053,669	5,221,017	4,404,409	3,602,810	2,814,206	
11 Three hundred unit scheme - edge of town	300	£6,166,667	30,626,226	28,118,610	25,654,314	23,232,748	20,848,850	18,508,391	16,211,371	13,957,790	11,747,648	9,580,945	7,452,053	
12 Caravan Park - 20 units	20	£185,000	1,085,228	1,085,228	1,085,228	1,085,228	1,085,228	1,085,228	1,085,228	1,085,228	1,085,228	1,085,228	1,085,228	
13 Caravan Park - 40 units	40	£370,000	2,083,162	2,083,162	2,083,162	2,083,162	2,083,162	2,083,162	2,083,162	2,083,162	2,083,162	2,083,162	2,083,162	
14 Caravan Park - 100 units	100	£925,000	5,207,904	5,207,904	5,207,904	5,207,904	5,207,904	5,207,904	5,207,904	5,207,904	5,207,904	5,207,904	5,207,904	
15 C2 care scheme - flatted scheme in town centre	60	£246,667	609,046	314,002	24,583	- 263,165	- 545,579	- 822,280	- 1,097,587	- 1,367,433	- 1,631,473	- 1,889,708	- 2,142,136	
16 C2 care scheme - flatted scheme edge of town/village	80	£493,333	812,062	418,669	32,777	- 350,888	- 727,438	- 1,096,374	- 1,463,450	- 1,823,245	- 2,175,298	- 2,519,611	- 2,856,181	
17 C2 care scheme - houses - edge of town/village	50	£578,125	5,665,890	5,267,628	4,876,077	4,491,239	4,113,114	3,741,701	3,377,000	3,019,013	2,667,737	2,322,473	1,983,774	

BENCHMARK LAND VALUE 3 (LOWER GREENFIELD)			£250,000 PER HA		Residual land values									
Description	No of units	BLV	0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH	
1 Three unit development within town/village boundary	3	£25,000	487,055	452,902	419,323	386,317	353,886	322,028	290,745	260,035	229,899	200,338	171,350	
2 Five unit development - edge of village	5	£66,667	811,758	754,836	698,870	643,862	589,810	536,714	484,575	433,392	383,166	333,896	285,583	
3 Eight unit development - village centre	8	£106,667	1,170,599	1,087,223	1,005,248	924,675	845,505	767,738	691,372	616,410	542,850	470,692	399,937	
4 Ten unit development - edge of village	10	£133,333	1,578,204	1,472,238	1,368,056	1,265,655	1,165,035	1,066,198	969,143	873,844	780,215	688,371	598,310	
5 Ten unit development - rural site	10	£166,667	1,578,204	1,472,238	1,368,056	1,265,655	1,165,035	1,066,198	969,143	873,844	780,215	688,371	598,310	
6 Fifteen unit development - edge of village	15	£200,000	2,367,305	2,208,358	2,052,083	1,898,482	1,747,553	1,599,297	1,453,714	1,310,767	1,170,323	1,032,556	897,466	
7 Twenty unit development - within town/village boundary	20	£222,222	3,026,372	2,822,381	2,621,821	2,424,694	2,230,997	2,040,731	1,853,898	1,670,494	1,490,523	1,313,983	1,140,874	
8 Thirty unit development - town centre	30	£250,000	10,923,283	10,150,966	9,391,765	8,645,679	7,912,712	7,192,859	6,486,123	5,792,503	5,112,000	4,444,612	3,790,341	
9 Fifty unit development within town/village boundary	50	£555,556	6,178,293	5,713,982	5,257,593	4,809,127	4,368,582	3,935,960	3,511,260	3,094,481	2,685,625	2,283,205	1,888,714	
10 One hundred unit development - edge of town	100	£1,388,889	11,386,513	10,457,595	9,544,721	8,647,892	7,767,106	6,902,366	6,053,669	5,221,017	4,404,409	3,602,810	2,814,206	
11 Three hundred unit scheme - edge of town	300	£4,166,667	30,626,226	28,118,610	25,654,314	23,232,748	20,848,850	18,508,391	16,211,371	13,957,790	11,747,648	9,580,945	7,452,053	
12 Caravan Park - 20 units	20	£125,000	1,085,228	1,085,228	1,085,228	1,085,228	1,085,228	1,085,228	1,085,228	1,085,228	1,085,228	1,085,228	1,085,228	
13 Caravan Park - 40 units	40	£250,000	2,083,162	2,083,162	2,083,162	2,083,162	2,083,162	2,083,162	2,083,162	2,083,162	2,083,162	2,083,162	2,083,162	
14 Caravan Park - 100 units	100	£625,000	5,207,904	5,207,904	5,207,904	5,207,904	5,207,904	5,207,904	5,207,904	5,207,904				

Table 6.3.9: Appraisal results – 55% Social Rent, 25% Affordable Rent and 20% Shared Ownership (private sales values of £6,017 per square metre) – See Appendix 6 for accessible text version

WEALDEN LOCAL PLAN VIABILITY TESTING			Sales value £6,017 psm		AH tenure		Rented 80%		SO 20%		Frst Hms 0%			
BENCHMARK LAND VALUE 1 (BROWNFIELD SITES)			£865,000 PER HA		Residual land values									
Description	No of units	BLV	0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH	
1 Three unit development within town/village boundary	3	£86,500	539,388	502,485	466,201	430,535	395,487	361,058	327,247	294,054	261,480	229,525	198,188	
2 Five unit development - edge of village	5	£230,667	898,981	837,476	777,002	717,558	659,145	601,763	545,411	490,090	435,800	382,541	330,313	
3 Eight unit development - village centre	8	£369,067	1,304,079	1,213,851	1,125,136	1,037,934	952,246	867,966	785,156	703,860	624,081	545,817	469,069	
4 Ten unit development - edge of village	10	£461,333	1,744,322	1,629,648	1,516,896	1,406,067	1,297,161	1,190,178	1,085,117	981,979	880,764	781,471	684,101	
5 Ten unit development - rural site	10	£576,667	1,744,322	1,629,648	1,516,896	1,406,067	1,297,161	1,190,178	1,085,117	981,979	880,764	781,471	684,101	
6 Fifteen unit development - edge of village	15	£692,000	2,616,483	2,444,471	2,275,344	2,109,101	1,945,742	1,785,266	1,627,676	1,472,968	1,321,145	1,172,207	1,026,152	
7 Twenty unit development - within town/village boundary	20	£768,889	3,351,734	3,130,715	2,913,401	2,699,795	2,489,895	2,283,702	2,081,215	1,882,434	1,687,360	1,495,993	1,308,332	
8 Thirty unit development - town centre	30	£865,000	12,170,233	11,332,653	10,509,244	9,700,005	8,904,938	8,124,042	7,357,316	6,604,761	5,866,377	5,142,164	4,432,121	
9 Fifty unit development within town/village boundary	50	£1,922,222	6,937,191	6,433,170	5,937,714	5,450,822	4,972,493	4,502,728	4,041,527	3,588,890	3,144,816	2,709,306	2,282,361	
10 One hundred unit development - edge of town	100	£4,805,556	12,923,966	11,914,649	10,922,675	9,948,044	8,990,757	8,050,813	7,128,213	6,222,956	5,335,042	4,464,471	3,611,244	
11 Three hundred unit scheme - edge of town	300	£14,416,667	34,789,662	32,064,317	29,385,812	26,754,143	24,169,313	21,631,320	19,139,981	16,688,582	14,284,162	11,926,718	9,616,254	
12 Caravan Park - 20 units	20	£432,500	1,155,451	1,155,451	1,155,451	1,155,451	1,155,451	1,155,451	1,155,451	1,155,451	1,155,451	1,155,451	1,155,451	
13 Caravan Park - 40 units	40	£865,000	2,223,606	2,223,606	2,223,606	2,223,606	2,223,606	2,223,606	2,223,606	2,223,606	2,223,606	2,223,606	2,223,606	
14 Caravan Park - 100 units	100	£2,162,500	5,559,015	5,559,015	5,559,015	5,559,015	5,559,015	5,559,015	5,559,015	5,559,015	5,559,015	5,559,015	5,559,015	
15 C2 care scheme - flatted scheme in town centre	60	£576,667	1,265,392	936,485	613,747	297,179	- 13,419	- 322,287	- 624,890	- 923,016	- 1,218,058	- 1,506,729	- 1,789,032	
16 C2 care scheme - flatted scheme edge of town/village	80	£1,153,333	1,687,190	1,248,646	818,330	396,240	- 17,892	- 429,715	- 833,187	- 1,230,688	- 1,624,076	- 2,008,973	- 2,385,376	
17 C2 care scheme - houses - edge of town/village	50	£1,351,563	6,383,024	5,947,677	5,519,641	5,098,914	4,685,499	4,279,392	3,880,595	3,489,109	3,104,933	2,728,067	2,358,510	

BENCHMARK LAND VALUE 2 (HIGHER GREENFIELD)			£370,000 PER HA		Residual land values									
Description	No of units	BLV	0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH	
1 Three unit development within town/village boundary	3	£37,000	539,388	502,485	466,201	430,535	395,487	361,058	327,247	294,054	261,480	229,525	198,188	
2 Five unit development - edge of village	5	£98,667	898,981	837,476	777,002	717,558	659,145	601,763	545,411	490,090	435,800	382,541	330,313	
3 Eight unit development - village centre	8	£157,867	1,304,079	1,213,851	1,125,136	1,037,934	952,246	867,966	785,156	703,860	624,081	545,817	469,069	
4 Ten unit development - edge of village	10	£197,333	1,744,322	1,629,648	1,516,896	1,406,067	1,297,161	1,190,178	1,085,117	981,979	880,764	781,471	684,101	
5 Ten unit development - rural site	10	£246,667	1,744,322	1,629,648	1,516,896	1,406,067	1,297,161	1,190,178	1,085,117	981,979	880,764	781,471	684,101	
6 Fifteen unit development - edge of village	15	£296,000	2,616,483	2,444,471	2,275,344	2,109,101	1,945,742	1,785,266	1,627,676	1,472,968	1,321,145	1,172,207	1,026,152	
7 Twenty unit development - within town/village boundary	20	£328,889	3,351,734	3,130,715	2,913,401	2,699,795	2,489,895	2,283,702	2,081,215	1,882,434	1,687,360	1,495,993	1,308,332	
8 Thirty unit development - town centre	30	£370,000	12,170,233	11,332,653	10,509,244	9,700,005	8,904,938	8,124,042	7,357,316	6,604,761	5,866,377	5,142,164	4,432,121	
9 Fifty unit development within town/village boundary	50	£822,222	6,937,191	6,433,170	5,937,714	5,450,822	4,972,493	4,502,728	4,041,527	3,588,890	3,144,816	2,709,306	2,282,361	
10 One hundred unit development - edge of town	100	£2,055,556	12,923,966	11,914,649	10,922,675	9,948,044	8,990,757	8,050,813	7,128,213	6,222,956	5,335,042	4,464,471	3,611,244	
11 Three hundred unit scheme - edge of town	300	£6,166,667	34,789,662	32,064,317	29,385,812	26,754,143	24,169,313	21,631,320	19,139,981	16,688,582	14,284,162	11,926,718	9,616,254	
12 Caravan Park - 20 units	20	£185,000	1,155,451	1,155,451	1,155,451	1,155,451	1,155,451	1,155,451	1,155,451	1,155,451	1,155,451	1,155,451	1,155,451	
13 Caravan Park - 40 units	40	£370,000	2,223,606	2,223,606	2,223,606	2,223,606	2,223,606	2,223,606	2,223,606	2,223,606	2,223,606	2,223,606	2,223,606	
14 Caravan Park - 100 units	100	£925,000	5,559,015	5,559,015	5,559,015	5,559,015	5,559,015	5,559,015	5,559,015	5,559,015	5,559,015	5,559,015	5,559,015	
15 C2 care scheme - flatted scheme in town centre	60	£246,667	1,265,392	936,485	613,747	297,179	- 13,419	- 322,287	- 624,890	- 923,016	- 1,218,058	- 1,506,729	- 1,789,032	
16 C2 care scheme - flatted scheme edge of town/village	80	£493,333	1,687,190	1,248,646	818,330	396,240	- 17,892	- 429,715	- 833,187	- 1,230,688	- 1,624,076	- 2,008,973	- 2,385,376	
17 C2 care scheme - houses - edge of town/village	50	£578,125	6,383,024	5,947,677	5,519,641	5,098,914	4,685,499	4,279,392	3,880,595	3,489,109	3,104,933	2,728,067	2,358,510	

BENCHMARK LAND VALUE 3 (LOWER GREENFIELD)			£250,000 PER HA		Residual land values									
Description	No of units	BLV	0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH	
1 Three unit development within town/village boundary	3	£25,000	539,388	502,485	466,201	430,535	395,487	361,058	327,247	294,054	261,480	229,525	198,188	
2 Five unit development - edge of village	5	£66,667	898,981	837,476	777,002	717,558	659,145	601,763	545,411	490,090	435,800	382,541	330,313	
3 Eight unit development - village centre	8	£106,667	1,304,079	1,213,851	1,125,136	1,037,934	952,246	867,966	785,156	703,860	624,081	545,817	469,069	
4 Ten unit development - edge of village	10	£133,333	1,744,322	1,629,648	1,516,896	1,406,067	1,297,161	1,190,178	1,085,117	981,979	880,764	781,471	684,101	
5 Ten unit development - rural site	10	£166,667	1,744,322	1,629,648	1,516,896	1,406,067	1,297,161	1,190,178	1,085,117	981,979	880,764	781,471	684,101	
6 Fifteen unit development - edge of village	15	£200,000	2,616,483	2,444,471	2,275,344	2,109,101	1,945,742	1,785,266	1,627,676	1,472,968	1,321,145	1,172,207	1,026,152	
7 Twenty unit development - within town/village boundary	20	£222,222	3,351,734	3,130,715	2,913,401	2,699,795	2,489,895	2,283,702	2,081,215	1,882,434	1,687,360	1,495,993	1,308,332	
8 Thirty unit development - town centre	30	£250,000	12,170,233	11,332,653	10,509,244	9,700,005	8,904,938	8,124,042	7,357,316	6,604,761	5,866,377	5,142,164	4,432,121	
9 Fifty unit development within town/village boundary	50	£555,556	6,937,191	6,433,170	5,937,714	5,450,822	4,972,493	4,502,728	4,041,527	3,588,890	3,144,816	2,709,306	2,282,361	
10 One hundred unit development - edge of town	100	£1,388,889	12,923,966	11,914,649	10,922,675	9,948,044	8,990,757	8,050,813	7,128,213	6,222,956	5,335,042	4,464,471	3,611,244	
11 Three hundred unit scheme - edge of town	300	£4,166,667	34,789,662	32,064,317	29,385,812	26,754,143	24,169,313	21,631,320	19,139,981	16,688,582	14,284,162	11,926,718	9,616,254	
12 Caravan Park - 20 units	20	£125,000	1,155,451	1,155,451	1,155,451	1,155,451	1,155,451	1,155,451	1,155,451	1,155,451	1,155,451	1,155,451	1,155,451	
13 Caravan Park - 40 units	40	£250,000	2,223,606	2,223,606	2,223,606	2,223,606	2,223,606	2,223,606	2,223,606	2,223,606	2,223,606	2,223,606	2,223,606	
14 Caravan Park - 100 units	100	£625,000	5,559,015	5,559,015	5,559,015	5,559,015	5,559,015	5,559,015	5,559,015	5,559,015	5,559,015	5,559,015	5,559,015	
15 C2 care scheme - flatted scheme in town centre	60	£166,667	1,265,392	936,485	613,747	297,179	- 13,419	- 322,287	- 624,890	- 923,016	- 1,218,058	- 1,506,729	- 1,789,032	
16 C2 care scheme - flatted scheme edge of town/village	80	£333,333	1,687,190	1,248,646	818,330	396,240	- 17,892	- 429,715	- 833,187	- 1,230,688	- 1,624,076	- 2,008,973	- 2,385,376	
17 C2 care scheme - houses - edge of town/village	50	£390,625	6,383,024	5,947,677	5,519,641	5,098,914	4,685,499	4,279,392	3,880,595	3,489,109	3,104,933	2,7		

- 6.8 Therefore, there is a clear choice between two potential options. The first is to adopt a relatively low affordable housing target that most schemes could viably deliver, but this would have two disadvantages. Firstly, schemes that could have delivered more than the 35% affordable housing policy target will no longer be required to do so; and secondly, even if the target is reduced, it is likely that some viability testing of individual schemes would still be required for those schemes that cannot be viably delivered, even with the reduced percentage target. The second option is to maintain the current policy approach, which sets a relatively high target but implicitly accepts that some schemes will provide a lower level of affordable housing, based on scheme-specific viability factors. This option would maximise delivery of affordable housing by seeking the highest possible percentage on individual sites, in comparison to a reduced target tailored to the 'least viable' sites. However, as noted above, increasing the target above 35% is likely to result in a significant increase in the volume of developers submitting viability assessments to support a reduced affordable housing percentage, potentially resulting in a net reduction in overall affordable housing supply. This issue may become more common in response to changes to climate change policies (both at national and local levels).

Affordable housing on care schemes

- 6.9 The typologies tested include three C2 care schemes (a flatted scheme in the town centre; a flatted scheme on the edge of a town/village; and a care scheme comprising houses on the edge of town or village). The two flatted schemes do not generate viable outcomes until sales values exceed £5,300 per square metre and then affordable housing can only be delivered at around 5% in some scenarios. These results should be considered in the context in which care schemes are developed; these schemes will typically generate premium values that exceed the prevailing market averages. Consequently, it would be reasonable to apply the wider policy target for affordable housing to these types of development, given that there is flexibility if scheme-specific viability issues emerge. However, given that our appraisals indicate generally low levels of viability on schemes in urban areas (which is the favoured location of most care scheme operators), it is unlikely that 35% affordable housing will be achievable in the short term. However, this target can be met in limited circumstances, so it would be appropriate to retain this overall target, recognising that developers may present viability issues at the application stage to provide lower percentages in the early part of the plan period. In this context, and also considering the likelihood of increased sustainability requirements over the plan period, it would not be appropriate to set a target higher than 35% for care schemes.

Affordable housing contributions from permanent resident caravan parks (C3 use class)

- 6.10 As noted in Section 4, the operating model for permanent resident caravan parks is fundamentally different to speculative residential development. It could, in effect, be seen as a form of self-build, as park operators provide the serviced plots (or 'pitches') and residents purchase their park home from a manufacturer. Park operators will sometimes act as sales agent on behalf of owners and receive a commission for their services, but they do not at any point own the home.
- 6.11 Residents do not purchase the land on which their park home is located and instead pay a rent (or 'pitch fees') to the park operator. Pitch fees are likely to vary between different parts of the District and our appraisals assume that these are loosely linked to variations in residential sales values.
- 6.12 Our modelling of a typical park home business model indicates that the following residual land values per hectare are likely to be achieved (see Table 6.12.1). The surplus above the BLV (taking the 'worst case' scenario of the highest BLV of £750,000 per gross hectare) is calculated in Table 6.12.2 and then on a per unit basis in Table 6.12.3.

Table 6.12.1: Park home development capital value of operating surplus (after operator margin)

Plots	Site area (ha)	Indicative value area									
		BLV	£4,101	£4,341	£4,580	£4,820	£5,059	£5,299	£5,538	£5,778	£6,017
20	0.50	£375,000	1,015,257	1,085,478	1,155,701	1,225,922	1,296,145	1,366,366	1,436,589	1,506,810	1,577,032
40	1.00	£750,000	1,943,217	2,083,661	2,224,105	2,364,549	2,504,993	2,645,437	2,785,881	2,926,325	3,066,769
100	2.50	£1,875,000	4,858,043	5,209,154	5,560,264	5,911,373	6,262,484	6,613,593	6,964,703	7,315,813	7,666,923

Table 6.12.2: Park home £s development surplus against benchmark land value

Plots	Site area (ha)	Indicative value area								
		£4,101	£4,341	£4,580	£4,820	£5,059	£5,299	£5,538	£5,778	£6,017
20	0.50	640,257	710,478	780,701	850,922	921,145	991,366	1,061,589	1,131,810	1,202,032
40	1.00	1,193,217	1,333,661	1,474,105	1,614,549	1,754,993	1,895,437	2,035,881	2,176,325	2,316,769
100	2.50	2,983,043	3,334,154	3,685,264	4,036,373	4,387,484	4,738,593	5,089,703	5,440,813	5,791,923

Table 6.12.3: Park home development surplus against benchmark land value – £s per unit

Plots	Site area (ha)	Indicative value area								
		£4,101	£4,341	£4,580	£4,820	£5,059	£5,299	£5,538	£5,778	£6,017
20	0.50	32,013	35,524	39,035	42,546	46,057	49,568	53,079	56,591	60,102
40	1.00	48,580	52,092	55,603	59,114	62,625	66,136	69,647	73,158	76,669
100	2.50	48,580	52,092	55,603	59,114	62,625	66,136	69,647	73,158	76,669

- 6.13 Park home operators setting up new parks could therefore viably make financial contributions in lieu of on-site affordable housing ranging from £32,013 to £76,669 per pitch, depending on area and density.

Affordable housing on small sites

- 6.14 The Council's emerging Affordable Housing policy seeks 35% affordable housing on-site from all schemes providing 10 or more units (6 or more units in the High Weald National Landscape). In Wealden District, smaller housing schemes do make an important contribution towards meeting the overall housing target in its emerging Local Plan.
- 6.15 The development typologies we have tested include 3 schemes which provide fewer than 10 units (typology 1 providing 3 units; typology 2 providing 5 units; and typology 3 providing 8 units). Our appraisals test these typologies assuming on-site delivery of affordable housing. The appraisals also act as a proxy for testing an equivalent payment in lieu, in circumstances where on-site delivery is not possible, leaving the developer no better and no worse off than would have been the case for on-site delivery.
- 6.16 The appraisal results in tables 6.3.1 to 6.3.9 above incorporate these typologies and the results indicate that they can viably provide affordable housing on site at between 35% and 50%, depending on sales value and benchmark land value. Where the site has been previously developed, viability is more challenging due to the higher existing use value but the results for schemes of 9 or fewer units are no more or less viable than larger schemes.
- 6.17 In practical terms, there are sometimes difficulties for very small schemes (9 units or fewer) to accommodate on-site affordable housing, and it is recognised in the emerging Affordable Housing policy that exceptional circumstances may exist where payments in lieu, instead of onsite provision is accepted. Consequently, councils that seek affordable housing on sites providing fewer than 10 units may seek payments in lieu, in exceptional circumstances, which are then used to deliver affordable housing on larger sites.
- 6.18 In the event that the principle of a payment in lieu is accepted, there are two main approaches to calculating a financial contribution. The first is to run a hypothetical appraisal of the scheme incorporating the required level of affordable housing provided as on-site units, which is then compared to an appraisal of the same scheme, but with all units provided as private housing. The difference between the two residual land values would equate to the payment in lieu, leaving the

applicant no better and no worse off in comparison to on-site delivery.

- 6.19 The second approach is to adopt a formulaic approach to calculating a payment in lieu which does not require any appraisals of the development proposal. The formula determines the uplift in value arising from the affordable housing not being physically provided on-site, in the same way as the first approach, but the calculations are more high level. The formula is shown at Figure 6.19.1.

Figure 6.19.1: Formula for calculating payments in lieu

$X = ((A - B) \times C) - ((A \times C) \times D)$ where:

X = the Payment in lieu

A = The market value of a square metre of floorspace in the development

B = The value of affordable housing per square metre of floorspace (reflecting the blend between affordable rent and shared ownership)

C = the number of square metres that would be required on-site to meet the policy target

D = Additional developer costs (the difference between the profit applied to market housing and affordable housing; and marketing costs on private housing¹⁹)

- 6.20 If it is established to the Council's satisfaction that a development proposal could not viably provide the required percentage of affordable housing to be set in the emerging Affordable Housing policy, the agreed affordable housing percentage would then be used when calculating the formula above. For example, assuming a 35% affordable housing policy target, the payment in lieu for an 8-unit development would normally require 2.8 units to be provided as affordable housing to meet the policy target. If it is agreed that only 25% affordable housing could be viably provided on site through a specific viability appraisal (via the planning application process), then the calculation is based on the assumption of 2 units of affordable housing.

Impact of other emerging Local Plan policies

- 6.21 We have assessed the viability of emerging Local Plan policies individually so that the Council can delineate between the impacts of each policy (see tables 6.21.1 to 6.21.5). These appraisals all assume provision of 35% affordable housing (55% social rent; 25% affordable rent; and 20% shared ownership). Clearly, as noted above, there may be scenarios where this target is unachievable and these are shown in the results of our assessments by either (a) a negative residual land value or (b) a residual land value that is positive, but nevertheless lower than the benchmark land value applied. In practice, if such situations emerged on live applications, there are several potential solutions, including applying CIL exceptional circumstances relief; CIL in Kind; provision of grant funding; and variations to the affordable housing tenure or overall percentage; to achieve a viable position.
- 6.22 It is therefore important to focus not necessarily on whether schemes are 'viable' (shown with green shading) or 'unviable' (shown with red shading) in the tables, but on the *degree of change* in residual land value after the policy is applied. Where the starting 'pre-policy' residual land value is already low, the impact of a draft policy may be disproportionately large. This situation is prevalent in the areas with lower value price points. In these situations, it is also important to note that small changes to CIL (e.g. greater offsets for existing floorspace) or reductions in affordable housing will have an equally disproportionate *positive* impact on residual land values to offset policy costs, if these cannot be absorbed through a reduction to land value.
- 6.23 The tables show a 'baseline' residual land value for each typology, tested at each of the nine price points, ranging from A (£4,101 per square metre) to I (£6,017 per square metre). For each policy, we have provided the residual land value resulting from factoring in the additional costs associated with the necessary measures to comply.

¹⁹ Developer's profit is typically applied at between 17-20% of GDV on private housing and 6% on the affordable housing, so the increased profit arising from converting a unit from private to affordable housing would be 11% to 14% (i.e. 17% or 20% less 6%).

6.24 It should be noted that some policies are addressed through planning obligations or within wider allowances in the appraisals, rather than through specific cost additions, as summarised in Table 6.24.1.

Table 6.24.1: Approach to costs associated with emerging plan policies

Policy	Policy name	Summary of requirement	Approach adopted in the appraisals
CC1	Net Zero Development Standards	All developments are expected to include measures to contribute towards achieving the Net Zero Carbon objective. All developments to deploy best practice to meet nationally binding targets to reduce greenhouse gas emissions. Reductions in energy use and embodied carbon, as set out in footnote 3 of this report. Non-residential developments to achieve BREEAM 'very good' as a minimum and developments exceeding 1,000 sqm should achieve 'excellent' rating.	Specific cost allowance included in the study
CC2	Reducing Energy Consumption in Existing Buildings	Promotes a retention and retrofit/ refurbish approach to development. Existing buildings to be retained wherever possible. Non-residential development to achieve Excellent BREEAM standard.	Land use issue only. Cost of BREEAM excellent incorporated into the appraisals.
CC3	Sustainable Design and Construction.	Seeks to prioritise the reuse of land and buildings over greenfield development. Use of locally sourced material wherever possible to reduce emissions from transportation. Avoiding overheating through use of natural ventilation and avoiding the use of air conditioning systems. Non-residential development to achieve a minimum of Excellent BREEAM standard.	No specific additional development costs. Costs of BREEAM excellent included in the appraisals.
CC6	Water efficiency	Requires developments to reduce water use, limiting consumption to 110 litres of water per person per day. Non-residential development to achieve BREEAM standards.	No specific cost for water reduction. Costs of BREEAM incorporated into the appraisals.
NE2	Biodiversity Net Gain	Developments are expected to enhance biodiversity – 20% net gain required.	Cost of 20% biodiversity net gain incorporated into the testing.
NE5	Ashdown Forest SPA	Standard prohibition on development within 400m of the Ashdown Forest SPA. Developments located within 400m and up to 7km from the Ashdown Forest SPA are expected to provide SANGs and SAMMS contributions.	Cost of SANGs and SAMMS incorporated into the appraisals where relevant.
HO1	Housing Type and Mix	Housing mix requirements for new dwellings (schemes with 10 or more units) Market: One bed: 5% Two bed: 30%	This housing mix is reflected in the appraisals

Policy	Policy name	Summary of requirement	Approach adopted in the appraisals
		Three bed: 40% Four bed: 25% Affordable - rented (schemes 50+ units): One bed: 40% Two bed: 30% Three bed: 25% Four bed: 5% Affordable – ownership (schemes 50+ units): One bed: 20% Two bed: 40% Three bed: 30% Four bed: 10%	
HO8	Affordable Housing	Policy targets to be set for the following: 35% on-site affordable housing on developments with 10 or more units (6 or more units in High Weald National Landscape). Applies to both C3 and C2. On-site affordable housing on C2 developments with 10 or more units. Financial contribution on permanent residential caravan parks delivering 10+ units (or 0.5 hectares or more in size). Tenure mix of 55% social rent, 25% affordable rent and 20% intermediate housing. Requirements above are to be subject to individual scheme viability.	Tested in study
HO12	Residential Accessibility Standards	Accessibility standards – all new dwellings to meet M4(2) of the Building Regulations. 10% of dwellings (on schemes of 20 (net) dwellings or more) to meet M4(3) of the Building Regulations.	Tested in study
HO13	Internal Residential Space Standards for New Dwellings	New developments to meet minimum space standards in Nationally Described Space Standards.	The minimum space standards requirements are reflected in the appraisals
INF1	Infrastructure provision, delivery, and funding	Developers to consider existing capacity and new infrastructure requirements in consultation with statutory undertakers. Delivery of community infrastructure through CIL and/or S106.	CIL and S106 reflected in assessment.
INF7 and INF8	Local services and Community Facilities	Sets out requirements for the provision of new community infrastructure to be delivered through planning obligations. Seeks to prevent the loss of existing	Planning obligations and CIL incorporated into the appraisals.

Policy	Policy name	Summary of requirement	Approach adopted in the appraisals
	Open space, sports and recreation provision	community facilities.	Land use issue only. Requirements for open space reflected in site capacity assumptions.
EC1	Sustainable Economic Prosperity and Investment	Sets out strategic policies for strategic employment development. Major developments expected to contribute towards net zero carbon goals. Including provision of EV charging points.	Cost of net zero tested in the appraisals. EVC points also tested.

Biodiversity Net Gain

- 6.25 Table 6.21.1 summarises the results of our testing of the impact of the emerging requirement for Biodiversity Net Gain. As noted in Section 4, we have incorporated a cost allowance of 1.4% of build costs, in line with the DEFRA Impact Assessment, to reflect a 20% biodiversity net gain. The impact on the residual land value of each scenario varies, but the impact is typically a reduction of circa 4%. The impact can be more significant when the starting residual land value is very low.

Accessibility standards

- 6.26 The draft policy on residential accessibility standards requires that 10% of units on schemes of 20 or more dwellings should meet Part M4 (3) of the Building Regulations and all other new housing is to meet Part M4 (2) of the Building Regulations (accessible and adaptable).
- 6.27 Although the costs per unit for meeting M4 (3) can be relatively high on a per unit basis, these standards apply to only a small percentage of units. The cost of meeting M4 (2) is relatively modest, so the combined cost taken across a whole scheme is low on a per unit basis.
- 6.28 Consequently, the results of our appraisals indicate that the impact of the requirement is modest. For example, on a 50-unit development (typology number 9) with a price point of £5,059 per square metre and 35% affordable housing, the baseline residual land value is £2.34 million. When the costs of meeting the residential accessibility standards policy are incorporated, the residual land value falls to £2.17 million, a reduction of 7.3%. See Table 6.21.2.

Electric Vehicle Charging Points

- 6.29 Draft Policy EC1 (Sustainable Economic Prosperity and Investment) requires that major economic developments are expected to contribute towards net zero carbon goals, including the provision of electric vehicle charging points. The results of our appraisals incorporating electric vehicle charging points are summarised in Table 6.21.3.
- 6.30 The impact of this requirement is very modest and has very little impact on the number of viable schemes that turn unviable after the requirement is applied. The change in residual land values generated by the typologies is typically lower than 1%. See Table 6.21.3.

Table 6.21.1: Biodiversity Net Gain – See Appendix 10 for text version

Biodiversity Net Gain

Sales value (£ psm):

BLV: PREVIOUSLY DEVELOPED LAND					£4,101 psm		£4,341 psm		£4,580 psm		£4,820 psm		£5,059 psm		£5,299 psm		£5,538 psm		£5,778 psm		£6,017 psm	
Description	No of units	Site area	BLV (£ m)	Baseline	BNG	Baseline	BNG	Baseline	BNG	Baseline	BNG	Baseline	BNG	Baseline	BNG	Baseline	BNG	Baseline	BNG	Baseline	BNG	
1 Three unit development within town/village boundar	3	0.03	£0.38	£0.0809	£0.0738	£0.1149	£0.1079	£0.1489	£0.1419	£0.1829	£0.1759	£0.2051	£0.1980	£0.2391	£0.2321	£0.2731	£0.2661	£0.3071	£0.3001	£0.3412	£0.3341	
2 Five unit development - edge of village	5	0.05	£0.57	£0.1346	£0.1231	£0.1915	£0.1796	£0.2482	£0.2365	£0.3046	£0.2932	£0.3418	£0.3301	£0.3985	£0.3868	£0.4552	£0.4435	£0.5119	£0.5001	£0.5686	£0.5568	
3 Eight unit development - village centre	8	0.04	£0.46	£0.1614	£0.1426	£0.2488	£0.2301	£0.3363	£0.3175	£0.4237	£0.4050	£0.4795	£0.4608	£0.5670	£0.5482	£0.6544	£0.6357	£0.7413	£0.7228	£0.8278	£0.8094	
4 Ten unit development - edge of village	10	0.08	£0.86	£0.3036	£0.2805	£0.4128	£0.3897	£0.5220	£0.4989	£0.6311	£0.6080	£0.7008	£0.6777	£0.8098	£0.7868	£0.9179	£0.8952	£1.0260	£1.0033	£1.1341	£1.1114	
5 Ten unit development - rural site	10	0.04	£0.49	£0.3036	£0.2805	£0.4128	£0.3897	£0.5220	£0.4989	£0.6311	£0.6080	£0.7008	£0.6777	£0.8098	£0.7868	£0.9179	£0.8952	£1.0260	£1.0033	£1.1341	£1.1114	
6 Fifteen unit development - edge of village	15	0.10	£1.14	£0.4554	£0.4207	£0.6192	£0.5845	£0.7829	£0.7483	£0.9467	£0.9121	£1.0511	£1.0165	£1.2147	£1.1803	£1.3769	£1.3427	£1.5390	£1.5049	£1.7012	£1.6671	
7 Twenty unit development - within town/village boun	20	0.06	£0.65	£0.5666	£0.5211	£0.7785	£0.7334	£0.9904	£0.9453	£1.2024	£1.1572	£1.3364	£1.2913	£1.5484	£1.5032	£1.7603	£1.7152	£1.9723	£1.9271	£2.1842	£2.1391	
8 Thirty unit development - town centre	30	0.13	£1.43	£1.5872	£1.3956	£2.4098	£2.2182	£3.2290	£3.0403	£4.0413	£3.8525	£4.5498	£4.3610	£5.3621	£5.1733	£6.1743	£5.9856	£6.9866	£6.7978	£7.7988	£7.6101	
9 Fifty unit development within town/village boundary	50	0.07	£0.81	£0.5380	£0.4225	£1.0372	£0.9227	£1.5364	£1.4219	£2.0356	£1.9211	£2.3403	£2.2258	£2.8382	£2.7251	£3.3327	£3.2196	£3.8271	£3.7140	£4.3215	£4.2084	
10 One hundred unit development - edge of town	100	0.18	£2.00	£0.1019	£0.1491	£1.1263	£0.8775	£2.1381	£1.8927	£3.1497	£2.9043	£3.7789	£3.5334	£4.7843	£4.5416	£5.7862	£5.5436	£6.7881	£6.5455	£7.7901	£7.5475	
11 Three hundred unit scheme - edge of town	300	0.10	£1.14	£0.0388	£0.6536	£2.8371	£2.1622	£5.6097	£4.9413	£8.3624	£7.6942	£10.0416	£9.3734	£12.7736	£12.1113	£15.5044	£14.8421	£18.2269	£17.5698	£20.9401	£20.2830	
12 Caravan Park - 20 units	20	0.25	£2.85	£0.7079	£0.7079	£0.7781	£0.7781	£0.8483	£0.8483	£0.9185	£0.9185	£0.8834	£0.8834	£0.9536	£0.9536	£1.0238	£1.0238	£1.0940	£1.0940	£1.1642	£1.1642	
13 Caravan Park - 40 units	40	0.14	£1.63	£1.3284	£1.3284	£1.4689	£1.4689	£1.6093	£1.6093	£1.7498	£1.7498	£1.6794	£1.6794	£1.8199	£1.8199	£1.9603	£1.9603	£2.1008	£2.1008	£2.2412	£2.2412	
14 Caravan Park - 100 units	100	0.33	£3.80	£3.3211	£3.3211	£3.6722	£3.6722	£4.0233	£4.0233	£4.3744	£4.3744	£4.1986	£4.1986	£4.5497	£4.5497	£4.9008	£4.9008	£5.2519	£5.2519	£5.6030	£5.6030	
15 C2 care scheme - flatted scheme in town centre	60	0.22	£2.54	£0.3612	£0.5093	£2.9168	£0.8649	£2.4724	£2.6205	£2.0279	£2.1761	£1.8225	£1.9706	£1.3781	£1.5262	£0.9336	£1.0818	£0.4935	£0.6394	£0.0562	£0.2021	
16 C2 care scheme - flatted scheme edge of town/villa	80	0.33	£3.80	£4.4816	£4.6791	£3.8890	£4.0865	£3.2965	£3.4940	£2.7039	£2.9014	£2.4300	£2.6275	£1.8374	£2.0349	£1.2449	£1.4424	£0.6581	£0.8526	£0.0750	£0.2695	
17 C2 care scheme - houses - edge of town/village	50	0.56	£6.34	£0.6005	£0.4893	£1.0786	£0.9690	£1.5539	£1.4444	£2.0292	£1.9197	£2.3141	£2.2045	£2.7880	£2.6799	£3.2581	£3.1502	£3.7282	£3.6203	£4.1983	£4.0904	

BLV: HIGHER GREENFIELD					£4,101 psm		£4,341 psm		£4,580 psm		£4,820 psm		£5,059 psm		£5,299 psm		£5,538 psm		£5,778 psm		£6,017 psm	
Description	No of units		BLV (£ m)	Baseline	BNG	Baseline	BNG	Baseline	BNG	Baseline	BNG	Baseline	BNG	Baseline	BNG	Baseline	BNG	Baseline	BNG	Baseline	BNG	
1 Three unit development within town/village boundar	3	0.03	£0.41	£0.0809	£0.0738	£0.1149	£0.1079	£0.1489	£0.1419	£0.1829	£0.1759	£0.2051	£0.1980	£0.2391	£0.2321	£0.2731	£0.2661	£0.3071	£0.3001	£0.3412	£0.3341	
2 Five unit development - edge of village	5	0.05	£0.62	£0.1348	£0.1231	£0.1915	£0.1798	£0.2482	£0.2365	£0.3049	£0.2932	£0.3418	£0.3301	£0.3985	£0.3868	£0.4552	£0.4435	£0.5119	£0.5001	£0.5686	£0.5568	
3 Eight unit development - village centre	8	0.04	£0.50	£0.1614	£0.1426	£0.2488	£0.2301	£0.3363	£0.3175	£0.4237	£0.4050	£0.4795	£0.4608	£0.5670	£0.5482	£0.6544	£0.6357	£0.7413	£0.7228	£0.8278	£0.8094	
4 Ten unit development - edge of village	10	0.08	£0.93	£0.3036	£0.2805	£0.4128	£0.3897	£0.5220	£0.4989	£0.6311	£0.6080	£0.7008	£0.6777	£0.8098	£0.7868	£0.9179	£0.8952	£1.0260	£1.0033	£1.1341	£1.1114	
5 Ten unit development - rural site	10	0.04	£0.53	£0.3036	£0.2805	£0.4128	£0.3897	£0.5220	£0.4989	£0.6311	£0.6080	£0.7008	£0.6777	£0.8098	£0.7868	£0.9179	£0.8952	£1.0260	£1.0033	£1.1341	£1.1114	
6 Fifteen unit development - edge of village	15	0.10	£1.24	£0.4554	£0.4207	£0.6192	£0.5845	£0.7829	£0.7483	£0.9467	£0.9121	£1.0511	£1.0165	£1.2147	£1.1803	£1.3769	£1.3427	£1.5390	£1.5049	£1.7012	£1.6671	
7 Twenty unit development - within town/village boun	20	0.06	£0.71	£0.5666	£0.5211	£0.7785	£0.7334	£0.9904	£0.9453	£1.2024	£1.1572	£1.3364	£1.2913	£1.5484	£1.5032	£1.7603	£1.7152	£1.9723	£1.9271	£2.1842	£2.1391	
8 Thirty unit development - town centre	30	0.13	£1.55	£1.5872	£1.3956	£2.4098	£2.2182	£3.2290	£3.0403	£4.0413	£3.8525	£4.5498	£4.3610	£5.3621	£5.1733	£6.1743	£5.9856	£6.9866	£6.7978	£7.7988	£7.6101	
9 Fifty unit development within town/village boundary	50	0.07	£0.88	£0.5380	£0.4225	£1.0372	£0.9227	£1.5364	£1.4219	£2.0356	£1.9211	£2.3403	£2.2258	£2.8382	£2.7251	£3.3327	£3.2196	£3.8271	£3.7140	£4.3215	£4.2084	
10 One hundred unit development - edge of town	100	0.18	£2.17	£0.1019	£0.1491	£1.1263	£0.8775	£2.1381	£1.8927	£3.1497	£2.9043	£3.7789	£3.5334	£4.7843	£4.5416	£5.7862	£5.5436	£6.7881	£6.5455	£7.7901	£7.5475	
11 Three hundred unit scheme - edge of town	300	0.10	£1.24	£0.0388	£0.6536	£2.8371	£2.1622	£5.6097	£4.9413	£8.3624	£7.6942	£10.0416	£9.3734	£12.7736	£12.1113	£15.5044	£14.8421	£18.2269	£17.5698	£20.9401	£20.2830	
12 Caravan Park - 20 units	20	0.25	£3.10	£0.7079	£0.7079	£0.7781	£0.7781	£0.8483	£0.8483	£0.9185	£0.9185	£0.8834	£0.8834	£0.9536	£0.9536	£1.0238	£1.0238	£1.0940	£1.0940	£1.1642	£1.1642	
13 Caravan Park - 40 units	40	0.14	£1.77	£1.3284	£1.3284	£1.4689	£1.4689	£1.6093	£1.6093	£1.7498	£1.7498	£1.6794	£1.6794	£1.8199	£1.8199	£1.9603	£1.9603	£2.1008	£2.1008	£2.2412	£2.2412	
14 Caravan Park - 100 units	100	0.33	£4.13	£3.3211	£3.3211	£3.6722	£3.6722	£4.0233	£4.0233	£4.3744	£4.3744	£4.1986	£4.1986	£4.5497	£4.5497	£4.9008	£4.9008	£5.2519	£5.2519	£5.6030	£5.6030	
15 C2 care scheme - flatted scheme in town centre	60	0.22	£2.75	£0.3612	£0.5093	£2.9168	£0.8649	£2.4724	£2.6205													

Table 6.21.2: Accessibility standards – See Appendix 10 for text version

Accessibility			Sales value (£ psm):																			
BLV: PREVIOUSLY DEVELOPED LAND					£4,101 psm		£4,341 psm		£4,580 psm		£4,820 psm		£5,059 psm		£5,299 psm		£5,538 psm		£5,778 psm		£6,017 psm	
Description	No of units	Site area	BLV (£ m)	Baseline	Access	Baseline	Access	Baseline	Access	Baseline	Access	Baseline	Access	Baseline	Access	Baseline	Access	Baseline	Access	Baseline	Access	
1 Three unit development within town/village boundar	3	0.03	£0.38	£0.0809	£0.0689	£0.1149	£0.1030	£0.1489	£0.1370	£0.1829	£0.1710	£0.2051	£0.1931	£0.2391	£0.2272	£0.2731	£0.2612	£0.3071	£0.2952	£0.3412	£0.3292	
2 Five unit development - edge of village	5	0.05	£0.57	£0.1346	£0.1149	£0.1915	£0.1716	£0.2482	£0.2283	£0.3046	£0.2850	£0.3418	£0.3219	£0.3985	£0.3786	£0.4552	£0.4353	£0.5119	£0.4920	£0.5686	£0.5487	
3 Eight unit development - village centre	8	0.04	£0.46	£0.1614	£0.1296	£0.2488	£0.2170	£0.3363	£0.3045	£0.4237	£0.3919	£0.4795	£0.4477	£0.5670	£0.5352	£0.6544	£0.6226	£0.7413	£0.7099	£0.8278	£0.7965	
4 Ten unit development - edge of village	10	0.08	£0.86	£0.3036	£0.2644	£0.4128	£0.3736	£0.5220	£0.4828	£0.6311	£0.5920	£0.7008	£0.6616	£0.8098	£0.7708	£0.9179	£0.8793	£1.0260	£0.9875	£1.1341	£1.0956	
5 Ten unit development - rural site	10	0.04	£0.49	£0.3036	£0.2644	£0.4128	£0.3736	£0.5220	£0.4828	£0.6311	£0.5920	£0.7008	£0.6616	£0.8098	£0.7708	£0.9179	£0.8793	£1.0260	£0.9875	£1.1341	£1.0956	
6 Fifteen unit development - edge of village	15	0.10	£1.14	£0.4554	£0.3966	£0.6192	£0.5604	£0.7829	£0.7242	£0.9467	£0.8880	£1.0511	£0.9924	£1.2147	£1.1562	£1.3769	£1.3190	£1.5390	£1.4812	£1.7012	£1.6433	
7 Twenty unit development - within town/village boun	20	0.06	£0.65	£0.5666	£0.4893	£0.7785	£0.7020	£0.9904	£0.9139	£1.2024	£1.1259	£1.3364	£1.2599	£1.5484	£1.4719	£1.7603	£1.6838	£1.9723	£1.8957	£2.1842	£2.1077	
8 Thirty unit development - town centre	30	0.13	£1.43	£1.5872	£1.3238	£2.4098	£2.1464	£3.2290	£2.9690	£4.0413	£3.7818	£4.5498	£4.2904	£5.3621	£5.1026	£6.1743	£5.9149	£6.9866	£6.7271	£7.7988	£7.5394	
9 Fifty unit development within town/village boundary	50	0.07	£0.81	£0.5380	£0.3640	£1.0372	£0.8651	£1.5364	£1.3643	£2.0356	£1.8635	£2.3403	£2.1682	£2.8382	£2.6674	£3.3327	£3.1627	£3.8271	£3.6571	£4.3215	£4.1515	
10 One hundred unit development - edge of town	100	0.18	£2.00	£0.1019	£0.2752	£1.1263	£0.7532	£2.1381	£1.7700	£3.1497	£2.7816	£3.7789	£3.4108	£4.7843	£4.4204	£5.7862	£5.4223	£6.7881	£6.4243	£7.7901	£7.4262	
11 Three hundred unit scheme - edge of town	300	0.10	£1.14	£0.0388	£1.0040	£2.8371	£1.8250	£5.6097	£4.6040	£8.3624	£7.3603	£10.0416	£9.0395	£12.7736	£11.7804	£15.5044	£14.5112	£18.2269	£17.2414	£20.9401	£19.9546	
12 Caravan Park - 20 units	20	0.25	£2.85	£0.7079	£0.7079	£0.7781	£0.7781	£0.8483	£0.8483	£0.9185	£0.9185	£0.8834	£0.8834	£0.9536	£0.9536	£1.0236	£1.0236	£1.0940	£1.0940	£1.1642	£1.1642	
13 Caravan Park - 40 units	40	0.14	£1.63	£1.3284	£1.3284	£1.4689	£1.4689	£1.6093	£1.6093	£1.7498	£1.7498	£1.6794	£1.6794	£1.8199	£1.8199	£1.9603	£1.9603	£2.1008	£2.1008	£2.2412	£2.2412	
14 Caravan Park - 100 units	100	0.33	£3.80	£3.3211	£3.3211	£3.6722	£3.6722	£4.0233	£4.0233	£4.3744	£4.3744	£4.1986	£4.1986	£4.5497	£4.5497	£4.9008	£4.9008	£5.2519	£5.2519	£5.6030	£5.6030	
15 C2 care scheme - flatbed scheme in town centre	60	0.22	£2.54	£3.3612	£3.5223	£2.9168	£3.0779	£2.4724	£2.6335	£2.0279	£2.1891	£1.8225	£1.9836	£1.3781	£1.5392	£0.9336	£1.0948	£0.4935	£0.6523	£0.0562	£0.2149	
16 C2 care scheme - flatbed scheme edge of town/villa	80	0.33	£3.80	£4.4816	£4.6965	£3.8890	£4.1039	£3.2965	£3.5113	£2.7039	£2.9188	£2.4300	£2.6448	£1.8374	£2.0523	£1.2449	£1.4597	£0.6581	£0.8697	£0.0750	£0.2866	
17 C2 care scheme - houses - edge of town/village	50	0.56	£6.34	£0.6005	£0.4119	£1.0786	£0.8929	£1.5539	£1.3682	£2.0292	£1.8435	£2.3141	£2.1284	£2.7880	£2.6037	£3.2581	£3.0752	£3.7282	£3.5453	£4.1983	£4.0154	

BLV: HIGHER GREENFIELD					£4,101 psm		£4,341 psm		£4,580 psm		£4,820 psm		£5,059 psm		£5,299 psm		£5,538 psm		£5,778 psm		£6,017 psm	
Description	No of units	Site area	BLV (£ m)	Baseline	Access	Baseline	Access	Baseline	Access	Baseline	Access	Baseline	Access	Baseline	Access	Baseline	Access	Baseline	Access	Baseline	Access	
1 Three unit development within town/village boundar	3	0.03	£0.41	£0.0809	£0.0689	£0.1149	£0.1030	£0.1489	£0.1370	£0.1829	£0.1710	£0.2051	£0.1931	£0.2391	£0.2272	£0.2731	£0.2612	£0.3071	£0.2952	£0.3412	£0.3292	
2 Five unit development - edge of village	5	0.05	£0.62	£0.1346	£0.1149	£0.1915	£0.1716	£0.2482	£0.2283	£0.3046	£0.2850	£0.3418	£0.3219	£0.3985	£0.3786	£0.4552	£0.4353	£0.5119	£0.4920	£0.5686	£0.5487	
3 Eight unit development - village centre	8	0.04	£0.50	£0.1614	£0.1296	£0.2488	£0.2170	£0.3363	£0.3045	£0.4237	£0.3919	£0.4795	£0.4477	£0.5670	£0.5352	£0.6544	£0.6226	£0.7413	£0.7099	£0.8278	£0.7965	
4 Ten unit development - edge of village	10	0.08	£0.93	£0.3036	£0.2644	£0.4128	£0.3736	£0.5220	£0.4828	£0.6311	£0.5920	£0.7008	£0.6616	£0.8098	£0.7708	£0.9179	£0.8793	£1.0260	£0.9875	£1.1341	£1.0956	
5 Ten unit development - rural site	10	0.04	£0.53	£0.3036	£0.2644	£0.4128	£0.3736	£0.5220	£0.4828	£0.6311	£0.5920	£0.7008	£0.6616	£0.8098	£0.7708	£0.9179	£0.8793	£1.0260	£0.9875	£1.1341	£1.0956	
6 Fifteen unit development - edge of village	15	0.10	£1.24	£0.4554	£0.3966	£0.6192	£0.5604	£0.7829	£0.7242	£0.9467	£0.8880	£1.0511	£0.9924	£1.2147	£1.1562	£1.3769	£1.3190	£1.5390	£1.4812	£1.7012	£1.6433	
7 Twenty unit development - within town/village boun	20	0.06	£0.71	£0.5666	£0.4893	£0.7785	£0.7020	£0.9904	£0.9139	£1.2024	£1.1259	£1.3364	£1.2599	£1.5484	£1.4719	£1.7603	£1.6838	£1.9723	£1.8957	£2.1842	£2.1077	
8 Thirty unit development - town centre	30	0.13	£1.55	£1.5872	£1.3238	£2.4098	£2.1464	£3.2290	£2.9690	£4.0413	£3.7818	£4.5498	£4.2904	£5.3621	£5.1026	£6.1743	£5.9149	£6.9866	£6.7271	£7.7988	£7.5394	
9 Fifty unit development within town/village boundary	50	0.07	£0.88	£0.5380	£0.3640	£1.0372	£0.8651	£1.5364	£1.3643	£2.0356	£1.8635	£2.3403	£2.1682	£2.8382	£2.6674	£3.3327	£3.1627	£3.8271	£3.6571	£4.3215	£4.1515	
10 One hundred unit development - edge of town	100	0.18	£2.17	£0.1019	£0.2752	£1.1263	£0.7532	£2.1381	£1.7700	£3.1497	£2.7816	£3.7789	£3.4108	£4.7843	£4.4204	£5.7862	£5.4223	£6.7881	£6.4243	£7.7901	£7.4262	
11 Three hundred unit scheme - edge of town	300	0.10	£1.24	£0.0388	£1.0040	£2.8371	£1.8250	£5.6097	£4.6040	£8.3624	£7.3603	£10.0416	£9.0395	£12.7736	£11.7804	£15.5044	£14.5112	£18.2269	£17.2414	£20.9401	£19.9546	
12 Caravan Park - 20 units	20	0.25	£3.10	£0.7079	£0.7079	£0.7781	£0.7781	£0.8483	£0.8483	£0.9185	£0.9185	£0.8834	£0.8834	£0.9536	£0.9536	£1.0236	£1.0236	£1.0940	£1.0940	£1.1642	£1.1642	
13 Caravan Park - 40 units	40	0.14	£1.77	£1.3284	£1.3284	£1.4689	£1.4689	£1.6093	£1.6093	£1.7498	£1.7498	£1.6794	£1.6794	£1.8199	£1.8199	£1.9603	£1.9603	£2.1008	£2.1008	£2.2412	£2.2412	
14 Caravan Park - 100 units	100	0.33	£4.13	£3.3211	£3.3211	£3.6722	£3.6722	£4.0233	£4.0233	£4.3744	£4.3744	£4.1986	£4.1986	£4.5497	£4.5497	£4.9008	£4.9008	£5.2519	£5.2519	£5.6030	£5.6030	
15 C2 care scheme - flatbed scheme in town centre	60	0.22	£2.75	£3.3612	£3.5223	£2.9168	£3.077															

Table 6.21.3: Electric Vehicle Charging – See Appendix 10 for text version

Electric Vehicle Charging

Sales value (£ psm):

BLV: PREVIOUSLY DEVELOPED LAND			£4,101 psm		£4,341 psm		£4,580 psm		£4,820 psm		£5,059 psm		£5,299 psm		£5,538 psm		£5,778 psm		£6,017 psm		
Description	No of units	Site area	BLV (£ m)	Baseline	EVC	Baseline	EVC	Baseline	EVC	Baseline	EVC	Baseline	EVC	Baseline	EVC	Baseline	EVC	Baseline	EVC	Baseline	EVC
1 Three unit development within town/village boundary	3	0.03	£0.38	£0.0809	£0.0795	£0.1149	£0.1136	£0.1489	£0.1476	£0.1829	£0.1816	£0.2051	£0.2037	£0.2391	£0.2378	£0.2731	£0.2718	£0.3071	£0.3058	£0.3412	£0.3396
2 Five unit development - edge of village	5	0.05	£0.57	£0.1348	£0.1326	£0.1915	£0.1893	£0.2482	£0.2460	£0.3049	£0.3027	£0.3418	£0.3396	£0.3985	£0.3963	£0.4552	£0.4530	£0.5119	£0.5097	£0.5686	£0.5664
3 Eight unit development - village centre	8	0.04	£0.46	£0.1614	£0.1578	£0.2488	£0.2453	£0.3363	£0.3327	£0.4237	£0.4202	£0.4795	£0.4760	£0.5670	£0.5634	£0.6544	£0.6509	£0.7413	£0.7377	£0.8278	£0.8243
4 Ten unit development - edge of village	10	0.08	£0.86	£0.3036	£0.2992	£0.4128	£0.4084	£0.5220	£0.5176	£0.6311	£0.6268	£0.7008	£0.6964	£0.8098	£0.8055	£0.9179	£0.9136	£1.0260	£1.0217	£1.1341	£1.1298
5 Ten unit development - rural site	10	0.04	£0.49	£0.3036	£0.2992	£0.4128	£0.4084	£0.5220	£0.5176	£0.6311	£0.6268	£0.7008	£0.6964	£0.8098	£0.8055	£0.9179	£0.9136	£1.0260	£1.0217	£1.1341	£1.1298
6 Fifteen unit development - edge of village	15	0.10	£1.14	£0.4554	£0.4488	£0.6192	£0.6126	£0.7829	£0.7764	£0.9467	£0.9401	£1.0511	£1.0446	£1.2147	£1.2082	£1.3769	£1.3704	£1.5390	£1.5326	£1.7012	£1.6947
7 Twenty unit development - within town/village boundary	20	0.06	£0.65	£0.5666	£0.5580	£0.7785	£0.7699	£0.9904	£0.9819	£1.2024	£1.1938	£1.3364	£1.3279	£1.5484	£1.5398	£1.7603	£1.7517	£1.9723	£1.9637	£2.1842	£2.1756
8 Thirty unit development - town centre	30	0.13	£1.43	£1.5872	£1.5532	£2.4098	£2.3758	£3.2290	£3.1955	£4.0413	£4.0078	£4.5498	£4.5163	£5.3621	£5.3286	£6.1743	£6.1409	£6.9866	£6.9531	£7.7988	£7.7654
9 Fifty unit development within town/village boundary	50	0.07	£0.81	£0.5380	£0.5167	£1.0372	£1.0159	£1.5364	£1.5151	£2.0356	£2.0143	£2.3403	£2.3191	£2.8382	£2.8172	£3.3327	£3.3116	£3.8271	£3.8060	£4.3215	£4.3005
10 One hundred unit development - edge of town	100	0.18	£2.00	£0.1019	£0.0601	£1.1263	£1.0844	£2.1381	£2.0968	£3.1497	£3.1084	£3.7789	£3.7376	£4.7843	£4.7434	£5.7862	£5.7454	£6.7881	£6.7473	£7.7901	£7.7493
11 Three hundred unit scheme - edge of town	300	0.10	£1.14	£0.0388	£0.0772	£2.8371	£2.7235	£5.6097	£5.4973	£8.3624	£8.2500	£10.0416	£9.9291	£12.7736	£12.6622	£15.5044	£15.3929	£18.2269	£18.1163	£20.9401	£20.8295
12 Caravan Park - 20 units	20	0.25	£2.85	£0.7079	£0.6991	£0.7781	£0.7693	£0.8483	£0.8395	£0.9185	£0.9097	£0.8834	£0.8746	£0.9536	£0.9448	£1.0238	£1.0150	£1.0940	£1.0852	£1.1642	£1.1555
13 Caravan Park - 40 units	40	0.14	£1.63	£1.3284	£1.3108	£1.4689	£1.4513	£1.6093	£1.5917	£1.7498	£1.7322	£1.6794	£1.6618	£1.8199	£1.8023	£1.9603	£1.9427	£2.1008	£2.0832	£2.2412	£2.2236
14 Caravan Park - 100 units	100	0.33	£3.80	£3.3211	£3.2771	£3.6722	£3.6282	£4.0233	£3.9793	£4.3744	£4.3304	£4.1986	£4.1546	£4.5497	£4.5057	£4.9008	£4.8568	£5.2519	£5.2079	£5.6030	£5.5590
15 C2 care scheme - flatted scheme in town centre	60	0.22	£2.54	£3.3612	£3.3717	£2.9168	£2.9272	£2.4724	£2.4828	£2.0279	£2.0384	£1.8225	£1.8329	£1.3781	£1.3885	£0.9336	£0.9441	£0.4935	£0.5038	£0.0562	£0.0665
16 C2 care scheme - flatted scheme edge of town/village	80	0.33	£3.80	£4.4816	£4.4955	£3.8890	£3.9030	£3.2965	£3.3104	£2.7039	£2.7179	£2.4300	£2.4439	£1.8374	£1.8514	£1.2449	£1.2588	£0.6581	£0.6718	£0.0750	£0.0887
17 C2 care scheme - houses - edge of town/village	50	0.56	£6.34	£0.6005	£0.5920	£1.0786	£1.0703	£1.5539	£1.5456	£2.0292	£2.0209	£2.3141	£2.3058	£2.7880	£2.7796	£3.2581	£3.2499	£3.7282	£3.7200	£4.1983	£4.1901

BLV: HIGHER GREENFIELD			£4,101 psm		£4,341 psm		£4,580 psm		£4,820 psm		£5,059 psm		£5,299 psm		£5,538 psm		£5,778 psm		£6,017 psm		
Description	No of units	Site area	BLV (£ m)	Baseline	EVC	Baseline	EVC	Baseline	EVC	Baseline	EVC	Baseline	EVC	Baseline	EVC	Baseline	EVC	Baseline	EVC	Baseline	EVC
1 Three unit development within town/village boundary	3	0.03	£0.41	£0.0809	£0.0795	£0.1149	£0.1136	£0.1489	£0.1476	£0.1829	£0.1816	£0.2051	£0.2037	£0.2391	£0.2378	£0.2731	£0.2718	£0.3071	£0.3058	£0.3412	£0.3396
2 Five unit development - edge of village	5	0.05	£0.62	£0.1348	£0.1326	£0.1915	£0.1893	£0.2482	£0.2460	£0.3049	£0.3027	£0.3418	£0.3396	£0.3985	£0.3963	£0.4552	£0.4530	£0.5119	£0.5097	£0.5686	£0.5664
3 Eight unit development - village centre	8	0.04	£0.50	£0.1614	£0.1578	£0.2488	£0.2453	£0.3363	£0.3327	£0.4237	£0.4202	£0.4795	£0.4760	£0.5670	£0.5634	£0.6544	£0.6509	£0.7413	£0.7377	£0.8278	£0.8243
4 Ten unit development - edge of village	10	0.08	£0.93	£0.3036	£0.2992	£0.4128	£0.4084	£0.5220	£0.5176	£0.6311	£0.6268	£0.7008	£0.6964	£0.8098	£0.8055	£0.9179	£0.9136	£1.0260	£1.0217	£1.1341	£1.1298
5 Ten unit development - rural site	10	0.04	£0.53	£0.3036	£0.2992	£0.4128	£0.4084	£0.5220	£0.5176	£0.6311	£0.6268	£0.7008	£0.6964	£0.8098	£0.8055	£0.9179	£0.9136	£1.0260	£1.0217	£1.1341	£1.1298
6 Fifteen unit development - edge of village	15	0.10	£1.24	£0.4554	£0.4488	£0.6192	£0.6126	£0.7829	£0.7764	£0.9467	£0.9401	£1.0511	£1.0446	£1.2147	£1.2082	£1.3769	£1.3704	£1.5390	£1.5326	£1.7012	£1.6947
7 Twenty unit development - within town/village boundary	20	0.06	£0.71	£0.5666	£0.5580	£0.7785	£0.7699	£0.9904	£0.9819	£1.2024	£1.1938	£1.3364	£1.3279	£1.5484	£1.5398	£1.7603	£1.7517	£1.9723	£1.9637	£2.1842	£2.1756
8 Thirty unit development - town centre	30	0.13	£1.55	£1.5872	£1.5532	£2.4098	£2.3758	£3.2290	£3.1955	£4.0413	£4.0078	£4.5498	£4.5163	£5.3621	£5.3286	£6.1743	£6.1409	£6.9866	£6.9531	£7.7988	£7.7654
9 Fifty unit development within town/village boundary	50	0.07	£0.88	£0.5380	£0.5167	£1.0372	£1.0159	£1.5364	£1.5151	£2.0356	£2.0143	£2.3403	£2.3191	£2.8382	£2.8172	£3.3327	£3.3116	£3.8271	£3.8060	£4.3215	£4.3005
10 One hundred unit development - edge of town	100	0.18	£2.17	£0.1019	£0.0601	£1.1263	£1.0844	£2.1381	£2.0968	£3.1497	£3.1084	£3.7789	£3.7376	£4.7843	£4.7434	£5.7862	£5.7454	£6.7881	£6.7473	£7.7901	£7.7493
11 Three hundred unit scheme - edge of town	300	0.10	£1.24	£0.0388	£0.0772	£2.8371	£2.7235	£5.6097	£5.4973	£8.3624	£8.2500	£10.0416	£9.9291	£12.7736	£12.6622	£15.5044	£15.3929	£18.2269	£18.1163	£20.9401	£20.8295
12 Caravan Park - 20 units	20	0.25	£3.10	£0.7079	£0.6991	£0.7781	£0.7693	£0.8483	£0.8395	£0.9185	£0.9097	£0.8834	£0.8746	£0.9536	£0.9448	£1.0238	£1.0150	£1.0940	£1.0852	£1.1642	£1.1555
13 Caravan Park - 40 units	40	0.14	£1.77	£1.3284	£1.3108	£1.4689	£1.4513	£1.6093	£1.5917	£1.7498	£1.7322	£1.6794	£1.6618	£1.8199	£1.8023	£1.9603	£1.9427	£2.1008	£2.0832	£2.2412	£2.2236
14 Caravan Park - 100 units	100	0.33	£4.13	£3.3211	£3.2771	£3.6722	£3.6282	£4.0233	£3.9793	£4.3744	£4.3304	£4.1986	£4.1546	£4.5497	£4.5057	£4.9008	£4.8568	£5.2519	£5.2079	£5.6030	£5.5590
15 C2 care scheme - flatted scheme in town centre	60	0.22	£2.75	£3.3612	£3.3717	£2.9168	£2.9272	£2.4724													

Table 6.21.4: Net zero carbon (operational only) – See Appendix 10 for text version

Net zero carbon A / X

Sales value (£ psm):

BLV: PREVIOUSLY DEVELOPED LAND					£4,101 psm		£4,341 psm		£4,580 psm		£4,820 psm		£5,059 psm		£5,299 psm		£5,538 psm		£5,778 psm		£6,017 psm	
Description	No of units	Site area	BLV (£ m)	Baseline	NZC A/X	Baseline	NZC A/X	Baseline	NZC A/X	Baseline	NZC A/X	Baseline	NZC A/X	Baseline	NZC A/X	Baseline	NZC A/X	Baseline	NZC A/X	Baseline	NZC A/X	
1 Three unit development within town/village boundar	3	0.03	£0.38	£0.0809	£0.0532	£0.1149	£0.0872	£0.1489	£0.1212	£0.1829	£0.1553	£0.2051	£0.1774	£0.2391	£0.2114	£0.2731	£0.2454	£0.3071	£0.2795	£0.3412	£0.3135	
2 Five unit development - edge of village	5	0.05	£0.57	£0.1346	£0.0887	£0.1915	£0.1454	£0.2482	£0.2021	£0.3049	£0.2588	£0.3418	£0.2957	£0.3985	£0.3524	£0.4552	£0.4091	£0.5119	£0.4658	£0.5686	£0.5225	
3 Eight unit development - village centre	8	0.04	£0.46	£0.1614	£0.0877	£0.2488	£0.1751	£0.3363	£0.2626	£0.4237	£0.3500	£0.4795	£0.4058	£0.5670	£0.4933	£0.6544	£0.5807	£0.7413	£0.6682	£0.8278	£0.7552	
4 Ten unit development - edge of village	10	0.08	£0.86	£0.3036	£0.2128	£0.4128	£0.3220	£0.5220	£0.4312	£0.6311	£0.5404	£0.7008	£0.6100	£0.8098	£0.7192	£0.9179	£0.8284	£1.0260	£0.9366	£1.1341	£1.0447	
5 Ten unit development - rural site	10	0.04	£0.49	£0.3036	£0.2128	£0.4128	£0.3220	£0.5220	£0.4312	£0.6311	£0.5404	£0.7008	£0.6100	£0.8098	£0.7192	£0.9179	£0.8284	£1.0260	£0.9366	£1.1341	£1.0447	
6 Fifteen unit development - edge of village	15	0.10	£1.14	£0.4554	£0.3192	£0.6192	£0.4830	£0.7829	£0.6468	£0.9467	£0.8106	£1.0511	£0.9150	£1.2147	£1.0788	£1.3769	£1.2426	£1.5390	£1.4049	£1.7012	£1.5671	
7 Twenty unit development - within town/village boun	20	0.06	£0.65	£0.5666	£0.3869	£0.7785	£0.6012	£0.9904	£0.8131	£1.2024	£1.0251	£1.3364	£1.1591	£1.5484	£1.3711	£1.7603	£1.5830	£1.9723	£1.7950	£2.1842	£2.0069	
8 Thirty unit development - town centre	30	0.13	£1.43	£1.5872	£0.8364	£2.4098	£1.6590	£3.2290	£2.4816	£4.0413	£3.3017	£4.5498	£3.8103	£5.3621	£4.6225	£6.1743	£5.4348	£6.9866	£6.2471	£7.7988	£7.0593	
9 Fifty unit development within town/village boundary	50	0.07	£0.81	£0.5380	£0.0821	£1.0372	£0.5874	£1.5364	£1.0866	£2.0356	£1.5859	£2.3403	£1.8906	£2.8382	£2.3898	£3.3327	£2.8886	£3.8271	£3.3830	£4.3215	£3.8774	
10 One hundred unit development - edge of town	100	0.18	£2.00	£0.1019	-£0.8930	£1.1263	£0.1491	£2.1381	£1.1735	£3.1497	£2.1855	£3.7789	£2.8147	£4.7843	£3.8263	£5.7862	£4.8330	£6.7881	£5.8350	£7.7901	£6.8369	
11 Three hundred unit scheme - edge of town	300	0.10	£1.14	£0.0388	-£2.7071	£2.8371	£0.1680	£5.6097	£2.9650	£8.3624	£5.7376	£10.0416	£7.4167	£12.7736	£10.1694	£15.5044	£12.9028	£18.2269	£15.6335	£20.9401	£18.3586	
12 Caravan Park - 20 units	20	0.25	£2.85	£0.7079	£0.7079	£0.7781	£0.7781	£0.8483	£0.8483	£0.9185	£0.9185	£0.8834	£0.8834	£0.9536	£0.9536	£1.0238	£1.0238	£1.0940	£1.0940	£1.1642	£1.1642	
13 Caravan Park - 40 units	40	0.14	£1.63	£1.3284	£1.3284	£1.4689	£1.4689	£1.6093	£1.6093	£1.7498	£1.7498	£1.6794	£1.6794	£1.8199	£1.8199	£1.9603	£1.9603	£2.1008	£2.1008	£2.2412	£2.2412	
14 Caravan Park - 100 units	100	0.33	£3.80	£3.3211	£3.3211	£3.6722	£3.6722	£4.0233	£4.0233	£4.3744	£4.3744	£4.1986	£4.1986	£4.5497	£4.5497	£4.9008	£4.9008	£5.2519	£5.2519	£5.6030	£5.6030	
15 C2 care scheme - flatted scheme in town centre	60	0.22	£2.54	-£3.3612	-£3.9431	-£2.9168	-£3.4987	-£2.4724	-£3.0543	-£2.0279	-£2.6099	-£1.8225	-£2.4044	-£1.3781	-£1.9600	-£0.9336	-£1.5156	-£0.4935	-£1.0711	-£0.0562	-£0.6294	
16 C2 care scheme - flatted scheme edge of town/villa	80	0.33	£3.80	-£4.4816	-£5.2575	-£3.8890	-£4.6649	-£3.2965	-£4.0724	-£2.7039	-£3.4798	-£2.4300	-£3.2058	-£1.8374	-£2.6133	-£1.2449	-£2.0207	-£0.6581	-£1.4282	-£0.0750	-£0.8392	
17 C2 care scheme - houses - edge of town/village	50	0.56	£6.34	£0.6005	£0.1635	£1.0786	£0.6453	£1.5539	£1.1235	£2.0292	£1.5989	£2.3141	£1.8837	£2.7880	£2.3590	£3.2581	£2.8342	£3.7282	£3.3043	£4.1983	£3.7744	

BLV: HIGHER GREENFIELD					£4,101 psm		£4,341 psm		£4,580 psm		£4,820 psm		£5,059 psm		£5,299 psm		£5,538 psm		£5,778 psm		£6,017 psm	
Description	No of units		BLV (£ m)	Baseline	NZC A/X	Baseline	NZC A/X	Baseline	NZC A/X	Baseline	NZC A/X	Baseline	NZC A/X	Baseline	NZC A/X	Baseline	NZC A/X	Baseline	NZC A/X	Baseline	NZC A/X	
1 Three unit development within town/village boundar	3	0.03	£0.41	£0.0809	£0.0532	£0.1149	£0.0872	£0.1489	£0.1212	£0.1829	£0.1553	£0.2051	£0.1774	£0.2391	£0.2114	£0.2731	£0.2454	£0.3071	£0.2795	£0.3412	£0.3135	
2 Five unit development - edge of village	5	0.05	£0.62	£0.1348	£0.0887	£0.1915	£0.1454	£0.2482	£0.2021	£0.3049	£0.2588	£0.3418	£0.2957	£0.3985	£0.3524	£0.4552	£0.4091	£0.5119	£0.4658	£0.5686	£0.5225	
3 Eight unit development - village centre	8	0.04	£0.50	£0.1614	£0.0877	£0.2488	£0.1751	£0.3363	£0.2626	£0.4237	£0.3500	£0.4795	£0.4058	£0.5670	£0.4933	£0.6544	£0.5807	£0.7413	£0.6682	£0.8278	£0.7552	
4 Ten unit development - edge of village	10	0.08	£0.93	£0.3036	£0.2128	£0.4128	£0.3220	£0.5220	£0.4312	£0.6311	£0.5404	£0.7008	£0.6100	£0.8098	£0.7192	£0.9179	£0.8284	£1.0260	£0.9366	£1.1341	£1.0447	
5 Ten unit development - rural site	10	0.04	£0.53	£0.3036	£0.2128	£0.4128	£0.3220	£0.5220	£0.4312	£0.6311	£0.5404	£0.7008	£0.6100	£0.8098	£0.7192	£0.9179	£0.8284	£1.0260	£0.9366	£1.1341	£1.0447	
6 Fifteen unit development - edge of village	15	0.10	£1.24	£0.4554	£0.3192	£0.6192	£0.4830	£0.7829	£0.6468	£0.9467	£0.8106	£1.0511	£0.9150	£1.2147	£1.0788	£1.3769	£1.2426	£1.5390	£1.4049	£1.7012	£1.5671	
7 Twenty unit development - within town/village boun	20	0.06	£0.71	£0.5666	£0.3869	£0.7785	£0.6012	£0.9904	£0.8131	£1.2024	£1.0251	£1.3364	£1.1591	£1.5484	£1.3711	£1.7603	£1.5830	£1.9723	£1.7950	£2.1842	£2.0069	
8 Thirty unit development - town centre	30	0.13	£1.55	£1.5872	£0.8364	£2.4098	£1.6590	£3.2290	£2.4816	£4.0413	£3.3017	£4.5498	£3.8103	£5.3621	£4.6225	£6.1743	£5.4348	£6.9866	£6.2471	£7.7988	£7.0593	
9 Fifty unit development within town/village boundary	50	0.07	£0.88	£0.5380	£0.0821	£1.0372	£0.5874	£1.5364	£1.0866	£2.0356	£1.5859	£2.3403	£1.8906	£2.8382	£2.3898	£3.3327	£2.8886	£3.8271	£3.3830	£4.3215	£3.8774	
10 One hundred unit development - edge of town	100	0.18	£2.17	£0.1019	-£0.8930	£1.1263	£0.1491	£2.1381	£1.1735	£3.1497	£2.1855	£3.7789	£2.8147	£4.7843	£3.8263	£5.7862	£4.8330	£6.7881	£5.8350	£7.7901	£6.8369	
11 Three hundred unit scheme - edge of town	300	0.10	£1.24	£0.0388	-£2.7071	£2.8371	£0.1680	£5.6097	£2.9650	£8.3624	£5.7376	£10.0416	£7.4167	£12.7736	£10.1694	£15.5044	£12.9028	£18.2269	£15.6335	£20.9401	£18.3586	
12 Caravan Park - 20 units	20	0.25	£3.10	£0.7079	£0.7079	£0.7781	£0.7781	£0.8483	£0.8483	£0.9185	£0.9185	£0.8834	£0.8834	£0.9536	£0.9536	£1.0238	£1.0238	£1.0940	£1.0940	£1.1642	£1.1642	
13 Caravan Park - 40 units	40	0.14	£1.77	£1.3284	£1.3284	£1.4689	£1.4689	£1.6093	£1.6093	£1.7498	£1.7498	£1.6794	£1.6794	£1.8199	£1.8199	£1.9603	£1.9603	£2.1008	£2.1008	£2.2412	£2.2412	
14 Caravan Park - 100 units	100	0.33	£4.13	£3.3211	£3.3211	£3.6722	£3.6722	£4.0233	£4.0233	£4.3744	£4.3744	£4.1986	£4.1986	£4.5497	£4.5497	£4.9008	£4.9008	£5.2519	£5.2519	£5.6030	£5.6030	
15 C2 care scheme - flatted scheme in town centre	60	0.22	£2.75	-£3.3612	-£3.9431																	

Table 6.21.5: Net zero carbon (operational and embodied carbon) – See Appendix 10 for text version

Net zero carbon B / Y

Sales value (£ psm):

BLV: PREVIOUSLY DEVELOPED LAND			£4,101 psm		£4,341 psm		£4,580 psm		£4,820 psm		£5,059 psm		£5,299 psm		£5,538 psm		£5,778 psm		£6,017 psm		
Description	No of units	Site area	BLV (£ m)	Baseline	NZC B/Y	Baseline	NZC B/Y	Baseline	NZC B/Y	Baseline	NZC B/Y	Baseline	NZC B/Y	Baseline	NZC B/Y	Baseline	NZC B/Y	Baseline	NZC B/Y	Baseline	NZC B/Y
1 Three unit development within town/village boundar	3	0.03	£0.38	£0.0809	-£0.0022	£0.1149	£0.0319	£0.1489	£0.0659	£0.1829	£0.0999	£0.2051	£0.1221	£0.2391	£0.1561	£0.2731	£0.1901	£0.3071	£0.2241	£0.3412	£0.2581
2 Five unit development - edge of village	5	0.05	£0.57	£0.1346	-£0.0036	£0.1915	£0.0531	£0.2482	£0.1096	£0.3046	£0.1665	£0.3418	£0.2034	£0.3985	£0.2601	£0.4552	£0.3168	£0.5119	£0.3735	£0.5686	£0.4302
3 Eight unit development - village centre	8	0.04	£0.46	£0.1614	-£0.0607	£0.2488	£0.0277	£0.3363	£0.1151	£0.4237	£0.2026	£0.4795	£0.2584	£0.5670	£0.3458	£0.6544	£0.4333	£0.7413	£0.5207	£0.8278	£0.6082
4 Ten unit development - edge of village	10	0.08	£0.86	£0.3036	£0.0313	£0.4128	£0.1405	£0.5220	£0.2497	£0.6311	£0.3588	£0.7008	£0.4285	£0.8098	£0.5377	£0.9179	£0.6468	£1.0260	£0.7560	£1.1341	£0.8652
5 Ten unit development - rural site	10	0.04	£0.49	£0.3036	£0.0313	£0.4128	£0.1405	£0.5220	£0.2497	£0.6311	£0.3588	£0.7008	£0.4285	£0.8098	£0.5377	£0.9179	£0.6468	£1.0260	£0.7560	£1.1341	£0.8652
6 Fifteen unit development - edge of village	15	0.10	£1.14	£0.4554	£0.0469	£0.6192	£0.2107	£0.7829	£0.3745	£0.9467	£0.5383	£1.0511	£0.6427	£1.2147	£0.8065	£1.3769	£0.9703	£1.5390	£1.1340	£1.7012	£1.2978
7 Twenty unit development - within town/village boun	20	0.06	£0.65	£0.5666	£0.0269	£0.7785	£0.2416	£0.9904	£0.4562	£1.2024	£0.6705	£1.3364	£0.8045	£1.5484	£1.0165	£1.7603	£1.2284	£1.9723	£1.4404	£2.1842	£1.6523
8 Thirty unit development - town centre	30	0.13	£1.43	£1.5872	-£0.6754	£2.4098	£0.1574	£3.2290	£0.9800	£4.0413	£1.8026	£4.5498	£2.3168	£5.3621	£3.1395	£6.1743	£3.9557	£6.9866	£4.7680	£7.7988	£5.5802
9 Fifty unit development within town/village boundary	50	0.07	£0.81	£0.5380	-£0.8439	£1.0372	-£0.3299	£1.5364	£0.1814	£2.0356	£0.6863	£2.3403	£0.9910	£2.8382	£1.4902	£3.3327	£1.9895	£3.8271	£2.4887	£4.3215	£2.9879
10 One hundred unit development - edge of town	100	0.18	£2.00	£0.1019	-£2.9073	£1.1263	-£1.8512	£2.1381	-£0.7950	£3.1497	£0.2436	£3.7789	£0.8797	£4.7843	£1.8979	£5.7862	£2.9095	£6.7881	£3.9211	£7.7901	£4.9306
11 Three hundred unit scheme - edge of town	300	0.10	£1.14	£0.0388	-£8.3791	£2.8371	-£5.3692	£5.6097	-£2.4392	£8.3624	£0.4265	£10.0416	£2.1297	£12.7736	£4.9099	£15.5044	£7.6725	£18.2269	£10.4252	£20.9401	£13.1611
12 Caravan Park - 20 units	20	0.25	£2.85	£0.7079	£0.7079	£0.7781	£0.7781	£0.8483	£0.8483	£0.9185	£0.9185	£0.8834	£0.8834	£0.9536	£0.9536	£1.0238	£1.0238	£1.0940	£1.0940	£1.1642	£1.1642
13 Caravan Park - 40 units	40	0.14	£1.63	£1.3284	£1.3284	£1.4689	£1.4689	£1.6093	£1.6093	£1.7498	£1.7498	£1.6794	£1.6794	£1.8199	£1.8199	£1.9603	£1.9603	£2.1008	£2.1008	£2.2412	£2.2412
14 Caravan Park - 100 units	100	0.33	£3.80	£3.3211	£3.3211	£3.6722	£3.6722	£4.0233	£4.0233	£4.3744	£4.3744	£4.1986	£4.1986	£4.5497	£4.5497	£4.9008	£4.9008	£5.2519	£5.2519	£5.6030	£5.6030
15 C2 care scheme - flatted scheme in town centre	60	0.22	£2.54	-£3.3612	-£5.1069	-£2.9168	-£4.6625	-£2.4724	-£4.2181	-£2.0279	-£3.7737	-£1.8225	-£3.5662	-£1.3781	-£3.1236	-£0.9336	-£2.6794	-£0.4935	-£2.2350	-£0.0562	-£1.7905
16 C2 care scheme - flatted scheme edge of town/villa	80	0.33	£3.80	-£4.4816	-£6.8092	-£3.8890	-£6.2167	-£3.2965	-£5.6241	-£2.7039	-£5.0316	-£2.4300	-£4.7576	-£1.8374	-£4.1651	-£1.2449	-£3.5725	-£0.6581	-£2.9799	-£0.0750	-£2.3874
17 C2 care scheme - houses - edge of town/village	50	0.56	£6.34	£0.6005	-£0.7246	£1.0786	-£0.2321	£1.5539	£0.2532	£2.0292	£0.7349	£2.3141	£1.0229	£2.7880	£1.4983	£3.2581	£1.9736	£3.7282	£2.4489	£4.1983	£2.9242

BLV: HIGHER GREENFIELD			£4,101 psm		£4,341 psm		£4,580 psm		£4,820 psm		£5,059 psm		£5,299 psm		£5,538 psm		£5,778 psm		£6,017 psm		
Description	No of units	Site area	BLV (£ m)	Baseline	NZC B/Y	Baseline	NZC B/Y	Baseline	NZC B/Y	Baseline	NZC B/Y	Baseline	NZC B/Y	Baseline	NZC B/Y	Baseline	NZC B/Y	Baseline	NZC B/Y	Baseline	NZC B/Y
1 Three unit development within town/village boundar	3	0.03	£0.41	£0.0809	-£0.0022	£0.1149	£0.0319	£0.1489	£0.0659	£0.1829	£0.0999	£0.2051	£0.1221	£0.2391	£0.1561	£0.2731	£0.1901	£0.3071	£0.2241	£0.3412	£0.2581
2 Five unit development - edge of village	5	0.05	£0.62	£0.1348	-£0.0036	£0.1915	£0.0531	£0.2482	£0.1096	£0.3049	£0.1665	£0.3418	£0.2034	£0.3985	£0.2601	£0.4552	£0.3168	£0.5119	£0.3735	£0.5686	£0.4302
3 Eight unit development - village centre	8	0.04	£0.50	£0.1614	-£0.0607	£0.2488	£0.0277	£0.3363	£0.1151	£0.4237	£0.2026	£0.4795	£0.2584	£0.5670	£0.3458	£0.6544	£0.4333	£0.7413	£0.5207	£0.8278	£0.6082
4 Ten unit development - edge of village	10	0.08	£0.93	£0.3036	£0.0313	£0.4128	£0.1405	£0.5220	£0.2497	£0.6311	£0.3588	£0.7008	£0.4285	£0.8098	£0.5377	£0.9179	£0.6468	£1.0260	£0.7560	£1.1341	£0.8652
5 Ten unit development - rural site	10	0.04	£0.53	£0.3036	£0.0313	£0.4128	£0.1405	£0.5220	£0.2497	£0.6311	£0.3588	£0.7008	£0.4285	£0.8098	£0.5377	£0.9179	£0.6468	£1.0260	£0.7560	£1.1341	£0.8652
6 Fifteen unit development - edge of village	15	0.10	£1.24	£0.4554	£0.0469	£0.6192	£0.2107	£0.7829	£0.3745	£0.9467	£0.5383	£1.0511	£0.6427	£1.2147	£0.8065	£1.3769	£0.9703	£1.5390	£1.1340	£1.7012	£1.2978
7 Twenty unit development - within town/village boun	20	0.06	£0.71	£0.5666	£0.0269	£0.7785	£0.2416	£0.9904	£0.4562	£1.2024	£0.6705	£1.3364	£0.8045	£1.5484	£1.0165	£1.7603	£1.2284	£1.9723	£1.4404	£2.1842	£1.6523
8 Thirty unit development - town centre	30	0.13	£1.55	£1.5872	-£0.6754	£2.4098	£0.1574	£3.2290	£0.9800	£4.0413	£1.8026	£4.5498	£2.3168	£5.3621	£3.1395	£6.1743	£3.9557	£6.9866	£4.7680	£7.7988	£5.5802
9 Fifty unit development within town/village boundary	50	0.07	£0.88	£0.5380	-£0.8439	£1.0372	-£0.3299	£1.5364	£0.1814	£2.0356	£0.6863	£2.3403	£0.9910	£2.8382	£1.4902	£3.3327	£1.9895	£3.8271	£2.4887	£4.3215	£2.9879
10 One hundred unit development - edge of town	100	0.18	£2.17	£0.1019	-£2.9073	£1.1263	-£1.8512	£2.1381	-£0.7950	£3.1497	£0.2436	£3.7789	£0.8797	£4.7843	£1.8979	£5.7862	£2.9095	£6.7881	£3.9211	£7.7901	£4.9306
11 Three hundred unit scheme - edge of town	300	0.10	£1.24	£0.0388	-£8.3791	£2.8371	-£5.3692	£5.6097	-£2.4392	£8.3624	£0.4265	£10.0416	£2.1297	£12.7736	£4.9099	£15.5044	£7.6725	£18.2269	£10.4252	£20.9401	£13.1611
12 Caravan Park - 20 units	20	0.25	£3.10	£0.7079	£0.7079	£0.7781	£0.7781	£0.8483	£0.8483	£0.9185	£0.9185	£0.8834	£0.8834	£0.9536	£0.9536	£1.0238	£1.0238	£1.0940	£1.0940	£1.1642	£1.1642
13 Caravan Park - 40 units	40	0.14	£1.77	£1.3284	£1.3284	£1.4689	£1.4689	£1.6093	£1.6093	£1.7498	£1.7498	£1.6794	£1.6794	£1.8199	£1.8199	£1.9603	£1.9603	£2.1008	£2.1008	£2.2412	£2.2412
14 Caravan Park - 100 units	100	0.33	£4.13	£3.3211	£3.3211	£3.6722	£3.6722	£4.0233	£4.0233	£4.3744	£4.3744	£4.1986	£4.1986	£4.5497	£4.5497	£4.9008	£4.9008	£5.2519	£5.2519	£5.6030	£5.6030
15 C2 care scheme - flatted scheme in town centre	60	0.22	£2.75	-£3.3612	-£5.1069	-£2.9168	-														

Net Zero Carbon – operational only (scenarios A and X)

- 6.31 Net Zero Carbon scenarios A and X assume a cost uplift of 5% of build costs for residential and 5% for non-residential, as noted in paragraphs 4.18 to 4.21 of this report. These allowances address operational emissions only. Emerging work from other local authorities (as noted in paragraphs 4.18 to 4.21 of this report) confirms that the solutions underlying these costs are capable of achieving net zero carbon standard. The residual land values for these two scenarios are summarised in Table 6.21.4. Table 6.31.1 provides a summary of the change in residual land values for schemes assuming a price point of £5,059 per square metre, which indicates that the reduction in residual land values is typically circa 15% on average, but with higher reductions on larger schemes, and hotel, office, C2 and light industrial developments.

Table 6.31.1: Percentage change in residual land values with NZC operational only cost allowances

	Description	No of units	Site area ha	Baseline residual value £m	Residual reflecting NZC A+X £m	% change
1	Three unit development within town/village	3	0.10	£0.205	£0.177	13.49%
2	Five unit development - edge of village	5	0.27	£0.342	£0.296	13.49%
3	Eight unit development - village centre	8	0.43	£0.480	£0.406	15.37%
4	Ten unit development - edge of village	10	0.53	£0.701	£0.610	12.95%
5	Ten unit development - rural site	10	0.67	£0.701	£0.610	12.95%
6	Fifteen unit development - edge of village	15	0.80	£1.051	£0.915	12.95%
7	Twenty unit development - within town/village	20	0.89	£1.336	£1.159	13.27%
8	Thirty unit development - town centre	30	1.00	£4.550	£3.810	16.25%
9	Fifty unit development within town/village	50	2.22	£2.340	£1.891	19.22%
10	One hundred unit development - edge of town	100	5.56	£3.779	£2.815	25.51%
11	Three hundred unit scheme - edge of town	300	16.67	£10.042	£7.417	26.14%
12	Caravan Park - 20 units	20	0.50	£0.883	£0.883	0.00%
13	Caravan Park - 40 units	40	1.00	£1.679	£1.679	0.00%
14	Caravan Park - 100 units	100	2.50	£4.199	£4.199	0.00%
15	C2 care scheme - flatted scheme in town centre	60	0.67	-£1.822	-£2.404	31.93%
16	C2 care scheme - flats edge of town/village	80	1.33	-£2.430	-£3.206	31.93%
17	C2 care scheme - houses - edge of town/village	50	1.56	£2.314	£1.884	18.60%
18	Class E (retail) development - town centre	-	0.02	£0.203	£0.171	15.99%
19	Class E (light industrial) dev - town centre	-	0.14	-£0.336	-£0.455	35.50%
20	Class E (retail) development - edge of town	-	0.24	£1.450	£1.218	15.99%
21	Class E (office) development - town centre	-	0.02	-£0.422	-£0.472	11.85%
22	Class E (office) development - town centre	-	0.08	-£1.809	-£2.023	11.85%
23	Class E (office) development - edge of town	-	0.18	-£3.015	-£3.372	11.85%
24	Industrial (B2/B8) out of town	-	0.83	£1.606	£1.339	16.63%
25	Industrial (B2/B8) within town/village boundary	-	3.33	£6.583	£5.491	16.59%
26	Industrial (B2/B8) edge of town/village	-	0.17	£0.321	£0.268	16.63%
27	Hotel (town centre) 50 rooms	-	0.13	-£0.193	-£0.395	104.6%
28	Hotel (town centre) 75 rooms	-	0.19	-£0.373	-£0.671	79.87%
29	Hotel (town centre) 100 rooms	-	0.25	-£0.497	-£0.895	79.87%
30	Community use/leisure within town/village	-	0.08	-£1.216	-£1.393	14.51%

- 6.32 In some cases, the impact of the additional cost is significant, but this is where the starting residual land value is very low. In the main, the impact equates to a reduction in residual land value of 15%. This reduction is unlikely, by itself, to have any significant impact on the deliverability of developments.

Net Zero Carbon – operational and embodied carbon (scenarios B and Y)

- 6.33 Net Zero Carbon scenarios B and Y assume a cost uplift of 15% of build costs for both residential and non-residential development to address both operational and embodied carbon, as noted in paragraphs 4.18 to 4.21 of this report. The residual land values for these two scenarios are summarised in Table 6.21.5. Table 6.33.1 provides a summary of the change in residual land values for the schemes assuming a price point of £5,059 per square metre.

Table 6.33.1: Percentage change in residual land values with cost allowances for NZC operational and embodied carbon

	Description	No of units	Site area ha	Baseline residual value £m	Residual reflecting NZC B + Y £m	% change
1	Three unit development within town/village	3	0.10	£0.205	£0.122	40.48%
2	Five unit development - edge of village	5	0.27	£0.342	£0.203	40.48%
3	Eight unit development - village centre	8	0.43	£0.480	£0.258	46.12%
4	Ten unit development - edge of village	10	0.53	£0.701	£0.428	38.86%
5	Ten unit development - rural site	10	0.67	£0.701	£0.428	38.86%
6	Fifteen unit development - edge of village	15	0.80	£1.051	£0.643	38.86%
7	Twenty unit development - within town/village	20	0.89	£1.336	£0.805	39.80%
8	Thirty unit development - town centre	30	1.00	£4.550	£2.317	49.08%
9	Fifty unit development within town/village	50	2.22	£2.340	£0.991	57.65%
10	One hundred unit development - edge of town	100	5.56	£3.779	£0.880	76.72%
11	Three hundred unit scheme - edge of town	300	16.67	£10.042	£2.130	78.79%
12	Caravan Park - 20 units	20	0.50	£0.883	£0.883	0.00%
13	Caravan Park - 40 units	40	1.00	£1.679	£1.679	0.00%
14	Caravan Park - 100 units	100	2.50	£4.199	£4.199	0.00%
15	C2 care scheme - flatted scheme in town centre	60	0.67	-£1.822	-£3.568	95.79%
16	C2 care scheme - flats edge of town/village	80	1.33	-£2.430	-£4.758	95.79%
17	C2 care scheme - houses - edge of town/village	50	1.56	£2.314	£1.023	55.80%
18	Class E (retail) development - town centre	-	0.02	£0.203	£0.106	47.96%
19	Class E (light industrial) dev - town centre	-	0.14	-£0.336	-£0.693	106.5%
20	Class E (retail) development - edge of town	-	0.24	£1.450	£0.755	47.96%
21	Class E (office) development - town centre	-	0.02	-£0.422	-£0.572	35.55%
22	Class E (office) development - town centre	-	0.08	-£1.809	-£2.452	35.55%
23	Class E (office) development - edge of town	-	0.18	-£3.015	-£4.086	35.55%
24	Industrial (B2/B8) out of town	-	0.83	£1.606	£0.805	49.89%
25	Industrial (B2/B8) within town/village boundary	-	3.33	£6.583	£3.307	49.77%
26	Industrial (B2/B8) edge of town/village	-	0.17	£0.321	£0.161	49.89%
27	Hotel (town centre) 50 rooms	-	0.13	-£0.193	-£0.799	313.8%
28	Hotel (town centre) 75 rooms	-	0.19	-£0.373	-£1.267	239.6%
29	Hotel (town centre) 100 rooms	-	0.25	-£0.497	-£1.689	239.6%
30	Community use/leisure within town/village	-	0.08	-£1.216	-£1.745	43.52%

- 6.34 The impact of this scenario on the residual land values is significantly higher than operational only carbon emissions, with a typical reduction of between circa 30% to 70% from the baseline residuals, although the reduction can be significantly higher for some uses (e.g. hotels). However, it should be noted that most schemes that were viable before the additional costs are applied remain viable after the requirement has been applied.

Cumulative impact of emerging policies

- 6.35 In addition to testing the emerging policies individually, we have also tested their cumulative impact on the residual land values generated by the development typologies. This introduces the policies individually so their cumulative impact can be seen, in the following order: EV charging; Biodiversity Net Gain; Accessibility; Net Zero Carbon scenarios A and X (operational carbon only); and Net Zero Carbon scenarios B and Y (both operational and embodied carbon). The results are summarised in a similar format to the other tables, showing the impact of policies at each price point (£4,101 to £6,017 per square metre) and also comparing the residual land values to each of the three benchmark land values. The results are summarised in tables 6.35.1 to 6.35.9 below.
- 6.36 In these tables, the column headed “baseline” shows the residual land value assuming 35% affordable housing and other adopted Plan policies. The columns to the right then apply the emerging policies which are identified as having a cost impact on a cumulative basis as outlined in Table 6.24.1. Where cells are green, the residual land value is higher than the relevant benchmark land value (all three benchmarks are tested). Conversely, where the cells are shaded red, the residual land value is lower than the benchmark land value.
- 6.37 The results present a mixed outcome, with high levels of viability against benchmark land values 2 and 3 (higher and lower greenfield land value respectively) in most areas, although schemes which includes flats are less viable. In these situations, some flexibility in terms of affordable housing tenures or overall percentages may be required for schemes to come forward. We note that this flexibility is already reflected in the emerging Affordable Housing policy.
- 6.38 There are a number of cases where viable schemes become unviable when the costs of embodied carbon are factored into the appraisals. This is unsurprising, given that the additional cost equates to 15% of base construction costs, compared to a 5% cost uplift for operational carbon only. The costs of addressing embodied carbon are likely to reduce over time as developers invest more in technical solutions.

Table 6.35.1: Cumulative impact of policies – price point of £4,101 per square metre – See Appendix 10 for accessible text version

WEALDEN LOCAL PLAN VIABILITY TESTING

Aff Hsg: 35%

Mkt value: £4,101 per square metre

BLV 1: Previously Developed Land

Site ref	Site	No of units	BLV	including affordable housing @ 35%	EV charging	BNG/UGF	Accessibility	NZC Operational Only	NZC Operational and Embodied
1	Three unit development within town/village boundary	3	86,500	80,884	79,543	72,499	60,558	31,936	-25,694
2	Five unit development - edge of village	5	230,667	134,805	132,573	120,833	100,930	53,227	-42,824
3	Eight unit development - village centre	8	369,067	161,390	157,820	139,055	107,241	30,990	-123,366
4	Ten unit development - edge of village	10	461,333	303,585	299,192	276,086	236,916	143,035	-45,410
5	Ten unit development - rural site	10	576,667	303,585	299,192	276,086	236,916	143,035	-45,410
6	Fifteen unit development - edge of village	15	692,000	455,378	448,787	414,131	355,374	214,553	-68,115
7	Twenty unit development - within town/village boundary	20	768,889	566,560	557,977	512,410	434,729	248,549	-125,702
8	Thirty unit development - town centre	78	865,000	1,587,209	1,553,223	1,361,568	1,098,148	324,602	-1,241,144
9	Fifty unit development within town/village boundary	50	1,922,222	537,971	516,692	400,863	226,113	-248,610	-1,205,558
10	One hundred unit development - edge of town	100	4,805,556	101,907	60,060	-191,541	-570,251	-1,609,006	-3,687,430
11	Three hundred unit scheme - edge of town	300	14,416,667	38,796	-77,163	-771,543	-1,823,128	-4,694,396	-10,605,216
12	Caravan Park - 20 units	20	432,500	707,667	699,070	699,070	699,070	699,070	699,070
13	Caravan Park - 40 units	40	865,000	1,328,439	1,310,845	1,310,845	1,310,845	1,310,845	1,310,845
14	Caravan Park - 100 units	100	2,162,500	3,321,098	3,277,112	3,277,112	3,277,112	3,277,112	3,277,112
15	C2 care scheme - flatted scheme in town centre	60	576,667	-3,361,198	-3,371,654	-3,519,776	-3,680,916	-4,278,289	-5,473,034
16	C2 care scheme - flatted scheme edge of town/village	80	1,153,333	-4,481,597	-4,495,539	-4,693,036	-4,907,869	-5,704,385	-7,297,379
17	C2 care scheme - houses - edge of town/village	50	1,351,563	600,500	592,036	480,812	292,246	-162,136	-1,088,714
18	Class E (retail) development - town centre	-	15,138	202,980	202,980	194,496	194,496	161,633	95,907
19	Class E (light industrial) development - town centre	-	123,571	-335,820	-335,820	-366,575	-366,575	-487,301	-728,751
20	Class E (retail) development - edge of town	-	205,952	1,449,862	1,449,862	1,389,257	1,389,257	1,154,520	685,046
21	Class E (office) development - town centre	-	15,138	-422,048	-422,048	-434,875	-434,875	-485,524	-586,823
22	Class E (office) development - town centre	-	64,875	-1,808,778	-1,808,778	-1,863,749	-1,863,749	-2,080,818	-2,514,955
23	Class E (office) development - edge of town	-	154,464	-3,014,630	-3,014,630	-3,106,248	-3,106,248	-3,468,030	-4,191,592
24	Industrial (B2/B8) out of town	-	720,833	1,606,474	1,606,474	1,537,101	1,537,101	1,266,558	725,473
25	Industrial (B2/B8) within town/village boundary	-	2,883,333	6,583,217	6,583,217	6,299,564	6,299,564	5,193,521	2,981,434
26	Industrial (B2/B8) edge of town/village	-	144,167	321,295	321,295	307,420	307,420	253,312	145,095
27	Hotel (town centre) 50 rooms	-	108,125	-193,165	-193,165	-244,932	-244,932	-449,528	-658,719
28	Hotel (town centre) 75 rooms	-	162,188	-373,073	-373,073	-449,428	-449,428	-751,200	-1,354,744
29	Hotel (town centre) 100 rooms	-	216,250	-497,432	-497,432	-599,238	-599,238	-1,001,600	-1,806,325
30	Community use/leisure within town/village	-	67,964	-1,216,175	-1,216,175	-1,261,386	-1,261,386	-1,440,065	-1,797,422

BLV 2: Higher Greenfield

Site ref	Site	No of units	BLV	including affordable housing @ 35%	EV charging	BNG/UGF	Accessibility	NZC Operational Only	NZC Operational and Embodied
1	Three unit development within town/village boundary	3	37,000	80,884	79,543	72,499	60,558	31,936	-25,694
2	Five unit development - edge of village	5	98,667	134,805	132,573	120,833	100,930	53,227	-42,824
3	Eight unit development - village centre	8	157,667	161,390	157,820	139,055	107,241	30,990	-123,366
4	Ten unit development - edge of village	10	197,333	303,585	299,192	276,086	236,916	143,035	-45,410
5	Ten unit development - rural site	10	246,667	303,585	299,192	276,086	236,916	143,035	-45,410
6	Fifteen unit development - edge of village	15	296,000	455,378	448,787	414,131	355,374	214,553	-68,115
7	Twenty unit development - within town/village boundary	20	328,889	566,560	557,977	512,410	434,729	248,549	-125,702
8	Thirty unit development - town centre	78	370,000	1,587,209	1,553,223	1,361,568	1,098,148	324,602	-1,241,144
9	Fifty unit development within town/village boundary	50	822,222	537,971	516,692	400,863	226,113	-248,610	-1,205,558
10	One hundred unit development - edge of town	100	2,055,556	101,907	60,060	-191,541	-570,251	-1,609,006	-3,687,430
11	Three hundred unit scheme - edge of town	300	6,166,667	38,796	-77,163	-771,543	-1,823,128	-4,694,396	-10,605,216
12	Caravan Park - 20 units	20	185,000	707,667	699,070	699,070	699,070	699,070	699,070
13	Caravan Park - 40 units	40	370,000	1,328,439	1,310,845	1,310,845	1,310,845	1,310,845	1,310,845
14	Caravan Park - 100 units	100	925,000	3,321,098	3,277,112	3,277,112	3,277,112	3,277,112	3,277,112
15	C2 care scheme - flatted scheme in town centre	60	246,667	-3,361,198	-3,371,654	-3,519,776	-3,680,916	-4,278,289	-5,473,034
16	C2 care scheme - flatted scheme edge of town/village	80	493,333	-4,481,597	-4,495,539	-4,693,036	-4,907,869	-5,704,385	-7,297,379
17	C2 care scheme - houses - edge of town/village	50	578,125	600,500	592,036	480,812	292,246	-162,136	-1,088,714
18	Class E (retail) development - town centre	-	6,475	202,980	202,980	194,496	194,496	161,633	95,907
19	Class E (light industrial) development - town centre	-	52,857	-335,820	-335,820	-366,575	-366,575	-487,301	-728,751
20	Class E (retail) development - edge of town	-	88,095	1,449,862	1,449,862	1,389,257	1,389,257	1,154,520	685,046
21	Class E (office) development - town centre	-	6,475	-422,048	-422,048	-434,875	-434,875	-485,524	-586,823
22	Class E (office) development - town centre	-	27,750	-1,808,778	-1,808,778	-1,863,749	-1,863,749	-2,080,818	-2,514,955
23	Class E (office) development - edge of town	-	66,071	-3,014,630	-3,014,630	-3,106,248	-3,106,248	-3,468,030	-4,191,592
24	Industrial (B2/B8) out of town	-	308,333	1,606,474	1,606,474	1,537,101	1,537,101	1,266,558	725,473
25	Industrial (B2/B8) within town/village boundary	-	1,233,333	6,583,217	6,583,217	6,299,564	6,299,564	5,193,521	2,981,434
26	Industrial (B2/B8) edge of town/village	-	61,667	321,295	321,295	307,420	307,420	253,312	145,095
27	Hotel (town centre) 50 rooms	-	46,250	-193,165	-193,165	-244,932	-244,932	-449,528	-658,719
28	Hotel (town centre) 75 rooms	-	69,375	-373,073	-373,073	-449,428	-449,428	-751,200	-1,354,744
29	Hotel (town centre) 100 rooms	-	92,500	-497,432	-497,432	-599,238	-599,238	-1,001,600	-1,806,325
30	Community use/leisure within town/village	-	29,071	-1,216,175	-1,216,175	-1,261,386	-1,261,386	-1,440,065	-1,797,422

BLV 3: Lower Greenfield

Site ref	Site	No of units	BLV	including affordable housing @ 35%	EV charging	BNG/UGF	Accessibility	NZC Operational Only	NZC Operational and Embodied
1	Three unit development within town/village boundary	3	25,000	80,884	79,543	72,499	60,558	31,936	-25,694
2	Five unit development - edge of village	5	66,667	134,805	132,573	120,833	100,930	53,227	-42,824
3	Eight unit development - village centre	8	106,667	161,390	157,820	139,055	107,241	30,990	-123,366
4	Ten unit development - edge of village	10	133,333	303,585	299,192	276,086	236,916	143,035	-45,410
5	Ten unit development - rural site	10	166,667	303,585	299,192	276,086	236,916	143,035	-45,410
6	Fifteen unit development - edge of village	15	200,000	455,378	448,787	414,131	355,374	214,553	-68,115
7	Twenty unit development - within town/village boundary	20	222,222	566,560	557,977	512,410	434,729	248,549	-125,702
8	Thirty unit development - town centre	78	250,000	1,587,209	1,553,223	1,361,568	1,098,148	324,602	-1,241,144
9	Fifty unit development within town/village boundary	50	555,556	537,971	516,692	400,863	226,113	-248,610	-1,205,558
10	One hundred unit development - edge of town	100	1,388,889	101,907	60,060	-191,541	-570,251	-1,609,006	-3,687,430
11	Three hundred unit scheme - edge of town	300	4,166,667	38,796	-77,163	-771,543	-1,823,128	-4,694,396	-10,605,216
12	Caravan Park - 20 units	20	125,000	707,667	699,070	699,070	699,070	699,070	699,070
13	Caravan Park - 40 units	40	250,000	1,328,439	1,310,845	1,310,845	1,310,845	1,310,845	1,310,845
14	Caravan Park - 100 units	100	625,000	3,321,098	3,277,112	3,277,112	3,277,112	3,277,112	3,277,112
15	C2 care scheme - flatted scheme in town centre	60	166,667	-3,361,198	-3,371,654	-3,519,776	-3,680,916	-4,278,289	-5,473,034
16	C2 care scheme - flatted scheme edge of town/village	80	333,333	-4,481,597	-4,495,539	-4,693,036	-4,907,869	-5,704,385	-7,297,379
17	C2 care scheme - houses - edge of town/village	50	390,625	600,500	592,036	480,812	292,246	-162,136	-1,088,714
18	Class E (retail) development - town centre	-	4,375	202,980	202,980	194,496	194,496	161,633	95,907
19	Class E (light industrial) development - town centre	-	35,714	-335,820	-335,820	-366,575	-366,575	-487,301	-728,751
20	Class E (retail) development - edge of town	-	59,524	1,449,862	1,449,862	1,389,257	1,389,257	1,154,520	685,046
21	Class E (office) development - town centre	-	4,375	-422,048	-422,048	-434,875	-434,875	-485,524	-586,823
22	Class E (office) development - town centre	-	18,750	-1,808,778	-1,808,778	-1,863,749	-1,863,749	-2,080,818	-2,514,955
23	Class E (office) development - edge of town	-	44,643	-3,014,630	-3,014,630	-3,106,248	-3,106,248	-3,468,030	-4,191,592
24	Industrial (B2/B8) out of town	-	208,333	1,606,474	1,606,474	1,537,101	1,537,101	1,266,558	725,473
25	Industrial (B2/B8) within town/village boundary	-	833,333	6,583,217	6,583,217	6,299,564	6,299,564	5,193,521	2,981,434
26	Industrial (B2/B8) edge of town/village	-	41,667	321,295	321,295	307,420	307,420	253,312	145,095
27	Hotel (town centre) 50 rooms	-	31,250	-193,165	-193,165	-244,932	-244,932	-449,528	-658,719
28	Hotel (town centre) 75 rooms	-	46,875	-373,073	-373,073	-449,428	-449,428	-751,200	-1,354,744
29	Hotel (town centre) 100 rooms	-	62,500	-497,432	-497,432	-599,238	-599,238	-1,001,600	-1,806,325
30	Community use/leisure within town/village	-	19,643	-1,216,175	-1,216,175	-1,261,386	-1,261,386	-1,440,065	-1,797,422

Table 6.35.2: Cumulative impact of policies – price point of £4,341 per square metre – See Appendix 10 for accessible text version

WEALDEN LOCAL PLAN VIABILITY TESTING

Aff Hsg: 35%
Mkt value: £4,341 per square metre

BLV 1: Previously Developed Land

Site ref	Site	No of units	BLV	including affordable housing @ 35%	EV charging	BNG/UGF	Accessibility	NZC Operational Only	NZC Operational and Embodied
1	Three unit development within town/village boundary	3	86,500	114,903	113,563	106,519	94,577	65,955	8,710
2	Five unit development - edge of village	5	230,667	191,505	189,271	177,531	157,628	109,925	14,518
3	Eight unit development - village centre	8	369,067	248,840	245,271	226,505	194,691	118,439	-34,582
4	Ten unit development - edge of village	10	461,333	412,773	408,379	385,275	346,105	252,223	64,461
5	Ten unit development - rural site	10	576,667	412,773	408,379	385,275	346,105	252,223	64,461
6	Fifteen unit development - edge of village	15	692,000	619,160	612,569	577,912	519,157	378,335	96,691
7	Twenty unit development - within town/village boundary	20	768,889	778,500	769,916	724,786	648,272	463,190	90,829
8	Thirty unit development - town centre	78	865,000	2,409,823	2,375,837	2,184,182	1,920,763	1,147,216	-405,979
9	Fifty unit development within town/village boundary	50	1,922,222	1,037,188	1,015,910	901,422	729,299	261,211	-691,550
10	One hundred unit development - edge of town	100	4,805,556	1,126,255	1,084,408	835,686	462,667	-553,667	-2,631,287
11	Three hundred unit scheme - edge of town	300	14,416,667	2,637,075	2,723,537	2,048,706	1,028,154	-1,776,868	-7,580,776
12	Caravan Park - 20 units	20	432,500	778,090	769,292	769,292	769,292	769,292	769,292
13	Caravan Park - 40 units	40	865,000	1,468,883	1,451,289	1,451,289	1,451,289	1,451,289	1,451,289
14	Caravan Park - 100 units	100	2,162,500	3,672,208	3,628,222	3,628,222	3,628,222	3,628,222	3,628,222
15	C2 care scheme - flatted scheme in town centre	60	576,667	-2,916,782	-2,927,237	-3,075,360	-3,236,500	-3,833,872	-5,028,617
16	C2 care scheme - flatted scheme edge of town/village	80	1,153,333	-3,889,042	-3,902,983	-4,100,479	-4,315,332	-5,111,829	-6,704,823
17	C2 care scheme - houses - edge of town/village	50	1,351,563	1,078,590	1,070,256	960,702	774,015	322,068	-591,799
18	Class E (retail) development - town centre	-	15,138	202,980	202,980	194,496	194,496	161,633	95,907
19	Class E (light industrial) development - town centre	-	123,571	-335,820	-335,820	-366,575	-366,575	-487,301	-728,751
20	Class E (retail) development - edge of town	-	205,952	1,449,862	1,449,862	1,389,257	1,389,257	1,154,520	685,046
21	Class E (office) development - town centre	-	15,138	-422,048	-422,048	-434,875	-434,875	-485,524	-586,823
22	Class E (office) development - town centre	-	64,875	-1,808,778	-1,808,778	-1,863,749	-1,863,749	-2,080,818	-2,514,955
23	Class E (office) development - edge of town	-	154,464	-3,014,630	-3,014,630	-3,106,248	-3,106,248	-3,468,030	-4,191,592
24	Industrial (B2/B8) out of town	-	720,833	1,606,474	1,606,474	1,537,101	1,537,101	1,266,558	725,473
25	Industrial (B2/B8) within town/village boundary	-	2,883,333	6,583,217	6,583,217	6,299,564	6,299,564	5,193,521	2,981,434
26	Industrial (B2/B8) edge of town/village	-	144,167	321,295	321,295	307,420	307,420	253,312	145,095
27	Hotel (town centre) 50 rooms	-	108,125	-193,165	-193,165	-244,932	-244,932	-449,528	-858,719
28	Hotel (town centre) 75 rooms	-	162,188	-373,073	-373,073	-449,428	-449,428	-751,200	-1,354,744
29	Hotel (town centre) 100 rooms	-	216,250	-497,432	-497,432	-599,238	-599,238	-1,001,600	-1,806,325
30	Community use/leisure within town/village	-	67,964	-1,216,175	-1,216,175	-1,261,386	-1,261,386	-1,440,065	-1,797,422

BLV 2: Higher Greenfield

Site ref	Site	No of units	BLV	including affordable housing @ 35%	EV charging	BNG/UGF	Accessibility	NZC Operational Only	NZC Operational and Embodied
1	Three unit development within town/village boundary	3	37,000	114,903	113,563	106,519	94,577	65,955	8,710
2	Five unit development - edge of village	5	98,667	191,505	189,271	177,531	157,628	109,925	14,518
3	Eight unit development - village centre	8	157,667	248,840	245,271	226,505	194,691	118,439	-34,582
4	Ten unit development - edge of village	10	197,333	412,773	408,379	385,275	346,105	252,223	64,461
5	Ten unit development - rural site	10	246,667	412,773	408,379	385,275	346,105	252,223	64,461
6	Fifteen unit development - edge of village	15	296,000	619,160	612,569	577,912	519,157	378,335	96,691
7	Twenty unit development - within town/village boundary	20	328,889	778,500	769,916	724,786	648,272	463,190	90,829
8	Thirty unit development - town centre	78	370,000	2,409,823	2,375,837	2,184,182	1,920,763	1,147,216	-405,979
9	Fifty unit development within town/village boundary	50	822,222	1,037,188	1,015,910	901,422	729,299	261,211	-691,550
10	One hundred unit development - edge of town	100	2,055,556	1,126,255	1,084,408	835,686	462,667	-553,667	-2,631,287
11	Three hundred unit scheme - edge of town	300	6,166,667	2,637,075	2,723,537	2,048,706	1,028,154	-1,776,868	-7,580,776
12	Caravan Park - 20 units	20	185,000	778,090	769,292	769,292	769,292	769,292	769,292
13	Caravan Park - 40 units	40	370,000	1,468,883	1,451,289	1,451,289	1,451,289	1,451,289	1,451,289
14	Caravan Park - 100 units	100	925,000	3,672,208	3,628,222	3,628,222	3,628,222	3,628,222	3,628,222
15	C2 care scheme - flatted scheme in town centre	60	246,667	-2,916,782	-2,927,237	-3,075,360	-3,236,500	-3,833,872	-5,028,617
16	C2 care scheme - flatted scheme edge of town/village	80	493,333	-3,889,042	-3,902,983	-4,100,479	-4,315,332	-5,111,829	-6,704,823
17	C2 care scheme - houses - edge of town/village	50	578,125	1,078,590	1,070,256	960,702	774,015	322,068	-591,799
18	Class E (retail) development - town centre	-	6,475	202,980	202,980	194,496	194,496	161,633	95,907
19	Class E (light industrial) development - town centre	-	52,857	-335,820	-335,820	-366,575	-366,575	-487,301	-728,751
20	Class E (retail) development - edge of town	-	88,095	1,449,862	1,449,862	1,389,257	1,389,257	1,154,520	685,046
21	Class E (office) development - town centre	-	6,475	-422,048	-422,048	-434,875	-434,875	-485,524	-586,823
22	Class E (office) development - town centre	-	27,750	-1,808,778	-1,808,778	-1,863,749	-1,863,749	-2,080,818	-2,514,955
23	Class E (office) development - edge of town	-	66,071	-3,014,630	-3,014,630	-3,106,248	-3,106,248	-3,468,030	-4,191,592
24	Industrial (B2/B8) out of town	-	308,333	1,606,474	1,606,474	1,537,101	1,537,101	1,266,558	725,473
25	Industrial (B2/B8) within town/village boundary	-	1,233,333	6,583,217	6,583,217	6,299,564	6,299,564	5,193,521	2,981,434
26	Industrial (B2/B8) edge of town/village	-	61,667	321,295	321,295	307,420	307,420	253,312	145,095
27	Hotel (town centre) 50 rooms	-	46,250	-193,165	-193,165	-244,932	-244,932	-449,528	-858,719
28	Hotel (town centre) 75 rooms	-	69,375	-373,073	-373,073	-449,428	-449,428	-751,200	-1,354,744
29	Hotel (town centre) 100 rooms	-	92,500	-497,432	-497,432	-599,238	-599,238	-1,001,600	-1,806,325
30	Community use/leisure within town/village	-	29,071	-1,216,175	-1,216,175	-1,261,386	-1,261,386	-1,440,065	-1,797,422

BLV 3: Lower Greenfield

Site ref	Site	No of units	BLV	including affordable housing @ 35%	EV charging	BNG/UGF	Accessibility	NZC Operational Only	NZC Operational and Embodied
1	Three unit development within town/village boundary	3	25,000	114,903	113,563	106,519	94,577	65,955	8,710
2	Five unit development - edge of village	5	66,667	191,505	189,271	177,531	157,628	109,925	14,518
3	Eight unit development - village centre	8	106,667	248,840	245,271	226,505	194,691	118,439	-34,582
4	Ten unit development - edge of village	10	133,333	412,773	408,379	385,275	346,105	252,223	64,461
5	Ten unit development - rural site	10	166,667	412,773	408,379	385,275	346,105	252,223	64,461
6	Fifteen unit development - edge of village	15	200,000	619,160	612,569	577,912	519,157	378,335	96,691
7	Twenty unit development - within town/village boundary	20	222,222	778,500	769,916	724,786	648,272	463,190	90,829
8	Thirty unit development - town centre	78	250,000	2,409,823	2,375,837	2,184,182	1,920,763	1,147,216	-405,979
9	Fifty unit development within town/village boundary	50	555,556	1,037,188	1,015,910	901,422	729,299	261,211	-691,550
10	One hundred unit development - edge of town	100	1,388,889	1,126,255	1,084,408	835,686	462,667	-553,667	-2,631,287
11	Three hundred unit scheme - edge of town	300	4,166,667	2,637,075	2,723,537	2,048,706	1,028,154	-1,776,868	-7,580,776
12	Caravan Park - 20 units	20	125,000	778,090	769,292	769,292	769,292	769,292	769,292
13	Caravan Park - 40 units	40	250,000	1,468,883	1,451,289	1,451,289	1,451,289	1,451,289	1,451,289
14	Caravan Park - 100 units	100	625,000	3,672,208	3,628,222	3,628,222	3,628,222	3,628,222	3,628,222
15	C2 care scheme - flatted scheme in town centre	60	166,667	-2,916,782	-2,927,237	-3,075,360	-3,236,500	-3,833,872	-5,028,617
16	C2 care scheme - flatted scheme edge of town/village	80	333,333	-3,889,042	-3,902,983	-4,100,479	-4,315,332	-5,111,829	-6,704,823
17	C2 care scheme - houses - edge of town/village	50	390,625	1,078,590	1,070,256	960,702	774,015	322,068	-591,799
18	Class E (retail) development - town centre	-	4,375	202,980	202,980	194,496	194,496	161,633	95,907
19	Class E (light industrial) development - town centre	-	35,714	-335,820	-335,820	-366,575	-366,575	-487,301	-728,751
20	Class E (retail) development - edge of town	-	59,524	1,449,862	1,449,862	1,389,257	1,389,257	1,154,520	685,046
21	Class E (office) development - town centre	-	4,375	-422,048	-422,048	-434,875	-434,875	-485,524	-586,823
22	Class E (office) development - town centre	-	18,750	-1,808,778	-1,808,778	-1,863,749	-1,863,749	-2,080,818	-2,514,955
23	Class E (office) development - edge of town	-	44,643	-3,014,630	-3,014,630	-3,106,248	-3,106,248	-3,468,030	-4,191,592
24	Industrial (B2/B8) out of town	-	208,333	1,606,474	1,606,474	1,537,101	1,537,101	1,266,558	725,473
25	Industrial (B2/B8) within town/village boundary	-	833,333	6,583,217	6,583,217	6,299,564	6,299,564	5,193,521	2,981,434
26	Industrial (B2/B8) edge of town/village	-	41,667	321,295	321,295	307,420	307,420	253,312	145,095
27	Hotel (town centre) 50 rooms	-	31,250	-193,165	-193,165	-244,932	-244,932	-449,528	-858,719
28	Hotel (town centre) 75 rooms	-	46,875	-373,073	-373,073	-449,428	-449,428	-751,200	-1,354,744
29	Hotel (town centre) 100 rooms	-	62,500	-497,432	-497,432	-599,238	-599,238	-1,001,600	-1,806,325
30	Community use/leisure within town/village	-	19,643	-1,216,175	-1,216,175	-1,261,386	-1,261,386	-1,440,065	-1,797,422

Table 6.35.3: Cumulative impact of policies – price point of £4,580 per square metre – See Appendix 10 for accessible text version

WEALDEN LOCAL PLAN VIABILITY TESTING

Aff Hsg: 35%
Mkt value: £4,580 per square metre

BLV 1: Previously Developed Land

Site ref	Site	No of units	BLV	including affordable housing @ 35%	EV charging	BNG/UGF	Accessibility	NZC Operational Only	NZC Operational and Embodied
1	Three unit development within town/village boundary	3	86,500	148,921	147,582	140,538	128,596	99,974	42,729
2	Five unit development - edge of village	5	230,667	248,203	245,970	234,230	214,326	166,623	71,216
3	Eight unit development - village centre	8	369,067	336,290	332,721	313,955	282,142	205,890	53,389
4	Ten unit development - edge of village	10	461,333	521,962	517,568	494,463	455,292	361,411	173,648
5	Ten unit development - rural site	10	576,667	521,962	517,568	494,463	455,292	361,411	173,648
6	Fifteen unit development - edge of village	15	692,000	782,942	776,351	741,694	682,939	542,117	260,474
7	Twenty unit development - within town/village boundary	20	768,889	990,439	981,855	936,724	860,212	676,830	305,471
8	Thirty unit development - town centre	78	865,000	3,229,025	3,195,549	3,006,775	2,743,376	1,969,830	422,737
9	Fifty unit development within town/village boundary	50	1,922,222	1,536,406	1,515,127	1,400,639	1,228,516	764,413	-177,544
10	One hundred unit development - edge of town	100	4,805,556	2,138,118	2,096,826	1,851,398	1,483,322	478,805	-1,575,143
11	Three hundred unit scheme - edge of town	300	14,416,667	5,609,669	5,497,258	4,827,725	3,815,655	1,072,094	-4,592,980
12	Caravan Park - 20 units	20	432,500	848,311	839,514	839,514	839,514	839,514	839,514
13	Caravan Park - 40 units	40	865,000	1,609,327	1,591,733	1,591,733	1,591,733	1,591,733	1,591,733
14	Caravan Park - 100 units	100	2,162,500	4,023,318	3,979,332	3,979,332	3,979,332	3,979,332	3,979,332
15	C2 care scheme - flatted scheme in town centre	60	576,667	-2,472,364	-2,482,820	-2,630,943	-2,792,082	-3,389,455	-4,584,200
16	C2 care scheme - flatted scheme edge of town/village	80	1,153,333	-3,296,486	-3,310,427	-3,507,923	-3,722,776	-4,519,274	-6,112,267
17	C2 care scheme - houses - edge of town/village	50	1,351,563	1,553,915	1,545,580	1,436,027	1,250,295	803,838	-101,582
18	Class E (retail) development - town centre	-	15,138	202,980	202,980	194,496	194,496	161,633	95,907
19	Class E (light industrial) development - town centre	-	123,571	-335,820	-335,820	-366,575	-366,575	-487,301	-728,751
20	Class E (retail) development - edge of town	-	205,952	1,449,862	1,449,862	1,389,257	1,389,257	1,154,520	685,046
21	Class E (office) development - town centre	-	15,138	-422,048	-422,048	-434,875	-434,875	-485,524	-586,823
22	Class E (office) development - town centre	-	64,875	-1,808,778	-1,808,778	-1,863,749	-1,863,749	-2,080,818	-2,514,955
23	Class E (office) development - edge of town	-	154,464	-3,014,630	-3,014,630	-3,106,248	-3,106,248	-3,468,030	-4,191,592
24	Industrial (B2/B8) out of town	-	720,833	1,606,474	1,606,474	1,537,101	1,537,101	1,266,558	725,473
25	Industrial (B2/B8) within town/village boundary	-	2,883,333	6,583,217	6,583,217	6,299,564	6,299,564	5,193,521	2,981,434
26	Industrial (B2/B8) edge of town/village	-	144,167	321,295	321,295	307,420	307,420	253,312	145,095
27	Hotel (town centre) 50 rooms	-	108,125	-193,165	-193,165	-244,932	-244,932	-449,528	-858,719
28	Hotel (town centre) 75 rooms	-	162,188	-373,073	-373,073	-449,428	-449,428	-751,200	-1,354,744
29	Hotel (town centre) 100 rooms	-	216,250	-497,432	-497,432	-599,238	-599,238	-1,001,600	-1,806,325
30	Community use/leisure within town/village	-	67,964	-1,216,175	-1,216,175	-1,261,386	-1,261,386	-1,440,065	-1,797,422

BLV 2: Higher Greenfield

Site ref	Site	No of units	BLV	including affordable housing @ 35%	EV charging	BNG/UGF	Accessibility	NZC Operational Only	NZC Operational and Embodied
1	Three unit development within town/village boundary	3	37,000	148,921	147,582	140,538	128,596	99,974	42,729
2	Five unit development - edge of village	5	98,667	248,203	245,970	234,230	214,326	166,623	71,216
3	Eight unit development - village centre	8	157,667	336,290	332,721	313,955	282,142	205,890	53,389
4	Ten unit development - edge of village	10	197,333	521,962	517,568	494,463	455,292	361,411	173,648
5	Ten unit development - rural site	10	246,667	521,962	517,568	494,463	455,292	361,411	173,648
6	Fifteen unit development - edge of village	15	296,000	782,942	776,351	741,694	682,939	542,117	260,474
7	Twenty unit development - within town/village boundary	20	328,889	990,439	981,855	936,724	860,212	676,830	305,471
8	Thirty unit development - town centre	78	370,000	3,229,025	3,195,549	3,006,775	2,743,376	1,969,830	422,737
9	Fifty unit development within town/village boundary	50	822,222	1,536,406	1,515,127	1,400,639	1,228,516	764,413	-177,544
10	One hundred unit development - edge of town	100	2,055,556	2,138,118	2,096,826	1,851,398	1,483,322	478,805	-1,575,143
11	Three hundred unit scheme - edge of town	300	6,166,667	5,609,669	5,497,258	4,827,725	3,815,655	1,072,094	-4,592,980
12	Caravan Park - 20 units	20	185,000	848,311	839,514	839,514	839,514	839,514	839,514
13	Caravan Park - 40 units	40	370,000	1,609,327	1,591,733	1,591,733	1,591,733	1,591,733	1,591,733
14	Caravan Park - 100 units	100	925,000	4,023,318	3,979,332	3,979,332	3,979,332	3,979,332	3,979,332
15	C2 care scheme - flatted scheme in town centre	60	246,667	-2,472,364	-2,482,820	-2,630,943	-2,792,082	-3,389,455	-4,584,200
16	C2 care scheme - flatted scheme edge of town/village	80	493,333	-3,296,486	-3,310,427	-3,507,923	-3,722,776	-4,519,274	-6,112,267
17	C2 care scheme - houses - edge of town/village	50	578,125	1,553,915	1,545,580	1,436,027	1,250,295	803,838	-101,582
18	Class E (retail) development - town centre	-	6,475	202,980	202,980	194,496	194,496	161,633	95,907
19	Class E (light industrial) development - town centre	-	52,857	-335,820	-335,820	-366,575	-366,575	-487,301	-728,751
20	Class E (retail) development - edge of town	-	88,095	1,449,862	1,449,862	1,389,257	1,389,257	1,154,520	685,046
21	Class E (office) development - town centre	-	6,475	-422,048	-422,048	-434,875	-434,875	-485,524	-586,823
22	Class E (office) development - town centre	-	27,750	-1,808,778	-1,808,778	-1,863,749	-1,863,749	-2,080,818	-2,514,955
23	Class E (office) development - edge of town	-	66,071	-3,014,630	-3,014,630	-3,106,248	-3,106,248	-3,468,030	-4,191,592
24	Industrial (B2/B8) out of town	-	308,333	1,606,474	1,606,474	1,537,101	1,537,101	1,266,558	725,473
25	Industrial (B2/B8) within town/village boundary	-	1,233,333	6,583,217	6,583,217	6,299,564	6,299,564	5,193,521	2,981,434
26	Industrial (B2/B8) edge of town/village	-	61,667	321,295	321,295	307,420	307,420	253,312	145,095
27	Hotel (town centre) 50 rooms	-	46,250	-193,165	-193,165	-244,932	-244,932	-449,528	-858,719
28	Hotel (town centre) 75 rooms	-	69,375	-373,073	-373,073	-449,428	-449,428	-751,200	-1,354,744
29	Hotel (town centre) 100 rooms	-	92,500	-497,432	-497,432	-599,238	-599,238	-1,001,600	-1,806,325
30	Community use/leisure within town/village	-	29,071	-1,216,175	-1,216,175	-1,261,386	-1,261,386	-1,440,065	-1,797,422

BLV 3: Lower Greenfield

Site ref	Site	No of units	BLV	including affordable housing @ 35%	EV charging	BNG/UGF	Accessibility	NZC Operational Only	NZC Operational and Embodied
1	Three unit development within town/village boundary	3	25,000	148,921	147,582	140,538	128,596	99,974	42,729
2	Five unit development - edge of village	5	66,667	248,203	245,970	234,230	214,326	166,623	71,216
3	Eight unit development - village centre	8	106,667	336,290	332,721	313,955	282,142	205,890	53,389
4	Ten unit development - edge of village	10	133,333	521,962	517,568	494,463	455,292	361,411	173,648
5	Ten unit development - rural site	10	166,667	521,962	517,568	494,463	455,292	361,411	173,648
6	Fifteen unit development - edge of village	15	200,000	782,942	776,351	741,694	682,939	542,117	260,474
7	Twenty unit development - within town/village boundary	20	222,222	990,439	981,855	936,724	860,212	676,830	305,471
8	Thirty unit development - town centre	78	250,000	3,229,025	3,195,549	3,006,775	2,743,376	1,969,830	422,737
9	Fifty unit development within town/village boundary	50	555,556	1,536,406	1,515,127	1,400,639	1,228,516	764,413	-177,544
10	One hundred unit development - edge of town	100	1,388,889	2,138,118	2,096,826	1,851,398	1,483,322	478,805	-1,575,143
11	Three hundred unit scheme - edge of town	300	4,166,667	5,609,669	5,497,258	4,827,725	3,815,655	1,072,094	-4,592,980
12	Caravan Park - 20 units	20	125,000	848,311	839,514	839,514	839,514	839,514	839,514
13	Caravan Park - 40 units	40	250,000	1,609,327	1,591,733	1,591,733	1,591,733	1,591,733	1,591,733
14	Caravan Park - 100 units	100	625,000	4,023,318	3,979,332	3,979,332	3,979,332	3,979,332	3,979,332
15	C2 care scheme - flatted scheme in town centre	60	166,667	-2,472,364	-2,482,820	-2,630,943	-2,792,082	-3,389,455	-4,584,200
16	C2 care scheme - flatted scheme edge of town/village	80	333,333	-3,296,486	-3,310,427	-3,507,923	-3,722,776	-4,519,274	-6,112,267
17	C2 care scheme - houses - edge of town/village	50	390,625	1,553,915	1,545,580	1,436,027	1,250,295	803,838	-101,582
18	Class E (retail) development - town centre	-	4,375	202,980	202,980	194,496	194,496	161,633	95,907
19	Class E (light industrial) development - town centre	-	35,714	-335,820	-335,820	-366,575	-366,575	-487,301	-728,751
20	Class E (retail) development - edge of town	-	59,524	1,449,862	1,449,862	1,389,257	1,389,257	1,154,520	685,046
21	Class E (office) development - town centre	-	4,375	-422,048	-422,048	-434,875	-434,875	-485,524	-586,823
22	Class E (office) development - town centre	-	18,750	-1,808,778	-1,808,778	-1,863,749	-1,863,749	-2,080,818	-2,514,955
23	Class E (office) development - edge of town	-	44,643	-3,014,630	-3,014,630	-3,106,248	-3,106,248	-3,468,030	-4,191,592
24	Industrial (B2/B8) out of town	-	208,333	1,606,474	1,606,474	1,537,101	1,537,101	1,266,558	725,473
25	Industrial (B2/B8) within town/village boundary	-	833,333	6,583,217	6,583,217	6,299,564	6,299,564	5,193,521	2,981,434
26	Industrial (B2/B8) edge of town/village	-	41,667	321,295	321,295	307,420	307,420	253,312	145,095
27	Hotel (town centre) 50 rooms	-	31,250	-193,165	-193,165	-244,932	-244,932	-449,528	-858,719
28	Hotel (town centre) 75 rooms	-	46,875	-373,073	-373,073	-449,428	-449,428	-751,200	-1,354,744
29	Hotel (town centre) 100 rooms	-	62,500	-497,432	-497,432	-599,238	-599,238	-1,001,600	-1,806,325
30	Community use/leisure within town/village	-	19,643	-1,216,175	-1,216,175	-1,261,386	-1,261,386	-1,440,065	-1,797,422

Table 6.35.4: Cumulative impact of policies – price point of £4,820 per square metre – See Appendix 10 for accessible text version

WEALDEN LOCAL PLAN VIABILITY TESTING

Aff Hsg: 35%
Mkt value: £4,820 per square metre

BLV 1: Previously Developed Land

Site ref	Site	No of units	BLV	including affordable housing @ 35%	EV charging	BNG/UGF	Accessibility	NZC Operational Only	NZC Operational and Embodied
1	Three unit development within town/village boundary	3	86,500	182,940	181,601	174,557	162,615	133,993	76,749
2	Five unit development - edge of village	5	230,667	304,901	302,669	290,928	271,026	223,322	127,915
3	Eight unit development - village centre	8	369,067	423,740	420,172	401,406	369,591	293,340	140,838
4	Ten unit development - edge of village	10	461,333	631,149	626,755	603,651	564,481	470,599	282,837
5	Ten unit development - rural site	10	576,667	631,149	626,755	603,651	564,481	470,599	282,837
6	Fifteen unit development - edge of village	15	692,000	946,725	940,134	905,476	846,721	705,899	424,255
7	Twenty unit development - within town/village boundary	20	768,889	1,202,379	1,193,795	1,148,664	1,072,151	888,769	520,113
8	Thirty unit development - town centre	78	865,000	4,041,282	4,007,807	3,819,033	3,559,572	2,792,443	1,245,351
9	Fifty unit development within town/village boundary	50	1,922,222	2,035,622	2,014,344	1,899,857	1,727,733	1,263,631	331,406
10	One hundred unit development - edge of town	100	4,805,556	3,149,704	3,108,412	2,862,985	2,494,908	1,500,055	-521,100
11	Three hundred unit scheme - edge of town	300	14,416,667	8,362,374	8,249,962	7,581,827	6,579,799	3,859,205	-1,684,349
12	Caravan Park - 20 units	20	432,500	918,533	909,736	909,736	909,736	909,736	909,736
13	Caravan Park - 40 units	40	865,000	1,749,771	1,732,177	1,732,177	1,732,177	1,732,177	1,732,177
14	Caravan Park - 100 units	100	2,162,500	4,374,428	4,330,442	4,330,442	4,330,442	4,330,442	4,330,442
15	C2 care scheme - flatted scheme in town centre	60	576,667	-2,027,947	-2,038,403	-2,186,526	-2,347,665	-2,945,038	-4,139,784
16	C2 care scheme - flatted scheme edge of town/village	80	1,153,333	-2,703,930	-2,717,871	-2,915,368	-3,130,220	-3,926,717	-5,519,711
17	C2 care scheme - houses - edge of town/village	50	1,351,563	2,029,240	2,020,906	1,911,352	1,725,619	1,280,465	381,715
18	Class E (retail) development - town centre	-	15,138	202,980	202,980	194,496	194,496	161,633	95,907
19	Class E (light industrial) development - town centre	-	123,571	-335,820	-335,820	-366,575	-366,575	-487,301	-728,751
20	Class E (retail) development - edge of town	-	205,952	1,449,862	1,449,862	1,389,257	1,389,257	1,154,520	685,046
21	Class E (office) development - town centre	-	15,138	-422,048	-422,048	-434,875	-434,875	-485,524	-586,823
22	Class E (office) development - town centre	-	64,875	-1,808,778	-1,808,778	-1,863,749	-1,863,749	-2,080,818	-2,514,955
23	Class E (office) development - edge of town	-	154,464	-3,014,630	-3,014,630	-3,106,248	-3,106,248	-3,468,030	-4,191,592
24	Industrial (B2/B8) out of town	-	720,833	1,606,474	1,606,474	1,537,101	1,537,101	1,266,558	725,473
25	Industrial (B2/B8) within town/village boundary	-	2,883,333	6,583,217	6,583,217	6,299,564	6,299,564	5,193,521	2,981,434
26	Industrial (B2/B8) edge of town/village	-	144,167	321,295	321,295	307,420	307,420	253,312	145,095
27	Hotel (town centre) 50 rooms	-	108,125	-193,165	-193,165	-244,932	-244,932	-449,528	-858,719
28	Hotel (town centre) 75 rooms	-	162,188	-373,073	-373,073	-449,428	-449,428	-751,200	-1,354,744
29	Hotel (town centre) 100 rooms	-	216,250	-497,432	-497,432	-599,238	-599,238	-1,001,600	-1,806,325
30	Community use/leisure within town/village	-	67,964	-1,216,175	-1,216,175	-1,261,386	-1,261,386	-1,440,065	-1,797,422

BLV 2: Higher Greenfield

Site ref	Site	No of units	BLV	including affordable housing @ 35%	EV charging	BNG/UGF	Accessibility	NZC Operational Only	NZC Operational and Embodied
1	Three unit development within town/village boundary	3	37,000	182,940	181,601	174,557	162,615	133,993	76,749
2	Five unit development - edge of village	5	98,667	304,901	302,669	290,928	271,026	223,322	127,915
3	Eight unit development - village centre	8	157,867	423,740	420,172	401,406	369,591	293,340	140,838
4	Ten unit development - edge of village	10	197,333	631,149	626,755	603,651	564,481	470,599	282,837
5	Ten unit development - rural site	10	246,667	631,149	626,755	603,651	564,481	470,599	282,837
6	Fifteen unit development - edge of village	15	296,000	946,725	940,134	905,476	846,721	705,899	424,255
7	Twenty unit development - within town/village boundary	20	328,889	1,202,379	1,193,795	1,148,664	1,072,151	888,769	520,113
8	Thirty unit development - town centre	78	370,000	4,041,282	4,007,807	3,819,033	3,559,572	2,792,443	1,245,351
9	Fifty unit development within town/village boundary	50	822,222	2,035,622	2,014,344	1,899,857	1,727,733	1,263,631	331,406
10	One hundred unit development - edge of town	100	2,055,556	3,149,704	3,108,412	2,862,985	2,494,908	1,500,055	-521,100
11	Three hundred unit scheme - edge of town	300	6,166,667	8,362,374	8,249,962	7,581,827	6,579,799	3,859,205	-1,684,349
12	Caravan Park - 20 units	20	185,000	918,533	909,736	909,736	909,736	909,736	909,736
13	Caravan Park - 40 units	40	370,000	1,749,771	1,732,177	1,732,177	1,732,177	1,732,177	1,732,177
14	Caravan Park - 100 units	100	925,000	4,374,428	4,330,442	4,330,442	4,330,442	4,330,442	4,330,442
15	C2 care scheme - flatted scheme in town centre	60	246,667	-2,027,947	-2,038,403	-2,186,526	-2,347,665	-2,945,038	-4,139,784
16	C2 care scheme - flatted scheme edge of town/village	80	493,333	-2,703,930	-2,717,871	-2,915,368	-3,130,220	-3,926,717	-5,519,711
17	C2 care scheme - houses - edge of town/village	50	578,125	2,029,240	2,020,906	1,911,352	1,725,619	1,280,465	381,715
18	Class E (retail) development - town centre	-	6,475	202,980	202,980	194,496	194,496	161,633	95,907
19	Class E (light industrial) development - town centre	-	52,857	-335,820	-335,820	-366,575	-366,575	-487,301	-728,751
20	Class E (retail) development - edge of town	-	88,095	1,449,862	1,449,862	1,389,257	1,389,257	1,154,520	685,046
21	Class E (office) development - town centre	-	6,475	-422,048	-422,048	-434,875	-434,875	-485,524	-586,823
22	Class E (office) development - town centre	-	27,750	-1,808,778	-1,808,778	-1,863,749	-1,863,749	-2,080,818	-2,514,955
23	Class E (office) development - edge of town	-	66,071	-3,014,630	-3,014,630	-3,106,248	-3,106,248	-3,468,030	-4,191,592
24	Industrial (B2/B8) out of town	-	308,333	1,606,474	1,606,474	1,537,101	1,537,101	1,266,558	725,473
25	Industrial (B2/B8) within town/village boundary	-	1,233,333	6,583,217	6,583,217	6,299,564	6,299,564	5,193,521	2,981,434
26	Industrial (B2/B8) edge of town/village	-	61,667	321,295	321,295	307,420	307,420	253,312	145,095
27	Hotel (town centre) 50 rooms	-	46,250	-193,165	-193,165	-244,932	-244,932	-449,528	-858,719
28	Hotel (town centre) 75 rooms	-	69,375	-373,073	-373,073	-449,428	-449,428	-751,200	-1,354,744
29	Hotel (town centre) 100 rooms	-	92,500	-497,432	-497,432	-599,238	-599,238	-1,001,600	-1,806,325
30	Community use/leisure within town/village	-	29,071	-1,216,175	-1,216,175	-1,261,386	-1,261,386	-1,440,065	-1,797,422

BLV 3: Lower Greenfield

Site ref	Site	No of units	BLV	including affordable housing @ 35%	EV charging	BNG/UGF	Accessibility	NZC Operational Only	NZC Operational and Embodied
1	Three unit development within town/village boundary	3	25,000	182,940	181,601	174,557	162,615	133,993	76,749
2	Five unit development - edge of village	5	66,667	304,901	302,669	290,928	271,026	223,322	127,915
3	Eight unit development - village centre	8	106,667	423,740	420,172	401,406	369,591	293,340	140,838
4	Ten unit development - edge of village	10	133,333	631,149	626,755	603,651	564,481	470,599	282,837
5	Ten unit development - rural site	10	166,667	631,149	626,755	603,651	564,481	470,599	282,837
6	Fifteen unit development - edge of village	15	200,000	946,725	940,134	905,476	846,721	705,899	424,255
7	Twenty unit development - within town/village boundary	20	222,222	1,202,379	1,193,795	1,148,664	1,072,151	888,769	520,113
8	Thirty unit development - town centre	78	250,000	4,041,282	4,007,807	3,819,033	3,559,572	2,792,443	1,245,351
9	Fifty unit development within town/village boundary	50	555,556	2,035,622	2,014,344	1,899,857	1,727,733	1,263,631	331,406
10	One hundred unit development - edge of town	100	1,368,889	3,149,704	3,108,412	2,862,985	2,494,908	1,500,055	-521,100
11	Three hundred unit scheme - edge of town	300	4,166,667	8,362,374	8,249,962	7,581,827	6,579,799	3,859,205	-1,684,349
12	Caravan Park - 20 units	20	125,000	918,533	909,736	909,736	909,736	909,736	909,736
13	Caravan Park - 40 units	40	250,000	1,749,771	1,732,177	1,732,177	1,732,177	1,732,177	1,732,177
14	Caravan Park - 100 units	100	625,000	4,374,428	4,330,442	4,330,442	4,330,442	4,330,442	4,330,442
15	C2 care scheme - flatted scheme in town centre	60	166,667	-2,027,947	-2,038,403	-2,186,526	-2,347,665	-2,945,038	-4,139,784
16	C2 care scheme - flatted scheme edge of town/village	80	333,333	-2,703,930	-2,717,871	-2,915,368	-3,130,220	-3,926,717	-5,519,711
17	C2 care scheme - houses - edge of town/village	50	390,625	2,029,240	2,020,906	1,911,352	1,725,619	1,280,465	381,715
18	Class E (retail) development - town centre	-	4,375	202,980	202,980	194,496	194,496	161,633	95,907
19	Class E (light industrial) development - town centre	-	35,714	-335,820	-335,820	-366,575	-366,575	-487,301	-728,751
20	Class E (retail) development - edge of town	-	59,524	1,449,862	1,449,862	1,389,257	1,389,257	1,154,520	685,046
21	Class E (office) development - town centre	-	4,375	-422,048	-422,048	-434,875	-434,875	-485,524	-586,823
22	Class E (office) development - town centre	-	18,750	-1,808,778	-1,808,778	-1,863,749	-1,863,749	-2,080,818	-2,514,955
23	Class E (office) development - edge of town	-	44,643	-3,014,630	-3,014,630	-3,106,248	-3,106,248	-3,468,030	-4,191,592
24	Industrial (B2/B8) out of town	-	208,333	1,606,474	1,606,474	1,537,101	1,537,101	1,266,558	725,473
25	Industrial (B2/B8) within town/village boundary	-	833,333	6,583,217	6,583,217	6,299,564	6,299,564	5,193,521	2,981,434
26	Industrial (B2/B8) edge of town/village	-	41,667	321,295	321,295	307,420	307,420	253,312	145,095
27	Hotel (town centre) 50 rooms	-	31,250	-193,165	-193,165	-244,932	-244,932	-449,528	-858,719
28	Hotel (town centre) 75 rooms	-	46,875	-373,073	-373,073	-449,428	-449,428	-751,200	-1,354,744
29	Hotel (town centre) 100 rooms	-	62,500	-497,432	-497,432	-599,238	-599,238	-1,001,600	-1,806,325
30	Community use/leisure within town/village	-	19,643	-1,216,175	-1,216,175	-1,261,386	-1,261,386	-1,440,065	-1,797,422

Table 6.35.5: Cumulative impact of policies – price point of £5,059 per square metre – See Appendix 10 for accessible text version

WEALDEN LOCAL PLAN VIABILITY TESTING

Aff Hsg: 35%
Mkt value: £5,059 per square metre

BLV 1: Previously Developed Land

Site ref	Site	No of units	BLV	including affordable housing @ 35%	EV charging	BNG/UGF	Accessibility	NZC Operational Only	NZC Operational and Embodied
1	Three unit development within town/village boundary	3	86,500	205,076	203,737	196,693	184,751	156,129	98,885
2	Five unit development - edge of village	5	230,667	341,794	339,562	327,822	307,918	260,215	164,808
3	Eight unit development - village centre	8	369,067	479,534	475,964	457,198	425,384	349,133	196,632
4	Ten unit development - edge of village	10	461,333	700,766	696,372	673,267	634,096	540,215	352,453
5	Ten unit development - rural site	10	576,667	700,766	696,372	673,267	634,096	540,215	352,453
6	Fifteen unit development - edge of village	15	692,000	1,051,149	1,044,558	1,009,900	951,145	810,323	528,679
7	Twenty unit development - within town/village boundary	20	768,889	1,336,440	1,327,856	1,282,725	1,206,212	1,022,830	655,687
8	Thirty unit development - town centre	78	865,000	4,549,814	4,516,339	4,327,565	4,068,104	3,306,182	1,759,604
9	Fifty unit development within town/village boundary	50	1,922,222	2,340,333	2,319,055	2,204,568	2,032,444	1,568,342	840,136
10	One hundred unit development - edge of town	100	4,805,556	3,778,872	3,737,580	3,492,154	3,124,077	2,129,223	122,826
11	Three hundred unit scheme - edge of town	300	14,416,667	10,041,560	9,929,149	9,261,013	8,258,985	5,548,325	53,444
12	Caravan Park - 20 units	20	432,500	883,360	874,563	874,563	874,563	874,563	874,563
13	Caravan Park - 40 units	40	865,000	1,679,424	1,661,830	1,661,830	1,661,830	1,661,830	1,661,830
14	Caravan Park - 100 units	100	2,162,500	4,198,560	4,154,575	4,154,575	4,154,575	4,154,575	4,154,575
15	C2 care scheme - flatted scheme in town centre	60	576,667	-1,822,476	-1,832,932	-1,981,055	-2,142,194	-2,739,566	-3,934,312
16	C2 care scheme - flatted scheme edge of town/village	80	1,153,333	-2,429,968	-2,443,909	-2,641,406	-2,856,258	-3,652,756	-5,245,750
17	C2 care scheme - houses - edge of town/village	50	1,351,563	2,314,101	2,305,767	2,196,213	2,010,481	1,565,327	670,114
18	Class E (retail) development - town centre	-	15,138	202,980	202,980	194,496	194,496	161,633	95,907
19	Class E (light industrial) development - town centre	-	123,671	-335,820	-335,820	-366,575	-366,575	-487,301	-728,751
20	Class E (retail) development - edge of town	-	205,952	1,449,862	1,449,862	1,389,257	1,389,257	1,154,520	685,046
21	Class E (office) development - town centre	-	15,138	-422,048	-422,048	-434,875	-434,875	-485,524	-586,823
22	Class E (office) development - town centre	-	64,875	-1,808,776	-1,808,776	-1,863,749	-1,863,749	-2,080,818	-2,514,955
23	Class E (office) development - edge of town	-	154,464	-3,014,630	-3,014,630	-3,106,248	-3,106,248	-3,468,030	-4,191,592
24	Industrial (B2/B8) out of town	-	720,833	1,606,474	1,606,474	1,537,101	1,537,101	1,266,558	725,473
25	Industrial (B2/B8) within town/village boundary	-	2,883,333	6,583,217	6,583,217	6,299,564	6,299,564	5,193,521	2,981,434
26	Industrial (B2/B8) edge of town/village	-	144,167	321,295	321,295	307,420	307,420	253,312	145,095
27	Hotel (town centre) 50 rooms	-	108,125	-193,165	-193,165	-244,932	-244,932	-449,528	-858,719
28	Hotel (town centre) 75 rooms	-	162,188	-373,073	-373,073	-449,428	-449,428	-751,200	-1,354,744
29	Hotel (town centre) 100 rooms	-	216,250	-497,432	-497,432	-599,238	-599,238	-1,001,600	-1,806,325
30	Community use/leisure within town/village	-	67,964	-1,216,175	-1,216,175	-1,261,386	-1,261,386	-1,440,065	-1,797,422

BLV 2: Higher Greenfield

Site ref	Site	No of units	BLV	including affordable housing @ 35%	EV charging	BNG/UGF	Accessibility	NZC Operational Only	NZC Operational and Embodied
1	Three unit development within town/village boundary	3	37,000	205,076	203,737	196,693	184,751	156,129	98,885
2	Five unit development - edge of village	5	98,667	341,794	339,562	327,822	307,918	260,215	164,808
3	Eight unit development - village centre	8	157,667	479,534	475,964	457,198	425,384	349,133	196,632
4	Ten unit development - edge of village	10	197,333	700,766	696,372	673,267	634,096	540,215	352,453
5	Ten unit development - rural site	10	246,667	700,766	696,372	673,267	634,096	540,215	352,453
6	Fifteen unit development - edge of village	15	296,000	1,051,149	1,044,558	1,009,900	951,145	810,323	528,679
7	Twenty unit development - within town/village boundary	20	328,889	1,336,440	1,327,856	1,282,725	1,206,212	1,022,830	655,687
8	Thirty unit development - town centre	78	370,000	4,549,814	4,516,339	4,327,565	4,068,104	3,306,182	1,759,604
9	Fifty unit development within town/village boundary	50	822,222	2,340,333	2,319,055	2,204,568	2,032,444	1,568,342	840,136
10	One hundred unit development - edge of town	100	2,055,556	3,778,872	3,737,580	3,492,154	3,124,077	2,129,223	122,826
11	Three hundred unit scheme - edge of town	300	6,166,667	10,041,560	9,929,149	9,261,013	8,258,985	5,548,325	53,444
12	Caravan Park - 20 units	20	185,000	883,360	874,563	874,563	874,563	874,563	874,563
13	Caravan Park - 40 units	40	370,000	1,679,424	1,661,830	1,661,830	1,661,830	1,661,830	1,661,830
14	Caravan Park - 100 units	100	925,000	4,198,560	4,154,575	4,154,575	4,154,575	4,154,575	4,154,575
15	C2 care scheme - flatted scheme in town centre	60	246,667	-1,822,476	-1,832,932	-1,981,055	-2,142,194	-2,739,566	-3,934,312
16	C2 care scheme - flatted scheme edge of town/village	80	493,333	-2,429,968	-2,443,909	-2,641,406	-2,856,258	-3,652,756	-5,245,750
17	C2 care scheme - houses - edge of town/village	50	578,125	2,314,101	2,305,767	2,196,213	2,010,481	1,565,327	670,114
18	Class E (retail) development - town centre	-	6,475	202,980	202,980	194,496	194,496	161,633	95,907
19	Class E (light industrial) development - town centre	-	52,857	-335,820	-335,820	-366,575	-366,575	-487,301	-728,751
20	Class E (retail) development - edge of town	-	88,095	1,449,862	1,449,862	1,389,257	1,389,257	1,154,520	685,046
21	Class E (office) development - town centre	-	6,475	-422,048	-422,048	-434,875	-434,875	-485,524	-586,823
22	Class E (office) development - town centre	-	27,750	-1,808,776	-1,808,776	-1,863,749	-1,863,749	-2,080,818	-2,514,955
23	Class E (office) development - edge of town	-	66,071	-3,014,630	-3,014,630	-3,106,248	-3,106,248	-3,468,030	-4,191,592
24	Industrial (B2/B8) out of town	-	308,333	1,606,474	1,606,474	1,537,101	1,537,101	1,266,558	725,473
25	Industrial (B2/B8) within town/village boundary	-	1,233,333	6,583,217	6,583,217	6,299,564	6,299,564	5,193,521	2,981,434
26	Industrial (B2/B8) edge of town/village	-	61,667	321,295	321,295	307,420	307,420	253,312	145,095
27	Hotel (town centre) 50 rooms	-	46,250	-193,165	-193,165	-244,932	-244,932	-449,528	-858,719
28	Hotel (town centre) 75 rooms	-	69,375	-373,073	-373,073	-449,428	-449,428	-751,200	-1,354,744
29	Hotel (town centre) 100 rooms	-	92,500	-497,432	-497,432	-599,238	-599,238	-1,001,600	-1,806,325
30	Community use/leisure within town/village	-	29,071	-1,216,175	-1,216,175	-1,261,386	-1,261,386	-1,440,065	-1,797,422

BLV 3: Lower Greenfield

Site ref	Site	No of units	BLV	including affordable housing @ 35%	EV charging	BNG/UGF	Accessibility	NZC Operational Only	NZC Operational and Embodied
1	Three unit development within town/village boundary	3	25,000	205,076	203,737	196,693	184,751	156,129	98,885
2	Five unit development - edge of village	5	66,667	341,794	339,562	327,822	307,918	260,215	164,808
3	Eight unit development - village centre	8	106,667	479,534	475,964	457,198	425,384	349,133	196,632
4	Ten unit development - edge of village	10	133,333	700,766	696,372	673,267	634,096	540,215	352,453
5	Ten unit development - rural site	10	166,667	700,766	696,372	673,267	634,096	540,215	352,453
6	Fifteen unit development - edge of village	15	200,000	1,051,149	1,044,558	1,009,900	951,145	810,323	528,679
7	Twenty unit development - within town/village boundary	20	222,222	1,336,440	1,327,856	1,282,725	1,206,212	1,022,830	655,687
8	Thirty unit development - town centre	78	250,000	4,549,814	4,516,339	4,327,565	4,068,104	3,306,182	1,759,604
9	Fifty unit development within town/village boundary	50	555,556	2,340,333	2,319,055	2,204,568	2,032,444	1,568,342	840,136
10	One hundred unit development - edge of town	100	1,388,889	3,778,872	3,737,580	3,492,154	3,124,077	2,129,223	122,826
11	Three hundred unit scheme - edge of town	300	4,166,667	10,041,560	9,929,149	9,261,013	8,258,985	5,548,325	53,444
12	Caravan Park - 20 units	20	125,000	883,360	874,563	874,563	874,563	874,563	874,563
13	Caravan Park - 40 units	40	250,000	1,679,424	1,661,830	1,661,830	1,661,830	1,661,830	1,661,830
14	Caravan Park - 100 units	100	625,000	4,198,560	4,154,575	4,154,575	4,154,575	4,154,575	4,154,575
15	C2 care scheme - flatted scheme in town centre	60	166,667	-1,822,476	-1,832,932	-1,981,055	-2,142,194	-2,739,566	-3,934,312
16	C2 care scheme - flatted scheme edge of town/village	80	333,333	-2,429,968	-2,443,909	-2,641,406	-2,856,258	-3,652,756	-5,245,750
17	C2 care scheme - houses - edge of town/village	50	390,625	2,314,101	2,305,767	2,196,213	2,010,481	1,565,327	670,114
18	Class E (retail) development - town centre	-	4,375	202,980	202,980	194,496	194,496	161,633	95,907
19	Class E (light industrial) development - town centre	-	35,714	-335,820	-335,820	-366,575	-366,575	-487,301	-728,751
20	Class E (retail) development - edge of town	-	59,524	1,449,862	1,449,862	1,389,257	1,389,257	1,154,520	685,046
21	Class E (office) development - town centre	-	4,375	-422,048	-422,048	-434,875	-434,875	-485,524	-586,823
22	Class E (office) development - town centre	-	18,750	-1,808,776	-1,808,776	-1,863,749	-1,863,749	-2,080,818	-2,514,955
23	Class E (office) development - edge of town	-	44,643	-3,014,630	-3,014,630	-3,106,248	-3,106,248	-3,468,030	-4,191,592
24	Industrial (B2/B8) out of town	-	208,333	1,606,474	1,606,474	1,537,101	1,537,101	1,266,558	725,473
25	Industrial (B2/B8) within town/village boundary	-	833,333	6,583,217	6,583,217	6,299,564	6,299,564	5,193,521	2,981,434
26	Industrial (B2/B8) edge of town/village	-	41,667	321,295	321,295	307,420	307,420	253,312	145,095
27	Hotel (town centre) 50 rooms	-	31,250	-193,165	-193,165	-244,932	-244,932	-449,528	-858,719
28	Hotel (town centre) 75 rooms	-	46,875	-373,073	-373,073	-449,428	-449,428	-751,200	-1,354,744
29	Hotel (town centre) 100 rooms	-	62,500	-497,432	-497,432	-599,238	-599,238	-1,001,600	-1,806,325
30	Community use/leisure within town/village	-	19,643	-1,216,175	-1,216,175	-1,261,386	-1,261,386	-1,440,065	-1,797,422

Table 6.35.6: Cumulative impact of policies – price point of £5,299 per square metre - See Appendix 10 for accessible text version

WEALDEN LOCAL PLAN VIABILITY TESTING

Aff Hsg: 35%
Mkt value: £5,299 per square metre

BLV 1: Previously Developed Land

Site ref	Site	No of units	BLV	including affordable housing @ 35%	EV charging	BNG/UGF	Accessibility	NZC Operational Only	NZC Operational and Embodied
1	Three unit development within town/village boundary	3	86,500	239,096	237,756	230,712	218,770	190,149	132,904
2	Five unit development - edge of village	5	230,667	398,493	396,260	384,520	364,617	316,914	221,507
3	Eight unit development - village centre	8	369,067	566,983	563,415	544,649	512,835	436,583	284,081
4	Ten unit development - edge of village	10	461,333	809,813	805,485	782,455	743,285	649,404	461,641
5	Ten unit development - rural site	10	576,667	809,813	805,485	782,455	743,285	649,404	461,641
6	Fifteen unit development - edge of village	15	692,000	1,214,719	1,208,227	1,173,683	1,114,927	974,105	692,461
7	Twenty unit development - within town/village boundary	20	768,889	1,548,379	1,539,795	1,494,664	1,418,152	1,234,770	868,004
8	Thirty unit development - town centre	78	865,000	5,362,073	5,328,597	5,139,822	4,880,361	4,118,441	2,582,219
9	Fifty unit development within town/village boundary	50	1,922,222	2,838,242	2,817,233	2,703,784	2,531,662	2,067,559	1,139,353
10	One hundred unit development - edge of town	100	4,805,556	4,784,263	4,743,442	4,500,817	4,135,663	3,140,809	1,147,175
11	Three hundred unit scheme - edge of town	300	14,416,667	12,773,574	12,662,157	11,999,928	11,006,757	8,303,364	2,856,408
12	Caravan Park - 20 units	20	432,500	953,581	944,784	944,784	944,784	944,784	944,784
13	Caravan Park - 40 units	40	865,000	1,819,868	1,802,274	1,802,274	1,802,274	1,802,274	1,802,274
14	Caravan Park - 100 units	100	2,162,500	4,549,670	4,505,685	4,505,685	4,505,685	4,505,685	4,505,685
15	C2 care scheme - flatted scheme in town centre	60	576,667	-1,378,059	-1,368,515	-1,536,638	-1,697,777	-2,295,150	-3,489,895
16	C2 care scheme - flatted scheme edge of town/village	80	1,153,333	-1,837,412	-1,851,354	-2,048,850	-2,263,703	-3,060,200	-4,653,194
17	C2 care scheme - houses - edge of town/village	50	1,351,563	2,788,016	2,779,807	2,671,538	2,485,805	2,040,652	1,150,344
18	Class E (retail) development - town centre	-	15,138	202,980	202,980	194,496	194,496	161,633	95,907
19	Class E (light industrial) development - town centre	-	123,571	-335,820	-335,820	-366,575	-366,575	-487,301	-728,751
20	Class E (retail) development - edge of town	-	205,952	1,449,862	1,449,862	1,389,257	1,389,257	1,154,520	685,046
21	Class E (office) development - town centre	-	15,138	-422,048	-422,048	-434,875	-434,875	-465,524	-586,823
22	Class E (office) development - town centre	-	64,875	-1,808,778	-1,808,778	-1,863,749	-1,863,749	-2,080,818	-2,514,955
23	Class E (office) development - edge of town	-	154,464	-3,014,630	-3,014,630	-3,106,248	-3,106,248	-3,468,030	-4,191,592
24	Industrial (B2/B8) out of town	-	720,833	1,606,474	1,606,474	1,537,101	1,537,101	1,266,558	725,473
25	Industrial (B2/B8) within town/village boundary	-	2,883,333	6,583,217	6,583,217	6,299,564	6,299,564	5,193,521	2,981,434
26	Industrial (B2/B8) edge of town/village	-	144,167	321,295	321,295	307,420	307,420	253,312	145,095
27	Hotel (town centre) 50 rooms	-	108,125	-193,165	-193,165	-244,932	-244,932	-449,528	-858,719
28	Hotel (town centre) 75 rooms	-	162,188	-373,073	-373,073	-449,428	-449,428	-751,200	-1,354,744
29	Hotel (town centre) 100 rooms	-	216,250	-497,432	-497,432	-599,238	-599,238	-1,001,600	-1,806,325
30	Community use/leisure within town/village	-	67,964	-1,216,175	-1,216,175	-1,261,386	-1,261,386	-1,440,065	-1,797,422

BLV 2: Higher Greenfield

Site ref	Site	No of units	BLV	including affordable housing @ 35%	EV charging	BNG/UGF	Accessibility	NZC Operational Only	NZC Operational and Embodied
1	Three unit development within town/village boundary	3	37,000	239,096	237,756	230,712	218,770	190,149	132,904
2	Five unit development - edge of village	5	98,667	398,493	396,260	384,520	364,617	316,914	221,507
3	Eight unit development - village centre	8	157,867	566,983	563,415	544,649	512,835	436,583	284,081
4	Ten unit development - edge of village	10	197,333	809,813	805,485	782,455	743,285	649,404	461,641
5	Ten unit development - rural site	10	246,667	809,813	805,485	782,455	743,285	649,404	461,641
6	Fifteen unit development - edge of village	15	296,000	1,214,719	1,208,227	1,173,683	1,114,927	974,105	692,461
7	Twenty unit development - within town/village boundary	20	328,889	1,548,379	1,539,795	1,494,664	1,418,152	1,234,770	868,004
8	Thirty unit development - town centre	78	370,000	5,362,073	5,328,597	5,139,822	4,880,361	4,118,441	2,582,219
9	Fifty unit development within town/village boundary	50	822,222	2,838,242	2,817,233	2,703,784	2,531,662	2,067,559	1,139,353
10	One hundred unit development - edge of town	100	2,055,556	4,784,263	4,743,442	4,500,817	4,135,663	3,140,809	1,147,175
11	Three hundred unit scheme - edge of town	300	6,166,667	12,773,574	12,662,157	11,999,928	11,006,757	8,303,364	2,856,408
12	Caravan Park - 20 units	20	185,000	953,581	944,784	944,784	944,784	944,784	944,784
13	Caravan Park - 40 units	40	370,000	1,819,868	1,802,274	1,802,274	1,802,274	1,802,274	1,802,274
14	Caravan Park - 100 units	100	925,000	4,549,670	4,505,685	4,505,685	4,505,685	4,505,685	4,505,685
15	C2 care scheme - flatted scheme in town centre	60	246,667	-1,378,059	-1,368,515	-1,536,638	-1,697,777	-2,295,150	-3,489,895
16	C2 care scheme - flatted scheme edge of town/village	80	493,333	-1,837,412	-1,851,354	-2,048,850	-2,263,703	-3,060,200	-4,653,194
17	C2 care scheme - houses - edge of town/village	50	578,125	2,788,016	2,779,807	2,671,538	2,485,805	2,040,652	1,150,344
18	Class E (retail) development - town centre	-	6,475	202,980	202,980	194,496	194,496	161,633	95,907
19	Class E (light industrial) development - town centre	-	52,857	-335,820	-335,820	-366,575	-366,575	-487,301	-728,751
20	Class E (retail) development - edge of town	-	88,095	1,449,862	1,449,862	1,389,257	1,389,257	1,154,520	685,046
21	Class E (office) development - town centre	-	6,475	-422,048	-422,048	-434,875	-434,875	-465,524	-586,823
22	Class E (office) development - town centre	-	27,750	-1,808,778	-1,808,778	-1,863,749	-1,863,749	-2,080,818	-2,514,955
23	Class E (office) development - edge of town	-	66,071	-3,014,630	-3,014,630	-3,106,248	-3,106,248	-3,468,030	-4,191,592
24	Industrial (B2/B8) out of town	-	308,333	1,606,474	1,606,474	1,537,101	1,537,101	1,266,558	725,473
25	Industrial (B2/B8) within town/village boundary	-	1,233,333	6,583,217	6,583,217	6,299,564	6,299,564	5,193,521	2,981,434
26	Industrial (B2/B8) edge of town/village	-	61,667	321,295	321,295	307,420	307,420	253,312	145,095
27	Hotel (town centre) 50 rooms	-	46,250	-193,165	-193,165	-244,932	-244,932	-449,528	-858,719
28	Hotel (town centre) 75 rooms	-	69,375	-373,073	-373,073	-449,428	-449,428	-751,200	-1,354,744
29	Hotel (town centre) 100 rooms	-	92,500	-497,432	-497,432	-599,238	-599,238	-1,001,600	-1,806,325
30	Community use/leisure within town/village	-	29,071	-1,216,175	-1,216,175	-1,261,386	-1,261,386	-1,440,065	-1,797,422

BLV 3: Lower Greenfield

Site ref	Site	No of units	BLV	including affordable housing @ 35%	EV charging	BNG/UGF	Accessibility	NZC Operational Only	NZC Operational and Embodied
1	Three unit development within town/village boundary	3	25,000	239,096	237,756	230,712	218,770	190,149	132,904
2	Five unit development - edge of village	5	66,667	398,493	396,260	384,520	364,617	316,914	221,507
3	Eight unit development - village centre	8	106,667	566,983	563,415	544,649	512,835	436,583	284,081
4	Ten unit development - edge of village	10	133,333	809,813	805,485	782,455	743,285	649,404	461,641
5	Ten unit development - rural site	10	166,667	809,813	805,485	782,455	743,285	649,404	461,641
6	Fifteen unit development - edge of village	15	200,000	1,214,719	1,208,227	1,173,683	1,114,927	974,105	692,461
7	Twenty unit development - within town/village boundary	20	222,222	1,548,379	1,539,795	1,494,664	1,418,152	1,234,770	868,004
8	Thirty unit development - town centre	78	250,000	5,362,073	5,328,597	5,139,822	4,880,361	4,118,441	2,582,219
9	Fifty unit development within town/village boundary	50	555,556	2,838,242	2,817,233	2,703,784	2,531,662	2,067,559	1,139,353
10	One hundred unit development - edge of town	100	1,368,889	4,784,263	4,743,442	4,500,817	4,135,663	3,140,809	1,147,175
11	Three hundred unit scheme - edge of town	300	4,166,667	12,773,574	12,662,157	11,999,928	11,006,757	8,303,364	2,856,408
12	Caravan Park - 20 units	20	125,000	953,581	944,784	944,784	944,784	944,784	944,784
13	Caravan Park - 40 units	40	250,000	1,819,868	1,802,274	1,802,274	1,802,274	1,802,274	1,802,274
14	Caravan Park - 100 units	100	625,000	4,549,670	4,505,685	4,505,685	4,505,685	4,505,685	4,505,685
15	C2 care scheme - flatted scheme in town centre	60	166,667	-1,378,059	-1,368,515	-1,536,638	-1,697,777	-2,295,150	-3,489,895
16	C2 care scheme - flatted scheme edge of town/village	80	333,333	-1,837,412	-1,851,354	-2,048,850	-2,263,703	-3,060,200	-4,653,194
17	C2 care scheme - houses - edge of town/village	50	390,625	2,788,016	2,779,807	2,671,538	2,485,805	2,040,652	1,150,344
18	Class E (retail) development - town centre	-	4,375	202,980	202,980	194,496	194,496	161,633	95,907
19	Class E (light industrial) development - town centre	-	35,714	-335,820	-335,820	-366,575	-366,575	-487,301	-728,751
20	Class E (retail) development - edge of town	-	59,524	1,449,862	1,449,862	1,389,257	1,389,257	1,154,520	685,046
21	Class E (office) development - town centre	-	4,375	-422,048	-422,048	-434,875	-434,875	-465,524	-586,823
22	Class E (office) development - town centre	-	18,750	-1,808,778	-1,808,778	-1,863,749	-1,863,749	-2,080,818	-2,514,955
23	Class E (office) development - edge of town	-	44,643	-3,014,630	-3,014,630	-3,106,248	-3,106,248	-3,468,030	-4,191,592
24	Industrial (B2/B8) out of town	-	208,333	1,606,474	1,606,474	1,537,101	1,537,101	1,266,558	725,473
25	Industrial (B2/B8) within town/village boundary	-	833,333	6,583,217	6,583,217	6,299,564	6,299,564	5,193,521	2,981,434
26	Industrial (B2/B8) edge of town/village	-	41,667	321,295	321,295	307,420	307,420	253,312	145,095
27	Hotel (town centre) 50 rooms	-	31,250	-193,165	-193,165	-244,932	-244,932	-449,528	-858,719
28	Hotel (town centre) 75 rooms	-	46,875	-373,073	-373,073	-449,428	-449,428	-751,200	-1,354,744
29	Hotel (town centre) 100 rooms	-	62,500	-497,432	-497,432	-599,238	-599,238	-1,001,600	-1,806,325
30	Community use/leisure within town/village	-	19,643	-1,216,175	-1,216,175	-1,261,386	-1,261,386	-1,440,065	-1,797,422

Table 6.35.7: Cumulative impact of policies – price point of £5,538 per square metre – See Appendix 10 for accessible text version

WEALDEN LOCAL PLAN VIABILITY TESTING

Aff Hsg: 35%
Mkt value: £5,538 per square metre

BLV 1: Previously Developed Land

Site ref	Site	No of units	BLV	including affordable housing @ 35%	EV charging	BNG/UGF	Accessibility	NZC Operational Only	NZC Operational and Embodied
1	Three unit development within town/village boundary	3	86,500	273,115	271,775	264,731	252,789	224,167	166,923
2	Five unit development - edge of village	5	230,667	455,192	452,959	441,219	421,315	373,612	278,205
3	Eight unit development - village centre	8	369,067	654,434	650,865	632,099	600,284	524,034	371,532
4	Ten unit development - edge of village	10	461,333	917,923	913,595	890,837	852,255	758,591	570,829
5	Ten unit development - rural site	10	576,667	917,923	913,595	890,837	852,255	758,591	570,829
6	Fifteen unit development - edge of village	15	692,000	1,376,885	1,370,392	1,336,256	1,278,383	1,137,887	856,243
7	Twenty unit development - within town/village boundary	20	768,889	1,760,319	1,751,735	1,706,604	1,630,091	1,446,708	1,079,944
8	Thirty unit development - town centre	78	865,000	6,174,330	6,140,855	5,952,080	5,692,620	4,930,698	3,404,833
9	Fifty unit development within town/village boundary	50	1,922,222	3,332,650	3,311,640	3,198,598	3,028,646	2,566,776	1,638,571
10	One hundred unit development - edge of town	100	4,805,556	5,786,201	5,745,380	5,502,755	5,138,882	4,152,396	2,162,689
11	Three hundred unit scheme - edge of town	300	14,416,667	15,504,366	15,392,948	14,730,720	13,737,549	11,053,163	5,635,427
12	Caravan Park - 20 units	20	432,500	1,023,804	1,015,007	1,015,007	1,015,007	1,015,007	1,015,007
13	Caravan Park - 40 units	40	865,000	1,960,312	1,942,718	1,942,718	1,942,718	1,942,718	1,942,718
14	Caravan Park - 100 units	100	2,162,500	4,900,780	4,856,795	4,856,795	4,856,795	4,856,795	4,856,795
15	C2 care scheme - flatted scheme in town centre	60	576,667	-933,642	-944,098	-1,092,220	-1,253,360	-1,850,733	-3,045,478
16	C2 care scheme - flatted scheme edge of town/village	80	1,153,333	-1,244,856	-1,258,797	-1,456,294	-1,671,147	-2,467,643	-4,060,637
17	C2 care scheme - houses - edge of town/village	50	1,351,563	3,258,112	3,249,903	3,141,996	2,959,054	2,515,977	1,625,669
18	Class E (retail) development - town centre	-	15,138	202,980	202,980	194,496	194,496	161,633	95,907
19	Class E (light industrial) development - town centre	-	123,571	-335,820	-335,820	-366,575	-366,575	-487,301	-728,751
20	Class E (retail) development - edge of town	-	205,952	1,449,862	1,449,862	1,389,257	1,389,257	1,154,520	685,046
21	Class E (office) development - town centre	-	15,138	-422,048	-422,048	-434,875	-434,875	-485,524	-586,823
22	Class E (office) development - town centre	-	64,875	-1,808,776	-1,808,776	-1,863,749	-1,863,749	-2,080,818	-2,514,955
23	Class E (office) development - edge of town	-	154,464	-3,014,630	-3,014,630	-3,106,248	-3,106,248	-3,468,030	-4,191,592
24	Industrial (B2/B8) out of town	-	720,833	1,606,474	1,606,474	1,537,101	1,537,101	1,266,558	725,473
25	Industrial (B2/B8) within town/village boundary	-	2,883,333	6,583,217	6,583,217	6,299,564	6,299,564	5,193,521	2,981,434
26	Industrial (B2/B8) edge of town/village	-	144,167	321,295	321,295	307,420	307,420	253,312	145,095
27	Hotel (town centre) 50 rooms	-	108,125	-193,165	-193,165	-244,932	-244,932	-449,528	-858,719
28	Hotel (town centre) 75 rooms	-	162,188	-373,073	-373,073	-449,428	-449,428	-751,200	-1,354,744
29	Hotel (town centre) 100 rooms	-	216,250	-497,432	-497,432	-599,238	-599,238	-1,001,600	-1,806,325
30	Community use/leisure within town/village	-	67,964	-1,216,175	-1,216,175	-1,261,386	-1,261,386	-1,440,065	-1,797,422

BLV 2: Higher Greenfield

Site ref	Site	No of units	BLV	including affordable housing @ 35%	EV charging	BNG/UGF	Accessibility	NZC Operational Only	NZC Operational and Embodied
1	Three unit development within town/village boundary	3	37,000	273,115	271,775	264,731	252,789	224,167	166,923
2	Five unit development - edge of village	5	98,667	455,192	452,959	441,219	421,315	373,612	278,205
3	Eight unit development - village centre	8	157,667	654,434	650,865	632,099	600,284	524,034	371,532
4	Ten unit development - edge of village	10	197,333	917,923	913,595	890,837	852,255	758,591	570,829
5	Ten unit development - rural site	10	246,667	917,923	913,595	890,837	852,255	758,591	570,829
6	Fifteen unit development - edge of village	15	296,000	1,376,885	1,370,392	1,336,256	1,278,383	1,137,887	856,243
7	Twenty unit development - within town/village boundary	20	328,889	1,760,319	1,751,735	1,706,604	1,630,091	1,446,708	1,079,944
8	Thirty unit development - town centre	78	370,000	6,174,330	6,140,855	5,952,080	5,692,620	4,930,698	3,404,833
9	Fifty unit development within town/village boundary	50	822,222	3,332,650	3,311,640	3,198,598	3,028,646	2,566,776	1,638,571
10	One hundred unit development - edge of town	100	2,055,556	5,786,201	5,745,380	5,502,755	5,138,882	4,152,396	2,162,689
11	Three hundred unit scheme - edge of town	300	6,166,667	15,504,366	15,392,948	14,730,720	13,737,549	11,053,163	5,635,427
12	Caravan Park - 20 units	20	185,000	1,023,804	1,015,007	1,015,007	1,015,007	1,015,007	1,015,007
13	Caravan Park - 40 units	40	370,000	1,960,312	1,942,718	1,942,718	1,942,718	1,942,718	1,942,718
14	Caravan Park - 100 units	100	925,000	4,900,780	4,856,795	4,856,795	4,856,795	4,856,795	4,856,795
15	C2 care scheme - flatted scheme in town centre	60	246,667	-933,642	-944,098	-1,092,220	-1,253,360	-1,850,733	-3,045,478
16	C2 care scheme - flatted scheme edge of town/village	80	493,333	-1,244,856	-1,258,797	-1,456,294	-1,671,147	-2,467,643	-4,060,637
17	C2 care scheme - houses - edge of town/village	50	578,125	3,258,112	3,249,903	3,141,996	2,959,054	2,515,977	1,625,669
18	Class E (retail) development - town centre	-	6,475	202,980	202,980	194,496	194,496	161,633	95,907
19	Class E (light industrial) development - town centre	-	52,857	-335,820	-335,820	-366,575	-366,575	-487,301	-728,751
20	Class E (retail) development - edge of town	-	88,095	1,449,862	1,449,862	1,389,257	1,389,257	1,154,520	685,046
21	Class E (office) development - town centre	-	6,475	-422,048	-422,048	-434,875	-434,875	-485,524	-586,823
22	Class E (office) development - town centre	-	27,750	-1,808,776	-1,808,776	-1,863,749	-1,863,749	-2,080,818	-2,514,955
23	Class E (office) development - edge of town	-	66,071	-3,014,630	-3,014,630	-3,106,248	-3,106,248	-3,468,030	-4,191,592
24	Industrial (B2/B8) out of town	-	308,333	1,606,474	1,606,474	1,537,101	1,537,101	1,266,558	725,473
25	Industrial (B2/B8) within town/village boundary	-	1,233,333	6,583,217	6,583,217	6,299,564	6,299,564	5,193,521	2,981,434
26	Industrial (B2/B8) edge of town/village	-	61,667	321,295	321,295	307,420	307,420	253,312	145,095
27	Hotel (town centre) 50 rooms	-	46,250	-193,165	-193,165	-244,932	-244,932	-449,528	-858,719
28	Hotel (town centre) 75 rooms	-	69,375	-373,073	-373,073	-449,428	-449,428	-751,200	-1,354,744
29	Hotel (town centre) 100 rooms	-	92,500	-497,432	-497,432	-599,238	-599,238	-1,001,600	-1,806,325
30	Community use/leisure within town/village	-	29,071	-1,216,175	-1,216,175	-1,261,386	-1,261,386	-1,440,065	-1,797,422

BLV 3: Lower Greenfield

Site ref	Site	No of units	BLV	including affordable housing @ 35%	EV charging	BNG/UGF	Accessibility	NZC Operational Only	NZC Operational and Embodied
1	Three unit development within town/village boundary	3	25,000	273,115	271,775	264,731	252,789	224,167	166,923
2	Five unit development - edge of village	5	66,667	455,192	452,959	441,219	421,315	373,612	278,205
3	Eight unit development - village centre	8	106,667	654,434	650,865	632,099	600,284	524,034	371,532
4	Ten unit development - edge of village	10	133,333	917,923	913,595	890,837	852,255	758,591	570,829
5	Ten unit development - rural site	10	166,667	917,923	913,595	890,837	852,255	758,591	570,829
6	Fifteen unit development - edge of village	15	200,000	1,376,885	1,370,392	1,336,256	1,278,383	1,137,887	856,243
7	Twenty unit development - within town/village boundary	20	222,222	1,760,319	1,751,735	1,706,604	1,630,091	1,446,708	1,079,944
8	Thirty unit development - town centre	78	250,000	6,174,330	6,140,855	5,952,080	5,692,620	4,930,698	3,404,833
9	Fifty unit development within town/village boundary	50	555,556	3,332,650	3,311,640	3,198,598	3,028,646	2,566,776	1,638,571
10	One hundred unit development - edge of town	100	1,388,889	5,786,201	5,745,380	5,502,755	5,138,882	4,152,396	2,162,689
11	Three hundred unit scheme - edge of town	300	4,166,667	15,504,366	15,392,948	14,730,720	13,737,549	11,053,163	5,635,427
12	Caravan Park - 20 units	20	125,000	1,023,804	1,015,007	1,015,007	1,015,007	1,015,007	1,015,007
13	Caravan Park - 40 units	40	250,000	1,960,312	1,942,718	1,942,718	1,942,718	1,942,718	1,942,718
14	Caravan Park - 100 units	100	625,000	4,900,780	4,856,795	4,856,795	4,856,795	4,856,795	4,856,795
15	C2 care scheme - flatted scheme in town centre	60	166,667	-933,642	-944,098	-1,092,220	-1,253,360	-1,850,733	-3,045,478
16	C2 care scheme - flatted scheme edge of town/village	80	333,333	-1,244,856	-1,258,797	-1,456,294	-1,671,147	-2,467,643	-4,060,637
17	C2 care scheme - houses - edge of town/village	50	390,625	3,258,112	3,249,903	3,141,996	2,959,054	2,515,977	1,625,669
18	Class E (retail) development - town centre	-	4,375	202,980	202,980	194,496	194,496	161,633	95,907
19	Class E (light industrial) development - town centre	-	35,714	-335,820	-335,820	-366,575	-366,575	-487,301	-728,751
20	Class E (retail) development - edge of town	-	59,524	1,449,862	1,449,862	1,389,257	1,389,257	1,154,520	685,046
21	Class E (office) development - town centre	-	4,375	-422,048	-422,048	-434,875	-434,875	-485,524	-586,823
22	Class E (office) development - town centre	-	18,750	-1,808,776	-1,808,776	-1,863,749	-1,863,749	-2,080,818	-2,514,955
23	Class E (office) development - edge of town	-	44,643	-3,014,630	-3,014,630	-3,106,248	-3,106,248	-3,468,030	-4,191,592
24	Industrial (B2/B8) out of town	-	208,333	1,606,474	1,606,474	1,537,101	1,537,101	1,266,558	725,473
25	Industrial (B2/B8) within town/village boundary	-	833,333	6,583,217	6,583,217	6,299,564	6,299,564	5,193,521	2,981,434
26	Industrial (B2/B8) edge of town/village	-	41,667	321,295	321,295	307,420	307,420	253,312	145,095
27	Hotel (town centre) 50 rooms	-	31,250	-193,165	-193,165	-244,932	-244,932	-449,528	-858,719
28	Hotel (town centre) 75 rooms	-	46,875	-373,073	-373,073	-449,428	-449,428	-751,200	-1,354,744
29	Hotel (town centre) 100 rooms	-	62,500	-497,432	-497,432	-599,238	-599,238	-1,001,600	-1,806,325
30	Community use/leisure within town/village	-	19,643	-1,216,175	-1,216,175	-1,261,386	-1,261,386	-1,440,065	-1,797,422

Table 6.35.8: Cumulative impact of policies – price point of £5,778 per square metre – See Appendix 10 for accessible text version
WEALDEN LOCAL PLAN VIABILITY TESTING

 Aff Hsg: 35%
 Mkt value: £5,778 per square metre

BLV 1: Previously Developed Land

Site ref	Site	No of units	BLV	including affordable housing @ 35%	EV charging	BNG/UGF	Accessibility	NZC Operational Only	NZC Operational and Embodied
1	Three unit development within town/village boundary	3	86,500	307,134	305,795	298,751	286,808	258,186	200,942
2	Five unit development - edge of village	5	230,667	511,890	509,658	497,917	478,013	430,310	334,904
3	Eight unit development - village centre	8	369,067	741,261	737,745	719,262	687,735	611,484	458,982
4	Ten unit development - edge of village	10	461,333	1,026,033	1,021,705	998,947	960,365	867,780	680,017
5	Ten unit development - rural site	10	576,667	1,026,033	1,021,705	998,947	960,365	867,780	680,017
6	Fifteen unit development - edge of village	15	692,000	1,539,049	1,532,557	1,498,421	1,440,549	1,301,669	1,020,026
7	Twenty unit development - within town/village boundary	20	768,889	1,972,257	1,963,675	1,918,543	1,842,030	1,658,648	1,291,883
8	Thirty unit development - town centre	78	865,000	6,986,588	6,953,112	6,764,339	6,504,877	5,742,956	4,219,115
9	Fifty unit development within town/village boundary	50	1,922,222	3,827,059	3,806,048	3,693,006	3,523,054	3,064,807	2,137,787
10	One hundred unit development - edge of town	100	4,805,556	6,788,139	6,747,318	6,504,694	6,140,820	5,157,328	3,174,276
11	Three hundred unit scheme - edge of town	300	14,416,667	18,226,880	18,116,326	17,459,224	16,468,340	13,783,956	8,392,123
12	Caravan Park - 20 units	20	432,500	1,094,025	1,085,228	1,085,228	1,085,228	1,085,228	1,085,228
13	Caravan Park - 40 units	40	865,000	2,100,756	2,083,162	2,083,162	2,083,162	2,083,162	2,083,162
14	Caravan Park - 100 units	100	2,162,500	5,251,890	5,207,904	5,207,904	5,207,904	5,207,904	5,207,904
15	C2 care scheme - flatted scheme in town centre	60	576,667	-493,542	-503,841	-649,737	-808,943	-1,406,315	-2,601,061
16	C2 care scheme - flatted scheme edge of town/village	80	1,153,333	-658,056	-671,788	-866,316	-1,078,591	-1,875,088	-3,468,081
17	C2 care scheme - houses - edge of town/village	50	1,351,563	3,728,208	3,719,999	3,612,092	3,429,150	2,990,687	2,100,995
18	Class E (retail) development - town centre	-	15,138	202,980	202,980	194,496	194,496	161,633	95,907
19	Class E (light industrial) development - town centre	-	123,571	-335,820	-335,820	-366,575	-366,575	-487,301	-728,751
20	Class E (retail) development - edge of town	-	205,952	1,449,862	1,449,862	1,389,257	1,389,257	1,154,520	685,046
21	Class E (office) development - town centre	-	15,138	-422,048	-422,048	-434,875	-434,875	-485,524	-586,823
22	Class E (office) development - town centre	-	64,875	-1,808,778	-1,808,778	-1,863,749	-1,863,749	-2,080,818	-2,514,955
23	Class E (office) development - edge of town	-	154,464	-3,014,630	-3,014,630	-3,106,248	-3,106,248	-3,468,030	-4,191,592
24	Industrial (B2/B8) out of town	-	720,833	1,606,474	1,606,474	1,537,101	1,537,101	1,266,558	725,473
25	Industrial (B2/B8) within town/village boundary	-	2,883,333	6,583,217	6,583,217	6,299,564	6,299,564	5,193,521	2,981,434
26	Industrial (B2/B8) edge of town/village	-	144,167	321,295	321,295	307,420	307,420	253,312	145,095
27	Hotel (town centre) 50 rooms	-	108,125	-193,165	-193,165	-244,932	-244,932	-449,528	-858,719
28	Hotel (town centre) 75 rooms	-	162,188	-373,073	-373,073	-449,428	-449,428	-751,200	-1,354,744
29	Hotel (town centre) 100 rooms	-	216,250	-497,432	-497,432	-599,238	-599,238	-1,001,600	-1,806,325
30	Community use/leisure within town/village	-	67,964	-1,216,175	-1,216,175	-1,261,386	-1,261,386	-1,440,065	-1,797,422

BLV 2: Higher Greenfield

Site ref	Site	No of units	BLV	including affordable housing @ 35%	EV charging	BNG/UGF	Accessibility	NZC Operational Only	NZC Operational and Embodied
1	Three unit development within town/village boundary	3	37,000	307,134	305,795	298,751	286,808	258,186	200,942
2	Five unit development - edge of village	5	98,667	511,890	509,658	497,917	478,013	430,310	334,904
3	Eight unit development - village centre	8	157,667	741,261	737,745	719,262	687,735	611,484	458,982
4	Ten unit development - edge of village	10	197,333	1,026,033	1,021,705	998,947	960,365	867,780	680,017
5	Ten unit development - rural site	10	246,667	1,026,033	1,021,705	998,947	960,365	867,780	680,017
6	Fifteen unit development - edge of village	15	296,000	1,539,049	1,532,557	1,498,421	1,440,549	1,301,669	1,020,026
7	Twenty unit development - within town/village boundary	20	328,889	1,972,257	1,963,675	1,918,543	1,842,030	1,658,648	1,291,883
8	Thirty unit development - town centre	78	370,000	6,986,588	6,953,112	6,764,339	6,504,877	5,742,956	4,219,115
9	Fifty unit development within town/village boundary	50	822,222	3,827,059	3,806,048	3,693,006	3,523,054	3,064,807	2,137,787
10	One hundred unit development - edge of town	100	2,055,556	6,788,139	6,747,318	6,504,694	6,140,820	5,157,328	3,174,276
11	Three hundred unit scheme - edge of town	300	6,166,667	18,226,880	18,116,326	17,459,224	16,468,340	13,783,956	8,392,123
12	Caravan Park - 20 units	20	185,000	1,094,025	1,085,228	1,085,228	1,085,228	1,085,228	1,085,228
13	Caravan Park - 40 units	40	370,000	2,100,756	2,083,162	2,083,162	2,083,162	2,083,162	2,083,162
14	Caravan Park - 100 units	100	925,000	5,251,890	5,207,904	5,207,904	5,207,904	5,207,904	5,207,904
15	C2 care scheme - flatted scheme in town centre	60	246,667	-493,542	-503,841	-649,737	-808,943	-1,406,315	-2,601,061
16	C2 care scheme - flatted scheme edge of town/village	80	493,333	-658,056	-671,788	-866,316	-1,078,591	-1,875,088	-3,468,081
17	C2 care scheme - houses - edge of town/village	50	578,125	3,728,208	3,719,999	3,612,092	3,429,150	2,990,687	2,100,995
18	Class E (retail) development - town centre	-	6,475	202,980	202,980	194,496	194,496	161,633	95,907
19	Class E (light industrial) development - town centre	-	52,857	-335,820	-335,820	-366,575	-366,575	-487,301	-728,751
20	Class E (retail) development - edge of town	-	88,095	1,449,862	1,449,862	1,389,257	1,389,257	1,154,520	685,046
21	Class E (office) development - town centre	-	6,475	-422,048	-422,048	-434,875	-434,875	-485,524	-586,823
22	Class E (office) development - town centre	-	27,750	-1,808,778	-1,808,778	-1,863,749	-1,863,749	-2,080,818	-2,514,955
23	Class E (office) development - edge of town	-	66,071	-3,014,630	-3,014,630	-3,106,248	-3,106,248	-3,468,030	-4,191,592
24	Industrial (B2/B8) out of town	-	308,333	1,606,474	1,606,474	1,537,101	1,537,101	1,266,558	725,473
25	Industrial (B2/B8) within town/village boundary	-	1,233,333	6,583,217	6,583,217	6,299,564	6,299,564	5,193,521	2,981,434
26	Industrial (B2/B8) edge of town/village	-	61,667	321,295	321,295	307,420	307,420	253,312	145,095
27	Hotel (town centre) 50 rooms	-	46,250	-193,165	-193,165	-244,932	-244,932	-449,528	-858,719
28	Hotel (town centre) 75 rooms	-	69,375	-373,073	-373,073	-449,428	-449,428	-751,200	-1,354,744
29	Hotel (town centre) 100 rooms	-	92,500	-497,432	-497,432	-599,238	-599,238	-1,001,600	-1,806,325
30	Community use/leisure within town/village	-	29,071	-1,216,175	-1,216,175	-1,261,386	-1,261,386	-1,440,065	-1,797,422

BLV 3: Lower Greenfield

Site ref	Site	No of units	BLV	including affordable housing @ 35%	EV charging	BNG/UGF	Accessibility	NZC Operational Only	NZC Operational and Embodied
1	Three unit development within town/village boundary	3	25,000	307,134	305,795	298,751	286,808	258,186	200,942
2	Five unit development - edge of village	5	66,667	511,890	509,658	497,917	478,013	430,310	334,904
3	Eight unit development - village centre	8	106,667	741,261	737,745	719,262	687,735	611,484	458,982
4	Ten unit development - edge of village	10	133,333	1,026,033	1,021,705	998,947	960,365	867,780	680,017
5	Ten unit development - rural site	10	166,667	1,026,033	1,021,705	998,947	960,365	867,780	680,017
6	Fifteen unit development - edge of village	15	200,000	1,539,049	1,532,557	1,498,421	1,440,549	1,301,669	1,020,026
7	Twenty unit development - within town/village boundary	20	222,222	1,972,257	1,963,675	1,918,543	1,842,030	1,658,648	1,291,883
8	Thirty unit development - town centre	78	250,000	6,986,588	6,953,112	6,764,339	6,504,877	5,742,956	4,219,115
9	Fifty unit development within town/village boundary	50	555,556	3,827,059	3,806,048	3,693,006	3,523,054	3,064,807	2,137,787
10	One hundred unit development - edge of town	100	1,388,889	6,788,139	6,747,318	6,504,694	6,140,820	5,157,328	3,174,276
11	Three hundred unit scheme - edge of town	300	4,166,667	18,226,880	18,116,326	17,459,224	16,468,340	13,783,956	8,392,123
12	Caravan Park - 20 units	20	125,000	1,094,025	1,085,228	1,085,228	1,085,228	1,085,228	1,085,228
13	Caravan Park - 40 units	40	250,000	2,100,756	2,083,162	2,083,162	2,083,162	2,083,162	2,083,162
14	Caravan Park - 100 units	100	625,000	5,251,890	5,207,904	5,207,904	5,207,904	5,207,904	5,207,904
15	C2 care scheme - flatted scheme in town centre	60	166,667	-493,542	-503,841	-649,737	-808,943	-1,406,315	-2,601,061
16	C2 care scheme - flatted scheme edge of town/village	80	333,333	-658,056	-671,788	-866,316	-1,078,591	-1,875,088	-3,468,081
17	C2 care scheme - houses - edge of town/village	50	390,625	3,728,208	3,719,999	3,612,092	3,429,150	2,990,687	2,100,995
18	Class E (retail) development - town centre	-	4,375	202,980	202,980	194,496	194,496	161,633	95,907
19	Class E (light industrial) development - town centre	-	35,714	-335,820	-335,820	-366,575	-366,575	-487,301	-728,751
20	Class E (retail) development - edge of town	-	59,524	1,449,862	1,449,862	1,389,257	1,389,257	1,154,520	685,046
21	Class E (office) development - town centre	-	4,375	-422,048	-422,048	-434,875	-434,875	-485,524	-586,823
22	Class E (office) development - town centre	-	18,750	-1,808,778	-1,808,778	-1,863,749	-1,863,749	-2,080,818	-2,514,955
23	Class E (office) development - edge of town	-	44,643	-3,014,630	-3,014,630	-3,106,248	-3,106,248	-3,468,030	-4,191,592
24	Industrial (B2/B8) out of town	-	208,333	1,606,474	1,606,474	1,537,101	1,537,101	1,266,558	725,473
25	Industrial (B2/B8) within town/village boundary	-	833,333	6,583,217	6,583,217	6,299,564	6,299,564	5,193,521	2,981,434
26	Industrial (B2/B8) edge of town/village	-	41,667	321,295	321,295	307,420	307,420	253,312	145,095
27	Hotel (town centre) 50 rooms	-	31,250	-193,165	-193,165	-244,932	-244,932	-449,528	-858,719
28	Hotel (town centre) 75 rooms	-	46,875	-373,073	-373,073	-449,428	-449,428	-751,200	-1,354,744
29	Hotel (town centre) 100 rooms	-	62,500	-497,432	-497,432	-599,238	-599,238	-1,001,600	-1,806,325
30	Community use/leisure within town/village	-	19,643	-1,216,175	-1,216,175	-1,261,386	-1,261,386	-1,440,065	-1,797,422

Table 6.35.9: Cumulative impact of policies – price point of £6,017 per square metre – See Appendix 10 for accessible text version

WEALDEN LOCAL PLAN VIABILITY TESTING

Aff Hsg: 35%
Mkt value: £6,017 per square metre

BLV 1: Previously Developed Land

Site ref	Site	No of units	BLV	including affordable housing @ 35%	EV charging	BNG/UGF	Accessibility	NZC Operational Only	NZC Operational and Embodied
1	Three unit development within town/village boundary	3	86,500	341,153	339,814	332,770	320,827	292,205	234,961
2	Five unit development - edge of village	5	230,667	568,589	566,356	554,615	534,713	487,009	391,602
3	Eight unit development - village centre	8	369,067	827,847	824,332	805,847	774,512	698,935	546,433
4	Ten unit development - edge of village	10	461,333	1,134,142	1,129,814	1,107,058	1,068,476	976,005	789,206
5	Ten unit development - rural site	10	576,667	1,134,142	1,129,814	1,107,058	1,068,476	976,005	789,206
6	Fifteen unit development - edge of village	15	692,000	1,701,214	1,694,722	1,660,596	1,602,714	1,464,008	1,183,808
7	Twenty unit development - within town/village boundary	20	768,889	2,184,197	2,175,614	2,130,483	2,053,970	1,870,587	1,503,823
8	Thirty unit development - town centre	78	865,000	7,798,846	7,765,371	7,576,596	7,317,135	6,555,215	5,031,372
9	Fifty unit development within town/village boundary	50	1,922,222	4,321,467	4,300,457	4,187,414	4,017,462	3,559,216	2,637,005
10	One hundred unit development - edge of town	100	4,805,556	7,790,077	7,749,257	7,506,632	7,142,759	6,159,266	4,185,862
11	Three hundred unit scheme - edge of town	300	14,416,667	20,940,093	20,829,539	20,172,437	19,186,958	16,514,747	11,144,828
12	Caravan Park - 20 units	20	432,500	1,164,248	1,155,451	1,155,451	1,155,451	1,155,451	1,155,451
13	Caravan Park - 40 units	40	865,000	2,241,200	2,223,606	2,223,606	2,223,606	2,223,606	2,223,606
14	Caravan Park - 100 units	100	2,162,500	5,602,999	5,559,015	5,559,015	5,559,015	5,559,015	5,559,015
15	C2 care scheme - flatted scheme in town centre	60	576,667	-58,219	-66,518	-212,414	-371,132	-961,899	-2,158,644
16	C2 care scheme - flatted scheme edge of town/village	80	1,153,333	-74,959	-88,691	-283,219	-494,843	-1,282,532	-2,875,526
17	C2 care scheme - houses - edge of town/village	50	1,351,563	4,198,305	4,190,095	4,082,188	3,899,247	3,460,783	2,576,319
18	Class E (retail) development - town centre	-	15,138	202,980	202,980	194,496	194,496	161,633	95,907
19	Class E (light industrial) development - town centre	-	123,571	-335,820	-335,820	-366,575	-366,575	-487,301	-728,751
20	Class E (retail) development - edge of town	-	205,952	1,449,862	1,449,862	1,389,257	1,389,257	1,154,520	685,046
21	Class E (office) development - town centre	-	15,138	-422,048	-422,048	-434,875	-434,875	-485,524	-586,823
22	Class E (office) development - town centre	-	64,875	-1,808,778	-1,808,778	-1,863,749	-1,863,749	-2,080,818	-2,514,955
23	Class E (office) development - edge of town	-	154,464	-3,014,630	-3,014,630	-3,106,248	-3,106,248	-3,468,030	-4,191,592
24	Industrial (B2/B8) out of town	-	720,833	1,606,474	1,606,474	1,537,101	1,537,101	1,266,558	725,473
25	Industrial (B2/B8) within town/village boundary	-	2,883,333	6,583,217	6,583,217	6,299,564	6,299,564	5,193,521	2,981,434
26	Industrial (B2/B8) edge of town/village	-	144,167	321,295	321,295	307,420	307,420	253,312	145,095
27	Hotel (town centre) 50 rooms	-	108,125	-193,165	-193,165	-244,932	-244,932	-449,528	-858,719
28	Hotel (town centre) 75 rooms	-	162,188	-373,073	-373,073	-449,428	-449,428	-751,200	-1,354,744
29	Hotel (town centre) 100 rooms	-	216,250	-497,432	-497,432	-599,238	-599,238	-1,001,600	-1,806,325
30	Community use/leisure within town/village	-	67,964	-1,216,175	-1,216,175	-1,261,386	-1,261,386	-1,440,065	-1,797,422

BLV 2: Higher Greenfield

Site ref	Site	No of units	BLV	including affordable housing @ 35%	EV charging	BNG/UGF	Accessibility	NZC Operational Only	NZC Operational and Embodied
1	Three unit development within town/village boundary	3	37,000	341,153	339,814	332,770	320,827	292,205	234,961
2	Five unit development - edge of village	5	98,667	568,589	566,356	554,615	534,713	487,009	391,602
3	Eight unit development - village centre	8	157,667	827,847	824,332	805,847	774,512	698,935	546,433
4	Ten unit development - edge of village	10	197,333	1,134,142	1,129,814	1,107,058	1,068,476	976,005	789,206
5	Ten unit development - rural site	10	246,667	1,134,142	1,129,814	1,107,058	1,068,476	976,005	789,206
6	Fifteen unit development - edge of village	15	296,000	1,701,214	1,694,722	1,660,596	1,602,714	1,464,008	1,183,808
7	Twenty unit development - within town/village boundary	20	328,889	2,184,197	2,175,614	2,130,483	2,053,970	1,870,587	1,503,823
8	Thirty unit development - town centre	78	370,000	7,798,846	7,765,371	7,576,596	7,317,135	6,555,215	5,031,372
9	Fifty unit development within town/village boundary	50	822,222	4,321,467	4,300,457	4,187,414	4,017,462	3,559,216	2,637,005
10	One hundred unit development - edge of town	100	2,055,556	7,790,077	7,749,257	7,506,632	7,142,759	6,159,266	4,185,862
11	Three hundred unit scheme - edge of town	300	6,166,667	20,940,093	20,829,539	20,172,437	19,186,958	16,514,747	11,144,828
12	Caravan Park - 20 units	20	185,000	1,164,248	1,155,451	1,155,451	1,155,451	1,155,451	1,155,451
13	Caravan Park - 40 units	40	370,000	2,241,200	2,223,606	2,223,606	2,223,606	2,223,606	2,223,606
14	Caravan Park - 100 units	100	925,000	5,602,999	5,559,015	5,559,015	5,559,015	5,559,015	5,559,015
15	C2 care scheme - flatted scheme in town centre	60	246,667	-58,219	-66,518	-212,414	-371,132	-961,899	-2,158,644
16	C2 care scheme - flatted scheme edge of town/village	80	493,333	-74,959	-88,691	-283,219	-494,843	-1,282,532	-2,875,526
17	C2 care scheme - houses - edge of town/village	50	578,125	4,198,305	4,190,095	4,082,188	3,899,247	3,460,783	2,576,319
18	Class E (retail) development - town centre	-	6,475	202,980	202,980	194,496	194,496	161,633	95,907
19	Class E (light industrial) development - town centre	-	52,857	-335,820	-335,820	-366,575	-366,575	-487,301	-728,751
20	Class E (retail) development - edge of town	-	88,095	1,449,862	1,449,862	1,389,257	1,389,257	1,154,520	685,046
21	Class E (office) development - town centre	-	6,475	-422,048	-422,048	-434,875	-434,875	-485,524	-586,823
22	Class E (office) development - town centre	-	27,750	-1,808,778	-1,808,778	-1,863,749	-1,863,749	-2,080,818	-2,514,955
23	Class E (office) development - edge of town	-	66,071	-3,014,630	-3,014,630	-3,106,248	-3,106,248	-3,468,030	-4,191,592
24	Industrial (B2/B8) out of town	-	308,333	1,606,474	1,606,474	1,537,101	1,537,101	1,266,558	725,473
25	Industrial (B2/B8) within town/village boundary	-	1,233,333	6,583,217	6,583,217	6,299,564	6,299,564	5,193,521	2,981,434
26	Industrial (B2/B8) edge of town/village	-	61,667	321,295	321,295	307,420	307,420	253,312	145,095
27	Hotel (town centre) 50 rooms	-	46,250	-193,165	-193,165	-244,932	-244,932	-449,528	-858,719
28	Hotel (town centre) 75 rooms	-	69,375	-373,073	-373,073	-449,428	-449,428	-751,200	-1,354,744
29	Hotel (town centre) 100 rooms	-	92,500	-497,432	-497,432	-599,238	-599,238	-1,001,600	-1,806,325
30	Community use/leisure within town/village	-	29,071	-1,216,175	-1,216,175	-1,261,386	-1,261,386	-1,440,065	-1,797,422

BLV 3: Lower Greenfield

Site ref	Site	No of units	BLV	including affordable housing @ 35%	EV charging	BNG/UGF	Accessibility	NZC Operational Only	NZC Operational and Embodied
1	Three unit development within town/village boundary	3	25,000	341,153	339,814	332,770	320,827	292,205	234,961
2	Five unit development - edge of village	5	66,667	568,589	566,356	554,615	534,713	487,009	391,602
3	Eight unit development - village centre	8	106,667	827,847	824,332	805,847	774,512	698,935	546,433
4	Ten unit development - edge of village	10	133,333	1,134,142	1,129,814	1,107,058	1,068,476	976,005	789,206
5	Ten unit development - rural site	10	166,667	1,134,142	1,129,814	1,107,058	1,068,476	976,005	789,206
6	Fifteen unit development - edge of village	15	200,000	1,701,214	1,694,722	1,660,596	1,602,714	1,464,008	1,183,808
7	Twenty unit development - within town/village boundary	20	222,222	2,184,197	2,175,614	2,130,483	2,053,970	1,870,587	1,503,823
8	Thirty unit development - town centre	78	250,000	7,798,846	7,765,371	7,576,596	7,317,135	6,555,215	5,031,372
9	Fifty unit development within town/village boundary	50	555,556	4,321,467	4,300,457	4,187,414	4,017,462	3,559,216	2,637,005
10	One hundred unit development - edge of town	100	1,388,889	7,790,077	7,749,257	7,506,632	7,142,759	6,159,266	4,185,862
11	Three hundred unit scheme - edge of town	300	4,166,667	20,940,093	20,829,539	20,172,437	19,186,958	16,514,747	11,144,828
12	Caravan Park - 20 units	20	125,000	1,164,248	1,155,451	1,155,451	1,155,451	1,155,451	1,155,451
13	Caravan Park - 40 units	40	250,000	2,241,200	2,223,606	2,223,606	2,223,606	2,223,606	2,223,606
14	Caravan Park - 100 units	100	625,000	5,602,999	5,559,015	5,559,015	5,559,015	5,559,015	5,559,015
15	C2 care scheme - flatted scheme in town centre	60	166,667	-58,219	-66,518	-212,414	-371,132	-961,899	-2,158,644
16	C2 care scheme - flatted scheme edge of town/village	80	333,333	-74,959	-88,691	-283,219	-494,843	-1,282,532	-2,875,526
17	C2 care scheme - houses - edge of town/village	50	390,625	4,198,305	4,190,095	4,082,188	3,899,247	3,460,783	2,576,319
18	Class E (retail) development - town centre	-	4,375	202,980	202,980	194,496	194,496	161,633	95,907
19	Class E (light industrial) development - town centre	-	35,714	-335,820	-335,820	-366,575	-366,575	-487,301	-728,751
20	Class E (retail) development - edge of town	-	59,524	1,449,862	1,449,862	1,389,257	1,389,257	1,154,520	685,046
21	Class E (office) development - town centre	-	4,375	-422,048	-422,048	-434,875	-434,875	-485,524	-586,823
22	Class E (office) development - town centre	-	18,750	-1,808,778	-1,808,778	-1,863,749	-1,863,749	-2,080,818	-2,514,955
23	Class E (office) development - edge of town	-	44,643	-3,014,630	-3,014,630	-3,106,248	-3,106,248	-3,468,030	-4,191,592
24	Industrial (B2/B8) out of town	-	208,333	1,606,474	1,606,474	1,537,101	1,537,101	1,266,558	725,473
25	Industrial (B2/B8) within town/village boundary	-	833,333	6,583,217	6,583,217	6,299,564	6,299,564	5,193,521	2,981,434
26	Industrial (B2/B8) edge of town/village	-	41,667	321,295	321,295	307,420	307,420	253,312	145,095
27	Hotel (town centre) 50 rooms	-	31,250	-193,165	-193,165	-244,932	-244,932	-449,528	-858,719
28	Hotel (town centre) 75 rooms	-	46,875	-373,073	-373,073	-449,428	-449,428	-751,200	-1,354,744
29	Hotel (town centre) 100 rooms	-	62,500	-497,432	-497,432	-599,238	-599,238	-1,001,600	-1,806,325
30	Community use/leisure within town/village	-	19,643	-1,216,175	-1,216,175	-1,261,386	-1,261,386	-1,440,065	-1,797,422

Alternative CIL rates

- 6.39 This section sets out the results of our appraisals with the residual land values calculated for scenarios with sales values and capital values reflective of market conditions across the District. The Residual Land Values are assessed in two ways. Firstly, the surplus residual above the benchmark land value is calculated and converted into a rate per square metre, which is a proxy for potential CIL rates. This results in a significant number of results, depending on other factors tested, most notably the level of affordable housing.
- 6.40 Development value is finite and is rarely enhanced through the adoption of new policy requirements. On previously developed sites, existing use values can sometimes be relatively high prior to development. In contrast, greenfield sites clearly have greater scope to secure an uplift in land value through the planning process.
- 6.41 In assessing the results, it is important to clearly distinguish between two scenarios; namely, schemes that are unviable *regardless of the Council's policy requirements, including the level of CIL* (even including a nil rate) and schemes that are viable *prior* to the imposition of policy requirements. If a scheme is unviable before policy requirements and CIL are levied, it is unlikely to come forward and policy requirements and CIL would not be a factor that comes into play in the developer's/landowner's decision making. The unviable schemes will only become viable following an increase in values and such sites would likely remain in their existing use.
- 6.42 The CIL regulations (as amended) state that in setting a charge, local authorities must "*strike an appropriate balance*" between revenue maximisation on the one hand and the potentially adverse impact of CIL upon the viability of development across the whole area. When considering this balance, the following factors are important:
- Firstly, councils should take a strategic view of viability for Local Plans. There will always be variations in viability between individual sites, but viability testing should establish the most typical viability position; not the exceptional situations.
 - Secondly, councils should take a balanced view of viability – residual valuations are just one factor influencing a developer's decision making – the same applies to local authorities.
 - Thirdly, while a single charge is attractive, it may not be appropriate for all authorities, particularly in areas where sales values vary between areas.
 - Fourthly, markets are cyclical and subject to change over short periods of time. Sensitivity testing to levels of CIL will ensure they are robust in the event that market conditions improve over the life of a Charging Schedule, which is essential.
 - Lastly, local authorities should not set their rates of CIL at the limits of viability. They should leave a margin or contingency to allow for change and site-specific viability issues.
- 6.43 There is clearly a balance that has to be struck between the aims of the emerging Affordable Housing policy on the delivery of affordable housing and securing adequate contributions towards infrastructure from the developments that contribute towards the need for new infrastructure. The CIL rate cannot therefore be set on the basis that every single development typology right across the District will deliver 35% affordable housing (or other target that the Council may adopt), as this is not always viable.
- 6.44 At this stage, the emerging Affordable Housing policy is unchanged from the existing adopted affordable housing target of 35%²⁰. We have therefore focused on the results of CIL testing where we have included 35% affordable housing, as the Council will need to secure adequate amounts of funding to support new development. Affordable housing cannot be maximised to the total exclusion of securing infrastructure funding and vice versa.
- 6.45 The appraisals generate a very wide spread of potential CIL rates, depending on the benchmark land value, residential sales values and the mix of uses within each development typology. The results are

²⁰ Policy AFH1 Affordable Housing of the [Affordable Housing Delivery Local Plan, May 2016](#).

summarised in Table 6.45.1 overleaf. As one would expect, the capacity for schemes to absorb CIL is greater where the benchmark land value is lowest and sales values are highest.

- 6.46 The second approach to testing potential revised CIL rates is to consider viability from the other perspective; rather than the potential CIL rates being determined by the 'surplus' residual land value over the benchmark land value, the second approach inputs CIL as a cost to determine the scale of impact on the residual land value (see tables 6.46.1 to 6.46.9). This approach helps form a judgement on the impact of CIL on land values, which – if sufficiently modest – is unlikely to prevent a scheme from coming forward.
- 6.47 The results of this analysis indicate that increases from the adopted CIL rates would have a varying impact on the residual land values generated, depending on area. At the upper end of the residential sales value range, there would be relatively modest movements in residual land values, typically between 2% and 5%. In these areas the impact of alternative CIL rates would be sufficiently modest to avoid any significantly adverse impact on land supply. However, at the lower end of the sales value range, the change in residual land value would be more significant, ranging from 15% to 50% and clearly at these reductions, increased CIL rates could have an adverse impact on land supply.

CIL Charging zones

- 6.48 As noted earlier in this report, sales values have increased by 22% between January 2020 and October 2025. Between the period January 2015 and December 2019, the rate of growth was marginally higher at 24%. Although values have increased across the District, there is no evidence that values have increased at slower or faster rates within individual sub-markets.
- 6.49 The present CIL Charging Schedule has two zones for residential development (Use Class C3), with the lower banded zone comprising the parishes of Crowborough, Uckfield, Heathfield and south-eastern parishes of the District (including Hailsham and urban areas to north of Eastbourne). The sales values in these areas are lower than those in the other parts of the District, as noted in Section 2. There is no evidence indicating that the two zones in the adopted Charging Schedule should be changed.

Residential rates

- 6.50 The results of our appraisals, which test CIL as an output show maximum CIL rates for residential schemes in the lowest value part of the District (assuming 35% affordable housing), ranging from £27.75 to £545.15 per square metre. As can be noted in Table 6.45.1, some schemes are not able to viably absorb the adopted CIL rate of £219.61 per square metre²¹, as well as 35% affordable housing and the policies in the emerging Local Plan (most notably climate change policies, which have a significant cost). We therefore recommend that if the Council chooses to review its CIL rates, that the lower value band rates are excluded from the review and subject to indexation only.
- 6.51 In the higher value zone (sales values of £5,069 per square metre or higher), our appraisals which test CIL as an output show maximum CIL rates for residential schemes (again assuming 35% affordable housing) ranging from £37.91 to £1,133.47 per square metre. The current rate after indexation is £292.81 per square metre, indicating that an increase may be possible, alongside the policies in the emerging Local Plan. In higher value areas, an increase to £300 or £325 per square metre would reduce residual land values by circa 5% to 8%, which should not adversely affect land supply.
- 6.52 Appendices 8 and 9 show the results of our sensitivity analysis which builds in the growth rates on sales values and inflation on costs identified in Table 4.3.1 and the 'downside' scenario in Table 4.3.2. The results indicate that schemes will become more viable and the 'buffer' or 'margin' between the theoretical maximum CIL rates and the proposed rates will widen. This will increase the capacity of schemes which are currently not able to provide 35% affordable housing to provide higher levels of affordable housing or generate higher returns to landowners. As noted previously, these results should be treated with a degree of caution as forecasts are based on assumptions on a range of factors that may change.

²¹ The figures in red are lower than the relevant adopted rate with indexation.

Table 6.45.1: Maximum CIL rates (before buffer) 35% affordable housing (80% rent, 20% shared ownership) – see text version at Appendix 11

Maximum CIL rates		35% affordable				80% rented, 20% intermediate (shared ownership)			
BENCHMARK LAND VALUE 1 (PREVIOUSLY DEVELOPED LAND)		Lower Band				Higher Band			
Description		£4,101	£4,341	£4,580	£4,820	£5,059	£5,299	£5,538	£5,778
1 Three unit development within town/village boundary		-	63.09	189.69	316.28	442.88	569.48	696.07	822.67
2 Five unit development - edge of village		-	-	-	123.14	249.74	376.34	502.94	629.53
3 Eight unit development - village centre		-	-	-	33.73	155.77	277.81	399.84	520.99
4 Ten unit development - edge of village		-	-	27.75	149.65	271.55	393.22	513.92	634.61
5 Ten unit development - rural site		-	-	-	20.89	142.79	264.47	385.16	505.85
6 Fifteen unit development - edge of village		-	-	27.75	149.65	271.55	393.22	513.92	634.61
7 Twenty unit development - within town/village boundary		-	-	85.64	203.95	322.25	440.56	558.86	677.16
8 Thirty unit development - town centre		65.25	178.92	292.59	404.88	517.12	629.36	741.60	853.84
9 Fifty unit development within town/village boundary		-	-	-	-	101.41	212.07	322.46	432.85
10 One hundred unit development - edge of town		-	-	-	-	-	-	102.73	214.59
11 Three hundred unit scheme - edge of town		-	-	-	-	-	-	37.91	138.88
12 Caravan Park - 20 units		724.80	761.46	798.12	834.78	871.43	908.09	944.75	981.41
13 Caravan Park - 40 units		697.93	734.59	771.25	807.91	844.56	881.22	917.88	954.54
14 Caravan Park - 100 units		697.93	734.59	771.25	807.91	844.56	881.22	917.88	954.54
15 C2 care scheme - flatted scheme in town centre		-	-	-	-	-	-	-	-
16 C2 care scheme - flatted scheme edge of town/village		-	-	-	-	-	-	-	-
17 C2 care scheme - houses - edge of town/village		-	-	12.00	118.13	224.26	329.93	434.90	539.86
18 Class E (retail) development - town centre		454.42	454.42	454.42	454.42	454.42	454.42	454.42	454.42
19 Class E (light industrial) development - town centre		-	-	-	-	-	-	-	-
20 Class E (retail) development - edge of town		415.29	415.29	415.29	415.29	415.29	415.29	415.29	415.29
21 Class E (office) development - town centre		-	-	-	-	-	-	-	-
22 Class E (office) development - town centre		-	-	-	-	-	-	-	-
23 Class E (office) development - edge of town		-	-	-	-	-	-	-	-
24 Industrial (B2/B8) out of town		112.78	112.78	112.78	112.78	112.78	112.78	112.78	112.78
25 Industrial (B2/B8) within town/village boundary		118.13	118.13	118.13	118.13	118.13	118.13	118.13	118.13
26 Industrial (B2/B8) edge of town/village		75.19	75.19	75.19	75.19	75.19	75.19	75.19	75.19
27 Hotel (town centre) 50 rooms		-	-	-	-	-	-	-	-
28 Hotel (town centre) 75 rooms		-	-	-	-	-	-	-	-
29 Hotel (town centre) 100 rooms		-	-	-	-	-	-	-	-
30 Community use/leisure within town/village		-	-	-	-	-	-	-	-

BENCHMARK LAND VALUE 2 (HIGHER GREENFIELD)		Lower Band				Higher Band			
Description		£4,101	£4,341	£4,580	£4,820	£5,059	£5,299	£5,538	£5,778
1 Three unit development within town/village boundary		120.70	247.30	373.89	500.49	627.09	753.68	880.28	1,006.87
2 Five unit development - edge of village		38.09	164.68	291.28	417.87	544.47	671.07	797.67	924.26
3 Eight unit development - village centre		-	84.39	206.43	328.46	450.50	572.54	694.57	815.72
4 Ten unit development - edge of village		78.69	200.58	322.48	444.38	566.28	687.95	808.65	929.34
5 Ten unit development - rural site		23.61	145.51	267.41	389.30	511.20	632.88	753.57	874.27
6 Fifteen unit development - edge of village		78.69	200.58	322.48	444.38	566.28	687.95	808.65	929.34
7 Twenty unit development - within town/village boundary		94.27	212.94	331.25	449.55	567.86	686.16	804.47	922.77
8 Thirty unit development - town centre		133.65	247.32	360.99	473.28	585.52	697.76	810.00	922.24
9 Fifty unit development within town/village boundary		-	12.63	124.09	235.56	347.02	457.67	568.07	678.46
10 One hundred unit development - edge of town		-	-	-	73.26	186.03	297.89	409.74	521.60
11 Three hundred unit scheme - edge of town		-	-	-	40.84	142.46	243.95	344.92	445.89
12 Caravan Park - 20 units		879.49	916.15	952.81	989.46	1,026.12	1,062.78	1,099.44	1,136.09
13 Caravan Park - 40 units		852.62	889.28	925.94	962.59	999.25	1,035.91	1,072.57	1,109.22
14 Caravan Park - 100 units		852.62	889.28	925.94	962.59	999.25	1,035.91	1,072.57	1,109.22
15 C2 care scheme - flatted scheme in town centre		-	-	-	-	-	-	-	-
16 C2 care scheme - flatted scheme edge of town/village		-	-	-	-	-	-	-	-
17 C2 care scheme - houses - edge of town/village		-	78.56	184.69	290.82	396.95	502.63	607.59	712.55
18 Class E (retail) development - town centre		479.17	479.17	479.17	479.17	479.17	479.17	479.17	479.17
19 Class E (light industrial) development - town centre		-	-	-	-	-	-	-	-
20 Class E (retail) development - edge of town		462.43	462.43	462.43	462.43	462.43	462.43	462.43	462.43
21 Class E (office) development - town centre		-	-	-	-	-	-	-	-
22 Class E (office) development - town centre		-	-	-	-	-	-	-	-
23 Class E (office) development - edge of town		-	-	-	-	-	-	-	-
24 Industrial (B2/B8) out of town		195.28	195.28	195.28	195.28	195.28	195.28	195.28	195.28
25 Industrial (B2/B8) within town/village boundary		199.61	199.61	199.61	199.61	199.61	199.61	199.61	199.61
26 Industrial (B2/B8) edge of town/village		130.19	130.19	130.19	130.19	130.19	130.19	130.19	130.19
27 Hotel (town centre) 50 rooms		-	-	-	-	-	-	-	-
28 Hotel (town centre) 75 rooms		-	-	-	-	-	-	-	-
29 Hotel (town centre) 100 rooms		-	-	-	-	-	-	-	-
30 Community use/leisure within town/village		-	-	-	-	-	-	-	-

BENCHMARK LAND VALUE 3 (LOWER GREENFIELD)		Lower Band				Higher Band			
Description		£4,101	£4,341	£4,580	£4,820	£5,059	£5,299	£5,538	£5,778
1 Three unit development within town/village boundary		165.36	291.95	418.55	545.15	671.74	798.34	924.93	1,051.53
2 Five unit development - edge of village		109.54	236.13	362.73	489.32	615.92	742.52	869.12	995.71
3 Eight unit development - village centre		33.80	155.84	277.88	399.91	521.95	643.99	766.02	887.17
4 Ten unit development - edge of village		150.14	272.03	393.93	515.83	637.73	759.40	880.10	1,000.79
5 Ten unit development - rural site		112.92	234.82	356.72	478.62	600.51	722.19	843.88	965.56
6 Fifteen unit development - edge of village		150.14	272.03	393.93	515.83	637.73	759.40	880.10	1,000.79
7 Twenty unit development - within town/village boundary		153.81	272.49	390.79	509.09	627.40	745.70	864.01	982.31
8 Thirty unit development - town centre		150.23	263.90	377.57	489.86	602.10	714.34	826.59	938.83
9 Fifty unit development within town/village boundary		-	72.17	183.63	295.10	406.56	517.22	627.61	738.00
10 One hundred unit development - edge of town		-	-	34.75	147.68	260.46	372.31	484.17	596.03
11 Three hundred unit scheme - edge of town		-	-	12.95	115.27	216.89	318.38	419.35	520.32
12 Caravan Park - 20 units		916.99	953.65	990.31	1,026.96	1,063.62	1,100.28	1,136.94	1,173.59
13 Caravan Park - 40 units		890.12	926.78	963.44	1,000.09	1,036.75	1,073.41	1,110.07	1,146.72
14 Caravan Park - 100 units		890.12	926.78	963.44	1,000.09	1,036.75	1,073.41	1,110.07	1,146.72
15 C2 care scheme - flatted scheme in town centre		-	-	-	-	-	-	-	-
16 C2 care scheme - flatted scheme edge of town/village		-	-	-	-	-	-	-	-
17 C2 care scheme - houses - edge of town/village		13.17	120.42	226.55	332.69	438.82	544.99	649.45	754.42
18 Class E (retail) development - town centre		485.17	485.17	485.17	485.17	485.17	485.17	485.17	485.17
19 Class E (light industrial) development - town centre		-	-	-	-	-	-	-	-
20 Class E (retail) development - edge of town		473.86	473.86	473.86	473.86	473.86	473.86	473.86	473.86
21 Class E (office) development - town centre		-	-	-	-	-	-	-	-
22 Class E (office) development - town centre		-	-	-	-	-	-	-	-
23 Class E (office) development - edge of town		-	-	-	-	-	-	-	-
24 Industrial (B2/B8) out of town		215.28	215.28	215.28	215.28	215.28	215.28	215.28	215.28
25 Industrial (B2/B8) within town/village boundary		219.36	219.36	219.36	219.36	219.36	219.36	219.36	219.36
26 Industrial (B2/B8) edge of town/village		143.52	143.52	143.52	143.52	143.52	143.52	143.52	143.52
27 Hotel (town centre) 50 rooms		-	-	-	-	-	-	-	-
28 Hotel (town centre) 75 rooms		-	-	-	-	-	-	-	-
29 Hotel (town centre) 100 rooms		-	-	-	-	-	-	-	-
30 Community use/leisure within town/village		-	-	-	-	-	-	-	-

Note 1: Figures shown in red indicate maximum CIL rates which are lower than the adopted rates (after indexation) in the relevant zone.

Note 2: Although Caravan Parks have been tested, the CIL regulations do not consider caravans to constitute development, so it is unlikely that CIL could be charged.

Table 6.46.1: Impact of alternative CIL rates on residual land values (sales values of £4,101 per square metre) – see text version at Appendix 12

Aff Hsg: 35%
Mkt value: £4,101 per square metre

Site ref	Site	No of units	Baseline RLV - adopted CIL rates	Alternative Rate 1	% change against baseline	Alternative Rate 2	% change against baseline	Alternative Rate 3	% change against baseline
1	Three unit development within town/village boundary	3	£31,936	£27,002	-15%	£22,944	-28%	£18,885	-41%
2	Five unit development - edge of village	5	£53,227	£45,003	-15%	£38,239	-28%	£31,476	-41%
3	Eight unit development - village centre	8	£30,990	£17,846	-42%	£7,035	-77%	-£3,835	-112%
4	Ten unit development - edge of village	10	£143,035	£126,606	-11%	£113,091	-21%	£99,577	-30%
5	Ten unit development - rural site	10	£143,035	£126,606	-11%	£113,091	-21%	£99,577	-30%
6	Fifteen unit development - edge of village	15	£214,553	£189,908	-11%	£169,636	-21%	£149,364	-30%
7	Twenty unit development - within town/village boundary	20	£248,549	£215,722	-13%	£188,719	-24%	£161,716	-35%
8	Thirty unit development - town centre	78	£324,602	£189,288	-42%	£77,607	-76%	-£34,595	-111%
9	Fifty unit development within town/village boundary	50	£248,810	£332,050	33%	£400,520	61%	£468,990	88%
10	One hundred unit development - edge of town	100	-£1,609,006	-£1,775,159	10%	-£1,911,831	19%	-£2,048,504	27%
11	Three hundred unit scheme - edge of town	300	-£4,694,396	-£5,182,498	10%	-£5,583,995	19%	-£5,985,492	28%
12	Caravan Park - 20 units	20	£699,070	£655,312	-6%	£619,317	-11%	£583,323	-17%
13	Caravan Park - 40 units	40	£1,310,845	£1,223,328	-7%	£1,151,339	-12%	£1,079,350	-18%
14	Caravan Park - 100 units	100	£3,277,112	£3,058,320	-7%	£2,878,348	-12%	£2,698,376	-18%
15	C2 care scheme - flatted scheme in town centre	60	-£4,278,289	-£4,377,495	2%	-£4,459,100	4%	-£4,540,704	6%
16	C2 care scheme - flatted scheme edge of town/village	80	-£5,704,385	-£5,836,660	2%	-£5,945,467	4%	-£6,054,272	6%
17	C2 care scheme - houses - edge of town/village	50	-£162,136	-£243,646	50%	-£310,693	92%	-£377,740	133%
18	Class E (retail) development - town centre	-	£161,633	£159,610	-1%	£156,072	-3%	£152,534	-6%
19	Class E (light industrial) development - town centre	-	-£487,301	-£518,087	6%	-£548,872	13%	-£579,657	19%
20	Class E (retail) development - edge of town	-	£1,154,520	£1,140,068	-1%	£1,114,800	-3%	£1,089,530	-6%
21	Class E (office) development - town centre	-	-£485,524	-£492,707	1%	-£499,890	3%	-£507,074	4%
22	Class E (office) development - town centre	-	-£2,080,818	-£2,111,604	1%	-£2,142,388	3%	-£2,173,174	4%
23	Class E (office) development - edge of town	-	-£3,468,030	-£3,519,338	1%	-£3,570,648	3%	-£3,621,957	4%
24	Industrial (B2/B8) out of town	-	£1,266,558	£1,163,759	-8%	£1,060,960	-16%	£958,160	-24%
25	Industrial (B2/B8) within town/village boundary	-	£5,193,521	£4,780,853	-8%	£4,367,085	-16%	£3,953,318	-24%
26	Industrial (B2/B8) edge of town/village	-	£253,312	£232,752	-8%	£212,192	-16%	£191,632	-24%
27	Hotel (town centre) 50 rooms	-	-£449,528	-£475,182	6%	-£500,837	11%	-£526,491	17%
28	Hotel (town centre) 75 rooms	-	-£751,200	-£789,040	5%	-£826,880	10%	-£864,719	15%
29	Hotel (town centre) 100 rooms	-	-£1,001,600	-£1,052,053	5%	-£1,102,506	10%	-£1,152,960	15%
30	Community use/leisure within town/village	-	-£1,440,065	-£1,462,641	2%	-£1,485,218	3%	-£1,507,793	5%

Table 6.46.2: Impact of alternative CIL rates on residual land values (sales values of £4,341 per square metre) – see text version at Appendix 12

Aff Hsg: 35%
Mkt value: £4,341 per square metre

Site ref	Site	No of units	Baseline RLV - adopted CIL rates	Alternative Rate 1	% change against baseline	Alternative Rate 2	% change against baseline	Alternative Rate 3	% change against baseline
1	Three unit development within town/village boundary	3	£65,955	£61,021	-7%	£56,963	-14%	£52,904	-20%
2	Five unit development - edge of village	5	£109,925	£101,702	-7%	£94,938	-14%	£88,174	-20%
3	Eight unit development - village centre	8	£118,439	£105,296	-11%	£94,484	-20%	£83,673	-29%
4	Ten unit development - edge of village	10	£252,223	£235,793	-7%	£222,279	-12%	£208,764	-17%
5	Ten unit development - rural site	10	£252,223	£235,793	-7%	£222,279	-12%	£208,764	-17%
6	Fifteen unit development - edge of village	15	£378,335	£353,690	-7%	£333,418	-12%	£313,146	-17%
7	Twenty unit development - within town/village boundary	20	£463,190	£430,363	-7%	£403,360	-13%	£376,357	-19%
8	Thirty unit development - town centre	78	£1,147,216	£1,011,902	-12%	£900,221	-22%	£788,539	-31%
9	Fifty unit development within town/village boundary	50	£261,211	£179,223	-31%	£111,781	-57%	£44,341	-83%
10	One hundred unit development - edge of town	100	£553,867	£719,016	30%	£855,688	54%	£992,361	79%
11	Three hundred unit scheme - edge of town	300	£1,776,868	£2,250,408	27%	£2,639,928	49%	£3,033,977	71%
12	Caravan Park - 20 units	20	£769,292	£725,533	-6%	£689,539	-10%	£653,544	-15%
13	Caravan Park - 40 units	40	£1,451,289	£1,363,772	-6%	£1,291,783	-11%	£1,219,794	-16%
14	Caravan Park - 100 units	100	£3,628,222	£3,409,430	-6%	£3,229,457	-11%	£3,049,485	-16%
15	C2 care scheme - flatted scheme in town centre	60	£3,833,872	£3,933,078	3%	£4,014,683	5%	£4,096,287	7%
16	C2 care scheme - flatted scheme edge of town/village	80	£5,111,829	£5,244,105	3%	£5,352,910	5%	£5,461,717	7%
17	C2 care scheme - houses - edge of town/village	50	£322,068	£241,785	-25%	£175,745	-45%	£109,706	-66%
18	Class E (retail) development - town centre	-	£161,633	£159,610	-1%	£156,072	-3%	£152,534	-6%
19	Class E (light industrial) development - town centre	-	£487,301	£518,087	6%	£548,872	13%	£579,657	19%
20	Class E (retail) development - edge of town	-	£1,154,520	£1,140,068	-1%	£1,114,800	-3%	£1,089,530	-6%
21	Class E (office) development - town centre	-	£485,524	£492,707	1%	£499,890	3%	£507,074	4%
22	Class E (office) development - town centre	-	£2,080,818	£2,111,604	1%	£2,142,388	3%	£2,173,174	4%
23	Class E (office) development - edge of town	-	£3,468,030	£3,519,338	1%	£3,570,648	3%	£3,621,957	4%
24	Industrial (B2/B8) out of town	-	£1,266,558	£1,163,759	-8%	£1,060,960	-16%	£958,160	-24%
25	Industrial (B2/B8) within town/village boundary	-	£5,193,521	£4,780,853	-8%	£4,367,085	-16%	£3,953,318	-24%
26	Industrial (B2/B8) edge of town/village	-	£253,312	£232,752	-8%	£212,192	-16%	£191,632	-24%
27	Hotel (town centre) 50 rooms	-	£449,528	£475,182	6%	£500,837	11%	£526,491	17%
28	Hotel (town centre) 75 rooms	-	£751,200	£789,040	5%	£826,880	10%	£864,719	15%
29	Hotel (town centre) 100 rooms	-	£1,001,600	£1,052,053	5%	£1,102,506	10%	£1,152,960	15%
30	Community use/leisure within town/village	-	£1,440,065	£1,462,641	2%	£1,485,218	3%	£1,507,793	5%

Table 6.46.3: Impact of alternative CIL rates on residual land values (sales values of £4,580 per square metre) – see text version at Appendix 12

Aff Hsg: 35%
Mkt value: £4,580 per square metre

Site ref	Site	No of units	Baseline RLV - adopted CIL rates	Alternative Rate 1	% change against baseline	Alternative Rate 2	% change against baseline	Alternative Rate 3	% change against baseline
1	Three unit development within town/village boundary	3	£99,974	£95,040	-5%	£90,982	-9%	£86,924	-13%
2	Five unit development - edge of village	5	£166,623	£158,400	-5%	£151,636	-9%	£144,873	-13%
3	Eight unit development - village centre	8	£205,890	£192,747	-6%	£181,935	-12%	£171,124	-17%
4	Ten unit development - edge of village	10	£361,411	£344,982	-5%	£331,467	-8%	£317,953	-12%
5	Ten unit development - rural site	10	£361,411	£344,982	-5%	£331,467	-8%	£317,953	-12%
6	Fifteen unit development - edge of village	15	£542,117	£517,473	-5%	£497,201	-8%	£476,929	-12%
7	Twenty unit development - within town/village boundary	20	£676,830	£644,496	-5%	£617,898	-9%	£590,999	-13%
8	Thirty unit development - town centre	78	£1,969,830	£1,834,516	-7%	£1,722,835	-13%	£1,611,153	-18%
9	Fifty unit development within town/village boundary	50	£764,413	£683,657	-11%	£617,230	-19%	£550,623	-28%
10	One hundred unit development - edge of town	100	£478,805	£317,609	-34%	£185,013	-61%	£52,417	-89%
11	Three hundred unit scheme - edge of town	300	£1,072,094	£612,680	-43%	£234,780	-78%	£145,303	-114%
12	Caravan Park - 20 units	20	£839,514	£795,756	-5%	£759,761	-9%	£723,767	-14%
13	Caravan Park - 40 units	40	£1,591,733	£1,504,216	-5%	£1,432,227	-10%	£1,360,238	-15%
14	Caravan Park - 100 units	100	£3,979,332	£3,760,540	-5%	£3,580,568	-10%	£3,400,595	-15%
15	C2 care scheme - flatted scheme in town centre	60	£3,389,455	£3,488,661	3%	£3,570,266	5%	£3,651,871	8%
16	C2 care scheme - flatted scheme edge of town/village	80	£4,519,274	£4,651,549	3%	£4,760,354	5%	£4,869,160	8%
17	C2 care scheme - houses - edge of town/village	50	£803,838	£723,554	-10%	£657,514	-18%	£591,475	-26%
18	Class E (retail) development - town centre	-	£161,633	£159,610	-1%	£156,072	-3%	£152,534	-6%
19	Class E (light industrial) development - town centre	-	£487,301	£518,087	6%	£548,872	13%	£579,657	19%
20	Class E (retail) development - edge of town	-	£1,154,520	£1,140,068	-1%	£1,114,800	-3%	£1,089,530	-6%
21	Class E (office) development - town centre	-	£485,524	£492,707	1%	£499,890	3%	£507,074	4%
22	Class E (office) development - town centre	-	£2,080,818	£2,111,604	1%	£2,142,388	3%	£2,173,174	4%
23	Class E (office) development - edge of town	-	£3,468,030	£3,519,338	1%	£3,570,648	3%	£3,621,957	4%
24	Industrial (B2/B8) out of town	-	£1,266,558	£1,163,759	-8%	£1,060,960	-16%	£958,160	-24%
25	Industrial (B2/B8) within town/village boundary	-	£5,193,521	£4,780,853	-8%	£4,367,085	-16%	£3,953,318	-24%
26	Industrial (B2/B8) edge of town/village	-	£253,312	£232,752	-8%	£212,192	-16%	£191,632	-24%
27	Hotel (town centre) 50 rooms	-	£449,528	£475,182	6%	£500,837	11%	£526,491	17%
28	Hotel (town centre) 75 rooms	-	£751,200	£789,040	5%	£826,880	10%	£864,719	15%
29	Hotel (town centre) 100 rooms	-	£1,001,600	£1,052,053	5%	£1,102,506	10%	£1,152,960	15%
30	Community use/leisure within town/village	-	£1,440,065	£1,462,641	2%	£1,485,218	3%	£1,507,793	5%

Table 6.46.4: Impact of alternative CIL rates on residual land values (sales values of £4,820 per square metre) – see text version at Appendix 12

Aff Hsg: 35%
Mkt value: £4,820 per square metre

Site ref	Site	No of units	Baseline RLV - adopted CIL rates	Alternative Rate 1	% change against baseline	Alternative Rate 2	% change against baseline	Alternative Rate 3	% change against baseline
1	Three unit development within town/village boundary	3	£133,993	£129,060	-4%	£125,001	-7%	£120,943	-10%
2	Five unit development - edge of village	5	£223,322	£215,099	-4%	£208,335	-7%	£201,571	-10%
3	Eight unit development - village centre	8	£293,340	£280,196	-4%	£269,385	-8%	£258,573	-12%
4	Ten unit development - edge of village	10	£470,599	£454,170	-3%	£440,655	-6%	£427,140	-9%
5	Ten unit development - rural site	10	£470,599	£454,170	-3%	£440,655	-6%	£427,140	-9%
6	Fifteen unit development - edge of village	15	£705,899	£681,255	-3%	£660,983	-6%	£640,711	-9%
7	Twenty unit development - within town/village boundary	20	£888,769	£856,434	-4%	£829,838	-7%	£803,241	-10%
8	Thirty unit development - town centre	78	£2,792,443	£2,657,130	-5%	£2,545,449	-9%	£2,433,767	-13%
9	Fifty unit development within town/village boundary	50	£1,263,631	£1,182,875	-6%	£1,116,447	-12%	£1,050,020	-17%
10	One hundred unit development - edge of town	100	£1,500,055	£1,341,281	-11%	£1,209,361	-19%	£1,076,765	-28%
11	Three hundred unit scheme - edge of town	300	£3,859,205	£3,406,697	-12%	£3,034,476	-21%	£2,662,255	-31%
12	Caravan Park - 20 units	20	£909,736	£865,977	-5%	£829,983	-9%	£793,989	-13%
13	Caravan Park - 40 units	40	£1,732,177	£1,644,660	-5%	£1,572,671	-9%	£1,500,682	-13%
14	Caravan Park - 100 units	100	£4,330,442	£4,111,649	-5%	£3,931,677	-9%	£3,751,704	-13%
15	C2 care scheme - flatted scheme in town centre	60	£2,945,038	£3,044,245	3%	£3,125,849	6%	£3,207,453	9%
16	C2 care scheme - flatted scheme edge of town/village	80	£3,926,717	£4,058,992	3%	£4,167,799	6%	£4,276,604	9%
17	C2 care scheme - houses - edge of town/village	50	£1,280,465	£1,201,388	-6%	£1,136,341	-11%	£1,071,294	-16%
18	Class E (retail) development - town centre	-	£161,633	£159,610	-1%	£156,072	-3%	£152,534	-6%
19	Class E (light industrial) development - town centre	-	£487,301	£518,087	6%	£548,872	13%	£579,657	19%
20	Class E (retail) development - edge of town	-	£1,154,520	£1,140,068	-1%	£1,114,800	-3%	£1,089,530	-6%
21	Class E (office) development - town centre	-	£485,524	£492,707	1%	£499,890	3%	£507,074	4%
22	Class E (office) development - town centre	-	£2,080,818	£2,111,604	1%	£2,142,388	3%	£2,173,174	4%
23	Class E (office) development - edge of town	-	£3,468,030	£3,519,338	1%	£3,570,648	3%	£3,621,957	4%
24	Industrial (B2/B8) out of town	-	£1,266,558	£1,163,759	-8%	£1,060,960	-16%	£958,160	-24%
25	Industrial (B2/B8) within town/village boundary	-	£5,193,521	£4,780,853	-8%	£4,367,085	-16%	£3,953,318	-24%
26	Industrial (B2/B8) edge of town/village	-	£253,312	£232,752	-8%	£212,192	-16%	£191,632	-24%
27	Hotel (town centre) 50 rooms	-	£449,528	£475,182	6%	£500,837	11%	£526,491	17%
28	Hotel (town centre) 75 rooms	-	£751,200	£789,040	5%	£826,880	10%	£864,719	15%
29	Hotel (town centre) 100 rooms	-	£1,001,600	£1,052,053	5%	£1,102,506	10%	£1,152,960	15%
30	Community use/leisure within town/village	-	£1,440,065	£1,462,641	2%	£1,485,218	3%	£1,507,793	5%

Table 6.46.5: Impact of alternative CIL rates on residual land values (sales values of £5,069 per square metre) – see text version at Appendix 12

Aff Hsg: 35%
Mkt value: £5,059 per square metre

Site ref	Site	No of units	Baseline RLV - adopted CIL rates	Alternative Rate 1	% change against baseline	Alternative Rate 2	% change against baseline	Alternative Rate 3	% change against baseline
1	Three unit development within town/village boundary	3	£156,129	£150,904	-3%	£146,845	-6%	£142,787	-9%
2	Five unit development - edge of village	5	£260,215	£251,506	-3%	£244,742	-6%	£237,978	-9%
3	Eight unit development - village centre	8	£349,133	£335,212	-4%	£324,400	-7%	£313,589	-10%
4	Ten unit development - edge of village	10	£540,215	£522,814	-3%	£509,300	-6%	£495,785	-8%
5	Ten unit development - rural site	10	£540,215	£522,814	-3%	£509,300	-6%	£495,785	-8%
6	Fifteen unit development - edge of village	15	£810,323	£784,221	-3%	£763,949	-6%	£743,677	-8%
7	Twenty unit development - within town/village boundary	20	£1,022,830	£988,584	-3%	£961,986	-6%	£935,390	-9%
8	Thirty unit development - town centre	78	£3,306,182	£3,163,812	-4%	£3,052,130	-8%	£2,940,449	-11%
9	Fifty unit development within town/village boundary	50	£1,568,342	£1,482,809	-5%	£1,416,382	-10%	£1,349,954	-14%
10	One hundred unit development - edge of town	100	£2,129,223	£1,961,058	-8%	£1,830,455	-14%	£1,699,852	-20%
11	Three hundred unit scheme - edge of town	300	£5,548,325	£5,069,054	-9%	£4,696,833	-15%	£4,324,612	-22%
12	Caravan Park - 20 units	20	£874,563	£828,216	-5%	£792,221	-9%	£756,227	-14%
13	Caravan Park - 40 units	40	£1,661,830	£1,589,137	-6%	£1,497,148	-10%	£1,425,159	-14%
14	Caravan Park - 100 units	100	£4,154,575	£3,922,842	-6%	£3,742,870	-10%	£3,562,898	-14%
15	C2 care scheme - flatted scheme in town centre	60	£2,739,566	£2,844,640	4%	£2,926,245	7%	£3,007,849	10%
16	C2 care scheme - flatted scheme edge of town/village	80	£3,652,756	£3,792,854	4%	£3,901,660	7%	£4,010,466	10%
17	C2 care scheme - houses - edge of town/village	50	£1,565,327	£1,481,572	-5%	£1,416,525	-10%	£1,351,478	-14%
18	Class E (retail) development - town centre	-	£161,633	£159,610	-1%	£156,072	-3%	£152,534	-6%
19	Class E (light industrial) development - town centre	-	£487,301	£518,087	6%	£548,872	13%	£579,657	19%
20	Class E (retail) development - edge of town	-	£1,154,520	£1,140,068	-1%	£1,114,800	-3%	£1,089,530	-6%
21	Class E (office) development - town centre	-	£485,524	£492,707	1%	£499,890	3%	£507,074	4%
22	Class E (office) development - town centre	-	£2,080,818	£2,111,604	1%	£2,142,388	3%	£2,173,174	4%
23	Class E (office) development - edge of town	-	£3,468,030	£3,519,338	1%	£3,570,648	3%	£3,621,957	4%
24	Industrial (B2/B8) out of town	-	£1,266,558	£1,163,759	-8%	£1,060,960	-16%	£958,160	-24%
25	Industrial (B2/B8) within town/village boundary	-	£5,193,521	£4,780,853	-8%	£4,367,085	-16%	£3,953,318	-24%
26	Industrial (B2/B8) edge of town/village	-	£253,312	£232,752	-8%	£212,192	-16%	£191,632	-24%
27	Hotel (town centre) 50 rooms	-	£449,528	£475,182	6%	£500,837	11%	£526,491	17%
28	Hotel (town centre) 75 rooms	-	£751,200	£789,040	5%	£826,880	10%	£864,719	15%
29	Hotel (town centre) 100 rooms	-	£1,001,600	£1,052,053	5%	£1,102,506	10%	£1,152,960	15%
30	Community use/leisure within town/village	-	£1,440,065	£1,462,641	2%	£1,485,218	3%	£1,507,793	5%

Table 6.46.6: Impact of alternative CIL rates on residual land values (sales values of £5,299 per square metre) – see text version at Appendix 12

		Aff Hsg: 35%							
		Mkt value: £5,299 per square metre							
Site ref	Site	No of units	Baseline RLV - adopted CIL rates	Alternative Rate 1	% change against baseline	Alternative Rate 2	% change against baseline	Alternative Rate 3	% change against baseline
1	Three unit development within town/village boundary	3	£190,149	£184,923	-3%	£180,864	-5%	£176,806	-7%
2	Five unit development - edge of village	5	£316,914	£308,204	-3%	£301,440	-5%	£294,676	-7%
3	Eight unit development - village centre	8	£436,583	£422,662	-3%	£411,851	-6%	£401,039	-8%
4	Ten unit development - edge of village	10	£649,404	£632,002	-3%	£618,487	-5%	£604,973	-7%
5	Ten unit development - rural site	10	£649,404	£632,002	-3%	£618,487	-5%	£604,973	-7%
6	Fifteen unit development - edge of village	15	£974,105	£948,003	-3%	£927,731	-5%	£907,460	-7%
7	Twenty unit development - within town/village boundary	20	£1,234,770	£1,200,523	-3%	£1,173,926	-5%	£1,147,329	-7%
8	Thirty unit development - town centre	78	£4,118,441	£3,977,703	-3%	£3,867,699	-6%	£3,757,696	-9%
9	Fifty unit development within town/village boundary	50	£2,067,559	£1,982,027	-4%	£1,915,599	-7%	£1,849,172	-11%
10	One hundred unit development - edge of town	100	£3,140,809	£2,972,645	-5%	£2,842,043	-10%	£2,711,440	-14%
11	Three hundred unit scheme - edge of town	300	£8,303,364	£7,831,296	-6%	£7,464,669	-10%	£7,098,043	-15%
12	Caravan Park - 20 units	20	£944,784	£898,438	-5%	£862,444	-9%	£826,449	-13%
13	Caravan Park - 40 units	40	£1,802,274	£1,709,581	-5%	£1,637,592	-9%	£1,565,603	-13%
14	Caravan Park - 100 units	100	£4,505,685	£4,273,953	-5%	£4,093,980	-9%	£3,914,008	-13%
15	C2 care scheme - flatted scheme in town centre	60	£2,295,150	£2,400,223	5%	£2,481,827	8%	£2,563,432	12%
16	C2 care scheme - flatted scheme edge of town/village	80	£3,060,200	£3,200,298	5%	£3,309,104	8%	£3,417,910	12%
17	C2 care scheme - houses - edge of town/village	50	£2,040,652	£1,956,897	-4%	£1,891,851	-7%	£1,826,804	-10%
18	Class E (retail) development - town centre	-	£161,633	£159,610	-1%	£156,072	-3%	£152,534	-6%
19	Class E (light industrial) development - town centre	-	£487,301	£518,087	6%	£548,872	13%	£579,657	19%
20	Class E (retail) development - edge of town	-	£1,154,520	£1,140,068	-1%	£1,114,800	-3%	£1,089,530	-6%
21	Class E (office) development - town centre	-	£485,524	£492,707	1%	£499,890	3%	£507,074	4%
22	Class E (office) development - town centre	-	£2,080,818	£2,111,604	1%	£2,142,388	3%	£2,173,174	4%
23	Class E (office) development - edge of town	-	£3,468,030	£3,519,338	1%	£3,570,648	3%	£3,621,957	4%
24	Industrial (B2/B8) out of town	-	£1,266,558	£1,163,759	-8%	£1,060,960	-16%	£958,160	-24%
25	Industrial (B2/B8) within town/village boundary	-	£5,193,521	£4,780,853	-8%	£4,367,085	-16%	£3,953,318	-24%
26	Industrial (B2/B8) edge of town/village	-	£253,312	£232,752	-8%	£212,192	-16%	£191,632	-24%
27	Hotel (town centre) 50 rooms	-	£449,528	£475,182	6%	£500,837	11%	£526,491	17%
28	Hotel (town centre) 75 rooms	-	£751,200	£789,040	5%	£826,880	10%	£864,719	15%
29	Hotel (town centre) 100 rooms	-	£1,001,600	£1,052,053	5%	£1,102,506	10%	£1,152,960	15%
30	Community use/leisure within town/village	-	£1,440,065	£1,462,641	2%	£1,485,218	3%	£1,507,793	5%

Table 6.46.7: Impact of alternative CIL rates on residual land values (sales values of £5,538 per square metre) – see text version at Appendix 12

Aff Hsg: 35%
Mkt value: £5,538 per square metre

Site ref	Site	No of units	Baseline RLV - adopted CIL rates	Alternative Rate 1	% change against baseline	Alternative Rate 2	% change against baseline	Alternative Rate 3	% change against baseline
1	Three unit development within town/village boundary	3	£224,167	£218,942	-2%	£214,884	-4%	£210,825	-6%
2	Five unit development - edge of village	5	£373,612	£364,903	-2%	£358,139	-4%	£351,375	-6%
3	Eight unit development - village centre	8	£524,034	£510,112	-3%	£499,301	-5%	£488,489	-7%
4	Ten unit development - edge of village	10	£758,591	£741,190	-2%	£727,676	-4%	£714,161	-6%
5	Ten unit development - rural site	10	£758,591	£741,190	-2%	£727,676	-4%	£714,161	-6%
6	Fifteen unit development - edge of village	15	£1,137,887	£1,111,786	-2%	£1,091,514	-4%	£1,071,242	-6%
7	Twenty unit development - within town/village boundary	20	£1,446,708	£1,412,463	-2%	£1,385,865	-4%	£1,359,269	-6%
8	Thirty unit development - town centre	78	£4,930,698	£4,789,961	-3%	£4,679,958	-5%	£4,569,955	-7%
9	Fifty unit development within town/village boundary	50	£2,566,776	£2,481,244	-3%	£2,414,817	-6%	£2,348,389	-9%
10	One hundred unit development - edge of town	100	£4,152,396	£3,984,232	-4%	£3,853,629	-7%	£3,723,026	-10%
11	Three hundred unit scheme - edge of town	300	£11,053,163	£10,584,001	-4%	£10,217,374	-8%	£9,850,748	-11%
12	Caravan Park - 20 units	20	£1,015,007	£968,660	-5%	£932,665	-8%	£896,671	-12%
13	Caravan Park - 40 units	40	£1,942,718	£1,850,025	-5%	£1,778,036	-8%	£1,706,046	-12%
14	Caravan Park - 100 units	100	£4,856,795	£4,625,062	-5%	£4,445,090	-8%	£4,265,117	-12%
15	C2 care scheme - flatted scheme in town centre	60	£1,850,733	£1,955,807	6%	£2,037,411	10%	£2,119,016	14%
16	C2 care scheme - flatted scheme edge of town/village	80	£2,467,643	£2,607,742	6%	£2,716,548	10%	£2,825,353	14%
17	C2 care scheme - houses - edge of town/village	50	£2,515,977	£2,432,223	-3%	£2,367,176	-6%	£2,302,129	-8%
18	Class E (retail) development - town centre	-	£161,633	£159,610	-1%	£156,072	-3%	£152,534	-6%
19	Class E (light industrial) development - town centre	-	£487,301	£518,087	6%	£548,872	13%	£579,657	19%
20	Class E (retail) development - edge of town	-	£1,154,520	£1,140,068	-1%	£1,114,800	-3%	£1,089,530	-6%
21	Class E (office) development - town centre	-	£485,524	£492,707	1%	£499,890	3%	£507,074	4%
22	Class E (office) development - town centre	-	£2,080,818	£2,111,604	1%	£2,142,388	3%	£2,173,174	4%
23	Class E (office) development - edge of town	-	£3,468,030	£3,519,338	1%	£3,570,648	3%	£3,621,957	4%
24	Industrial (B2/B8) out of town	-	£1,266,558	£1,163,759	-8%	£1,060,960	-16%	£958,160	-24%
25	Industrial (B2/B8) within town/village boundary	-	£5,193,521	£4,780,853	-8%	£4,367,085	-16%	£3,953,318	-24%
26	Industrial (B2/B8) edge of town/village	-	£253,312	£232,752	-8%	£212,192	-16%	£191,632	-24%
27	Hotel (town centre) 50 rooms	-	£449,528	£475,182	6%	£500,837	11%	£526,491	17%
28	Hotel (town centre) 75 rooms	-	£751,200	£789,040	5%	£826,880	10%	£864,719	15%
29	Hotel (town centre) 100 rooms	-	£1,001,600	£1,052,053	5%	£1,102,506	10%	£1,152,960	15%
30	Community use/leisure within town/village	-	£1,440,065	£1,462,641	2%	£1,485,218	3%	£1,507,793	5%

Table 6.46.8: Impact of alternative CIL rates on residual land values (sales values of £5,778 per square metre) – see text version at Appendix 12

Aff Hsg: 35%
Mkt value: £5,778 per square metre

Site ref	Site	No of units	Baseline RLV - adopted CIL rates	Alternative Rate 1	% change against baseline	Alternative Rate 2	% change against baseline	Alternative Rate 3	% change against baseline
1	Three unit development within town/village boundary	3	£258,186	£252,961	-2%	£248,903	-4%	£244,844	-5%
2	Five unit development - edge of village	5	£430,310	£421,601	-2%	£414,838	-4%	£408,073	-5%
3	Eight unit development - village centre	8	£611,484	£597,563	-2%	£586,752	-4%	£575,940	-6%
4	Ten unit development - edge of village	10	£867,780	£850,378	-2%	£836,863	-4%	£823,349	-5%
5	Ten unit development - rural site	10	£867,780	£850,378	-2%	£836,863	-4%	£823,349	-5%
6	Fifteen unit development - edge of village	15	£1,301,669	£1,275,568	-2%	£1,255,296	-4%	£1,235,024	-5%
7	Twenty unit development - within town/village boundary	20	£1,658,648	£1,624,401	-2%	£1,597,805	-4%	£1,571,208	-5%
8	Thirty unit development - town centre	78	£5,742,956	£5,602,218	-2%	£5,492,215	-4%	£5,382,212	-6%
9	Fifty unit development within town/village boundary	50	£3,064,807	£2,980,460	-3%	£2,914,033	-5%	£2,847,606	-7%
10	One hundred unit development - edge of town	100	£5,157,328	£4,991,691	-3%	£4,863,051	-6%	£4,734,411	-8%
11	Three hundred unit scheme - edge of town	300	£13,783,956	£13,318,982	-3%	£12,957,865	-6%	£12,596,749	-9%
12	Caravan Park - 20 units	20	£1,085,228	£1,038,882	-4%	£1,002,887	-8%	£966,893	-11%
13	Caravan Park - 40 units	40	£2,083,162	£1,990,469	-4%	£1,918,480	-8%	£1,846,490	-11%
14	Caravan Park - 100 units	100	£5,207,904	£4,976,172	-4%	£4,796,200	-8%	£4,616,227	-11%
15	C2 care scheme - flatted scheme in town centre	60	£1,406,315	£1,511,390	7%	£1,592,994	13%	£1,674,598	19%
16	C2 care scheme - flatted scheme edge of town/village	80	£1,875,088	£2,015,186	7%	£2,123,992	13%	£2,232,798	19%
17	C2 care scheme - houses - edge of town/village	50	£2,990,687	£2,907,547	-3%	£2,842,500	-5%	£2,777,454	-7%
18	Class E (retail) development - town centre	-	£161,633	£159,610	-1%	£156,072	-3%	£152,534	-6%
19	Class E (light industrial) development - town centre	-	£487,301	£518,087	6%	£548,872	13%	£579,657	19%
20	Class E (retail) development - edge of town	-	£1,154,520	£1,140,068	-1%	£1,114,800	-3%	£1,089,530	-6%
21	Class E (office) development - town centre	-	£485,524	£492,707	1%	£499,890	3%	£507,074	4%
22	Class E (office) development - town centre	-	£2,080,818	£2,111,604	1%	£2,142,388	3%	£2,173,174	4%
23	Class E (office) development - edge of town	-	£3,468,030	£3,519,338	1%	£3,570,648	3%	£3,621,957	4%
24	Industrial (B2/B8) out of town	-	£1,266,558	£1,163,759	-8%	£1,060,960	-16%	£958,160	-24%
25	Industrial (B2/B8) within town/village boundary	-	£5,193,521	£4,780,853	-8%	£4,367,085	-16%	£3,953,318	-24%
26	Industrial (B2/B8) edge of town/village	-	£253,312	£232,752	-8%	£212,192	-16%	£191,632	-24%
27	Hotel (town centre) 50 rooms	-	£449,528	£475,182	6%	£500,837	11%	£526,491	17%
28	Hotel (town centre) 75 rooms	-	£751,200	£789,040	5%	£826,880	10%	£864,719	15%
29	Hotel (town centre) 100 rooms	-	£1,001,600	£1,052,053	5%	£1,102,506	10%	£1,152,960	15%
30	Community use/leisure within town/village	-	£1,440,065	£1,462,641	2%	£1,485,218	3%	£1,507,793	5%

Table 6.46.9: Impact of alternative CIL rates on residual land values (sales values of £6,017 per square metre) – see text version at Appendix 12

Aff Hsg: 35%
Mkt value: £6,017 per square metre

Site ref	Site	No of units	Baseline RLV - adopted CIL rates	Alternative Rate 1	% change against baseline	Alternative Rate 2	% change against baseline	Alternative Rate 3	% change against baseline
1	Three unit development within town/village boundary	3	£292,205	£286,980	-2%	£282,922	-3%	£278,863	-5%
2	Five unit development - edge of village	5	£487,009	£478,300	-2%	£471,536	-3%	£464,772	-5%
3	Eight unit development - village centre	8	£698,935	£685,013	-2%	£674,201	-4%	£663,390	-5%
4	Ten unit development - edge of village	10	£976,005	£958,866	-2%	£945,554	-3%	£932,242	-4%
5	Ten unit development - rural site	10	£976,005	£958,866	-2%	£945,554	-3%	£932,242	-4%
6	Fifteen unit development - edge of village	15	£1,464,008	£1,438,298	-2%	£1,418,331	-3%	£1,398,363	-4%
7	Twenty unit development - within town/village boundary	20	£1,870,587	£1,836,341	-2%	£1,809,745	-3%	£1,783,147	-5%
8	Thirty unit development - town centre	78	£6,555,215	£6,414,477	-2%	£6,304,473	-4%	£6,194,470	-6%
9	Fifty unit development within town/village boundary	50	£3,559,216	£3,474,969	-2%	£3,409,540	-4%	£3,344,111	-6%
10	One hundred unit development - edge of town	100	£6,159,266	£5,993,630	-3%	£5,864,989	-5%	£5,736,349	-7%
11	Three hundred unit scheme - edge of town	300	£16,514,747	£16,049,773	-3%	£15,688,657	-5%	£15,327,541	-7%
12	Caravan Park - 20 units	20	£1,155,451	£1,109,104	-4%	£1,073,109	-7%	£1,037,115	-10%
13	Caravan Park - 40 units	40	£2,223,606	£2,130,913	-4%	£2,058,924	-7%	£1,986,935	-11%
14	Caravan Park - 100 units	100	£5,559,015	£5,327,282	-4%	£5,147,309	-7%	£4,967,337	-11%
15	C2 care scheme - flatted scheme in town centre	60	£961,899	£1,066,972	11%	£1,148,577	19%	£1,230,181	28%
16	C2 care scheme - flatted scheme edge of town/village	80	£1,282,532	£1,422,630	11%	£1,531,435	19%	£1,640,242	28%
17	C2 care scheme - houses - edge of town/village	50	£3,460,783	£3,378,287	-2%	£3,314,218	-4%	£3,250,149	-6%
18	Class E (retail) development - town centre	-	£161,633	£159,610	-1%	£156,072	-3%	£152,534	-6%
19	Class E (light industrial) development - town centre	-	£487,301	£518,087	6%	£548,872	13%	£579,657	19%
20	Class E (retail) development - edge of town	-	£1,154,520	£1,140,068	-1%	£1,114,800	-3%	£1,089,530	-6%
21	Class E (office) development - town centre	-	£485,524	£492,707	1%	£499,890	3%	£507,074	4%
22	Class E (office) development - town centre	-	£2,080,818	£2,111,604	1%	£2,142,388	3%	£2,173,174	4%
23	Class E (office) development - edge of town	-	£3,468,030	£3,519,338	1%	£3,570,648	3%	£3,621,957	4%
24	Industrial (B2/B8) out of town	-	£1,266,558	£1,163,759	-8%	£1,060,960	-16%	£958,160	-24%
25	Industrial (B2/B8) within town/village boundary	-	£5,193,521	£4,780,853	-8%	£4,367,085	-16%	£3,953,318	-24%
26	Industrial (B2/B8) edge of town/village	-	£253,312	£232,752	-8%	£212,192	-16%	£191,632	-24%
27	Hotel (town centre) 50 rooms	-	£449,528	£475,182	6%	£500,837	11%	£526,491	17%
28	Hotel (town centre) 75 rooms	-	£751,200	£789,040	5%	£826,880	10%	£864,719	15%
29	Hotel (town centre) 100 rooms	-	£1,001,600	£1,052,053	5%	£1,102,506	10%	£1,152,960	15%
30	Community use/leisure within town/village	-	£1,440,065	£1,462,641	2%	£1,485,218	3%	£1,507,793	5%

Table 6.50.1: Commercial schemes – maximum CIL rates (Benchmark Land Value 1 – Previously Developed Land)

Typology No	Description	Maximum CIL rate Per square metre
18	Class E (retail) development - town centre	£454.42
19	Class E (light industrial) development - town centre	-
20	Class E (retail) development - edge of town	£415.29
21	Class E (office) development - town centre	-
22	Class E (office) development - town centre	-
23	Class E (office) development - edge of town	-
24	Industrial (B2/B8) out of town	£112.78
25	Industrial (B2/B8) within town/village boundary	£118.13
26	Industrial (B2/B8) edge of town/village	£75.19
27	Hotel (town centre) 50 rooms	-
28	Hotel (town centre) 75 rooms	-
29	Hotel (town centre) 100 rooms	-
30	Community use/leisure within town/village	-

Table 6.50.2: Commercial schemes – maximum CIL rates (Benchmark Land Value 2 – Higher Greenfield)

Typology No	Description	Maximum CIL rate Per square metre
18	Class E (retail) development - town centre	£479.17
19	Class E (light industrial) development - town centre	-
20	Class E (retail) development - edge of town	£462.43
21	Class E (office) development - town centre	-
22	Class E (office) development - town centre	-
23	Class E (office) development - edge of town	-
24	Industrial (B2/B8) out of town	£195.28
25	Industrial (B2/B8) within town/village boundary	£199.61
26	Industrial (B2/B8) edge of town/village	£130.19
27	Hotel (town centre) 50 rooms	-
28	Hotel (town centre) 75 rooms	-
29	Hotel (town centre) 100 rooms	-
30	Community use/leisure within town/village	-

Table 6.50.3: Commercial schemes – maximum CIL rates (Benchmark Land Value 3 – Lower Greenfield)

Typology No	Description	Maximum CIL rate Per square metre
18	Class E (retail) development - town centre	£485.17
19	Class E (light industrial) development - town centre	-
20	Class E (retail) development - edge of town	£473.86
21	Class E (office) development - town centre	-
22	Class E (office) development - town centre	-
23	Class E (office) development - edge of town	-
24	Industrial (B2/B8) out of town	£215.28
25	Industrial (B2/B8) within town/village boundary	£219.36
26	Industrial (B2/B8) edge of town/village	£143.52
27	Hotel (town centre) 50 rooms	-
28	Hotel (town centre) 75 rooms	-
29	Hotel (town centre) 100 rooms	-
30	Community use/leisure within town/village	-

Housing for older people

- 6.53 Housing for older people (extra care, sheltered housing and care homes) are generally not viable at 35% affordable housing unless provided on greenfield sites and/or in the form of houses, rather than flats. However, most schemes of this type of accommodation typically come forward as flatted developments in town centres. Consequently, we would advise against introducing a CIL charge on this type of development (i.e. C2 uses) at the current time and instead any 'surplus' value is used to provide affordable housing on such sites.
- 6.54 Where these types of development are viable, they have less capacity than general purpose residential schemes to contribute towards infrastructure. They are also fewer in number than general purpose residential schemes in Use Class C3 and will therefore make a significantly smaller contribution to housing provision overall.

Permanent resident caravan parks (C3 use class)

- 6.55 As noted earlier in this Section, operators of permanent resident caravan parks (C3 use class) will be able to make financial contributions towards affordable housing. However, by their nature, it will be difficult to implement CIL charges on permanent resident caravan parks, as caravans do not constitute 'development' and the extent of gross floorspace is not determined at the outset and is variable. Operators will be setting up parks and providing serviced pitches, but residents will purchase and install their own homes, and sometimes move them elsewhere.
- 6.56 We therefore recommend that the Council does not seek to apply a CIL charge to homes within a caravan park and focuses instead on securing affordable housing contributions which do not need to be linked to the installation of homes. This is because the affordable housing contribution is secured from the long-term business model of the operator and is not subject to the timing of individual residents taking up plots on the park.

Use Class E floorspace

- 6.57 The September 2020 changes to the Use Class Order brings together a range of uses that were previously separately defined uses (retail; cafes and restaurants; professional and financial services; health centres; offices; and light industrial). Although there is now flexibility in terms of use between

these uses, the CIL regulations indicate that CIL should be based on intended uses of development and not necessarily defined by the Use Class Order.

- 6.58 We have tested the viability of the three most likely types of development within Use Class E (offices; retail; and light industrial). In the adopted Charging Schedule, convenience retail is currently charged at £100 per square metre (£146.41 per square metre after indexation as of January 2026) and comparison retail at £20 per square metre (£29.28 per square metre after indexation as of January 2026). All other uses within Class E fall within the “Standard Charge” of nil.
- 6.59 Our appraisals indicate that office and light industrial developments in the town centre will not generate any surplus residual land value over existing use values that could be used to pay a CIL charge. However, retail development continues to remain viable, albeit that the sector as a whole is going through a period of structural change, with significant volumes of business moving online. At the current time, we recommend that the existing rates (subject to indexation) for retail development are maintained in any revised CIL charging schedule. It is recommended that other uses within Use Class E should continue to attract a ‘nil’ CIL rate in any revised CIL charging schedule.

Hotels

- 6.60 The adopted CIL Charging Schedule applies the “Standard Charge” of nil to the development of new hotels. Our appraisals indicate that hotel developments do not currently generate surplus value above benchmark land values that could be used towards a CIL contribution. Furthermore, as hotels are more likely to be built in town centres owing to existing national planning policy requirements, they will typically be built on previously developed sites with higher benchmark land values in comparison to greenfield sites. We therefore recommend that hotel developments remain within the “Standard Charge” of nil in any revised CIL charging schedule.

Industrial and warehousing

- 6.61 Industrial and warehousing development has become significantly more viable since the current CIL Charging Schedule was adopted, partly in response to losses of existing space to other uses, but also due to increasing demand from online operators, such as Amazon.
- 6.62 New industrial developments are most likely to be brought forward on greenfield sites, where our appraisals indicate that maximum rates of between £106.70 and £160.05 per square metre could be charged for CIL.
- 6.63 We have tested potential CIL rates of £20, £40 and £60 per square metre and applying these rates to our appraisals reduces the residual land values by 8%, 16% and 24% respectively. We suggest that the Council adopts a cautious approach to rates for industrial and warehouse development, given that a nil rate was previously applied. A rate of £20 per square metre should be sufficiently modest in terms of its impact to avoid any adverse impacts on land supply and could be incorporated into any revised CIL charging schedule.

Revised CIL charges – Summary

- 6.64 We summarise the suggested revised CIL charges if a review of Wealden’s CIL Charging Schedule were to come forward in Table 6.64.1 below. The Council may decide that the additional income generated by the modest changes to the rates may not justify the resource required for a CIL review at the current time. However, for the avoidance of doubt, our appraisals indicate that the adopted (indexed) rates can be absorbed by developments coming forward in the District.

Table 6.64.1: Suggested revisions to CIL Charging Schedule

Development type	Zone	Adopted rate	Indexed rate January 2026	Proposed rate
Residential	Higher Band	£200	£292.81	£325.00
Residential	Lower Band	£150	£219.61	£219.61

Development type	Zone	Adopted rate	Indexed rate January 2026	Proposed rate
Residential schemes for older people	Whole District	-	-	Nil
Convenience retail	Whole District	£100	£139.53	£139.53
Comparison retail	Whole District	£20	£27.90	£27.90
Offices		-	-	Nil
Hotels		-	-	Nil
Industrial	Whole District	Nil	Nil	£20
Standard rate (all other uses)	Whole District	Nil	Nil	Nil

7 Conclusions and recommendations

7.1 Paragraph 35 of the NPPF (December 2024) states that “plans should set out the contributions expected in association with particular sites and types of development. This should include setting out the levels and types of affordable housing provision required, along with other infrastructure (such as that needed for education, health, transport, green and digital infrastructure). Such policies should not undermine the delivery of the plan”. This report and its supporting appendices test the ability of development typologies in Wealden District to support emerging Local Plan policies while making contributions to infrastructure that will support growth through CIL.

7.2 We have tested the impact of the main emerging planning policies which may have an impact on viability:

- **Affordable housing:** The Council's emerging affordable housing requirement is that 35% of units should be provided as affordable on developments of 10 or more units (6 or more units in the High Weald National Landscape). We have appraised residential schemes with a range of affordable housing percentages from 0% to 50% reflecting the tenure split in the emerging plan (55% social rent, 25% affordable rent and 20% intermediate (shared ownership)) to test the 35% target percentage in the emerging Affordable Housing policy. There are significant variations in the percentages of affordable housing that can be provided, depending on private sales values (which vary across the District); scheme composition; and benchmark land value. The results do not point to any particular level of affordable housing that most schemes can viably deliver, and we therefore recommend that the existing 35% target be retained and applied on a 'maximum reasonable proportion' basis taking site-specific circumstances into account. This reflects the Council's current practice and also the approach in its emerging Local Plan. However, while the evidence indicates there might be limited scope for some schemes to provide more than 35% affordable housing, there will be increasing pressure on development to contribute towards the UK's Net Zero Carbon commitments which will increase costs over time. It is likely that any additional development value will be required to satisfy these requirements, leaving little or no scope to increase affordable housing provision over the forthcoming plan period.
- **Affordable housing on sites providing 9 or fewer units:** our appraisals indicate that there is no significant difference in the viability of schemes providing 9 or fewer units than those of 10 units or more (we have tested typologies comprising 3, 5 and 8 units). However, providing affordable housing on small sites can give rise to practical difficulties and consequently, most councils operate a small sites affordable housing policy through which they will seek payments in lieu where on-site provision is not possible. This approach is reflected in the Council's emerging Affordable Housing policy. In exceptional circumstances where on site provision cannot be provided, this policy seeks financial contributions in lieu of schemes providing between 6-9 (net) units in the High Weald National Landscape and our appraisals indicate that this approach is viable. As noted, our appraisals test schemes of 3, 5 and 8 units, and all three typologies are widely viable. We also note that the small schemes in other parts of the District could also viably contribute towards affordable housing. The Council could therefore consider extending the policy to 6 to 9 units and to cover the whole District, subject to the restrictions of NPPF at paragraph 65. We have also provided an overview of the two main approaches to seeking payments in lieu which are broadly financially neutral for developers in comparison to on-site delivery. In other words, payments in lieu neither incentivise developers to take up the option of a payment, but neither does it penalise them.
- The emerging Affordable Housing policy also seeks to apply the affordable housing requirement to **care schemes (Use Class C2)**. Our appraisals indicate that these schemes should be able to provide an affordable housing contribution (either on site units or payment in lieu), depending on location and form of development, but not necessarily at 35% in all cases. However, given that the emerging Affordable Housing policy can be applied flexibly, we recommend that the same overall target is applied to care schemes.
- **Affordable housing contributions on permanent resident caravan parks (C3 use class):** these types of development differ significantly from conventional residential developments, as the operator sets up a park and provides serviced plots for rent to residents who source their own unit

from a supplier. Residents own their own unit but rent their plot (or 'pitch') from the operator. We have therefore assessed the viability of permanent resident caravan parks from an operating model perspective. This indicates that operators should be able to make financial contributions of circa £20,000 per unit or alternatively provide a proportion (in line with the emerging Affordable Housing policy) of the pitches at permanently reduced pitch fees.

- **Self-build and custom build homes:** the requirement of the emerging Plan policy on self-build and custom build homes (previously published in March 2024) states that sites of 20 (gross) dwellings or more will deliver a proportion of plots for self-build and custom build housing has a neutral impact on financial viability. Developers will sell serviced plots at market value and the amount they receive will be broadly the same as the residual land value they would have achieved from building and selling a 'standard' plot. It is therefore considered that this emerging policy will have a neutral impact on viability.
- **Net zero carbon:** The emerging Plan Policy on Net Carbon Zero Development (previously published in March 2024) requires that developments deliver reductions in emissions through reduced energy use and reduced embodied carbon. Our appraisals reflect the net zero carbon requirement through a 5% increase in construction costs (covering operational emissions) and 15% (that covers both operational emissions and embodied carbon). Our appraisals indicate that most developments will be able to meet net zero carbon in regard to operational emissions but securing net zero carbon on embodied emissions will require trade-offs in terms of other policies (e.g. reduced affordable housing percentages in some cases). However, the cost of reducing both operational and embodied carbon emissions is likely to fall over time and the policy trade-offs required will abate over the plan period.
- **Biodiversity Net Gain:** We have tested the emerging Plan Policy requirement (previously published in March 2024) that developments achieve Biodiversity Net Gain of 20%. The cost uplift arising from this requirement is relatively modest and the impact on residual land values can be readily absorbed without adversely impacting other policy objectives. There is very little difference in the impact between meeting 20% net gain and lower net gain of 10% or 15% and therefore limited benefit in terms of increasing scope for the delivery of other policies through the adoption of lower BNG standards.
- **Cumulative impact of other policies:** In addition to the specific policies above, our appraisals have regard to the cumulative impact of other plan policies which may have cost implications. In this regard, our appraisals therefore comply with the requirement in national guidance for a comprehensive assessment of all relevant plan policies in the viability assessment.

- 7.3 In the context of the outcomes of the appraisals above, we have also tested the ability of sites to potentially absorb higher rates of CIL than the currently adopted rates, subject to indexation. It should be noted that the adopted rates have already increased significantly as a result of indexation and the 2026 rates are almost 50% higher than the 'original' adopted rates.
- 7.4 Viability in the lower residential band is more marginal after the impact of emerging policies is factored in, when compared to the higher residential band. To avoid reductions in affordable housing to balance net zero carbon requirements as well as other policy requirements, we recommend that the CIL rate in the lower residential band remains unchanged at £219.61 per square metre (indexed as of January 2026). In the higher band, developments could readily absorb an increase from the current rate of £292.81 (as indexed as of January 2026) to as much as £325 per square metre.
- 7.5 The retail sector is undergoing structural change as a result of more trade moving online, although the impact of this is more evident in the comparison retail sector, than the convenience sector. Our appraisals indicate that the adopted indexed CIL rates remain at a viable level and should remain unchanged.
- 7.6 The industrial and logistics sector has seen significant increases in demand and rising rents and capital values as a result. Our appraisals indicate that a CIL rate of £20 per square metre could be applied for these uses.
- 7.7 All the revised CIL rates recommended above remain well below the theoretical maximum rates and

are therefore not set at the margins of viability.

- 7.8 Viability measured in present value terms is only one of several factors that determine whether a site is developed. Developers need to maintain a throughput of sites to ensure their staff are utilised and they can continue to generate returns for their shareholders. Consequently, small adjustments to residual land values resulting from changes in policy can be absorbed in most circumstances by developers taking a commercial view on the impact. However, in most cases the impact on land value is sufficiently modest that this can be passed onto the land owner at the bid stage without adversely impacting on the supply of land for development.
- 7.9 In considering the outputs of the appraisals, it is important to recognise that some developments will be unviable regardless of the Council's requirements. In these cases, the value of the existing building will be higher than a redevelopment opportunity over the medium term. However, this situation should not be taken as an indication of the viability (or otherwise) of the Council's policies and requirements.
- 7.10 It is critical that developers do not over-pay for sites such that the value generated by developments is paid to the landowner, rather than being used to provide affordable housing and to meet other planning policy requirements. The Council should work closely with developers to ensure that landowners' expectations of land value are appropriately framed by the local policy context. There may be instances when viability issues emerge on individual developments, even when the land has been purchased at an appropriate price (e.g. due to extensive decontamination requirements). In these cases, some flexibility may be required subject to the submission of a robust site-specific viability assessment.

Appendix 1 - Emerging Policy Review

Policy	Policy name	Summary of requirement	Cost impact
SS1	Spatial Strategy for Wealden	Sets out the Council's strategic development strategy to 2042.	No specific cost impacts not addressed in other policies.
SS2	Provision of Homes	Sets out targets for housing provision over the plan period to 2042.	Land use issue only.
SS3	Gypsy, Traveller and Travelling Showpeople - Accommodation Needs	Sets a strategic target for the delivery of 51 pitches for G&Ts and 3 plots for travelling show people across the District up to 2040.	Land use issue only.
SS4	Retail Provision and Town Centres	Sets a strategic target for the delivery of 7,600 to 9,700 sqm of convenience retail floorspace and 7,600 to 11,900 of comparison retail floorspace by 2040.	Land use issue only.
SS5	Provision of Employment Floorspace	Sets a strategic target for the delivery of at least 159,530 sqm of employment floorspace by 2042, including how this will be achieved.	Land use issue only
SS6	Strategic Employment Allocations	Identifies specific locations for development of employment land.	Land use issue only.
SS7	Ensuring Comprehensive Development and Housing Delivery	Sets out a requirement for comprehensive development of sites	No additional development costs
SS8	Responding to Climate Change	Strategic policy indicating that the Council will support development proposals that help to mitigate climate change, including reducing heat and power demands through energy efficiency	Specific costs addressed through individual policies elsewhere.
SS9	Health, well-being and quality of life	Requirement for developments to be designed in a manner to promote healthy, inclusive and safe spaces to promote physical and mental well-being. Developers to undertake health impact assessments.	Specific costs addressed through individual policies elsewhere in the plan. De-minimis cost, incorporated within the professional fees allowance.
SS10	Green Infrastructure	Development to protect, improve and enhance existing green infrastructure and where possible create additional green infrastructure.	Land use issue only. Provision of additional green infrastructure reflected through net to gross site ratios assumed.
CC1	Net Zero Development Standards	Non-residential developments to achieve BREEAM 'very good' as a minimum and developments exceeding 1,000 sqm should achieve 'excellent' rating. Residential development to achieve total energy use intensity of less than 35kWh per square metre per year; maximum space heating of 15kWh per square metre per year; and no more than 500 kg of CO2 per square metre upfront embodied carbon (increasing to 300 kg of CO2 per square metre by 2030). To be applied subject to viability.	Specific cost allowance included in the study

Policy	Policy name	Summary of requirement	Cost impact
CC2	Reducing Energy Consumption in Existing Buildings	Promotes a retention and retrofit/ refurbish approach to development. Existing buildings to be retained wherever possible. Non-residential development to achieve Excellent BREEAM standard.	Land use issue only. Cost of BREEAM excellent incorporated into the appraisals.
CC3	Sustainable Design and Construction.	Seeks to prioritise reuse of land and buildings over greenfield development. Use of locally sourced material wherever possible to reduce emissions from transportation. Avoiding overheating through use of natural ventilation and avoiding the use of air conditioning systems. Non-residential development to achieve Excellent BREEAM standard.	No specific additional development costs. Costs of BREEAM excellent included in the appraisals.
CC4	Carbon sequestration	Policy to protect existing carbon stores and to promote natural solutions for carbon sequestration.	Land use issue only.
CC5	Renewable and Low Carbon Energy	Indicates support for renewable and low carbon energy generating networks, providing they do not have adverse impacts on the High Weald National Landscape or the setting of the South Downs National Park. Sets out planning requirements for energy storage facilities.	Land use issue only.
CC6	Water Efficiency	Developments to minimise water use, including factoring in rainwater harvesting measures. Developments to reduce water use to 110 litres per person per day.	Can be achieved without additional development costs, including selection of appropriate taps and shower heads to minimise water flow rates.
CC7	Managing Flood Risk	Applies standard sequential approach to development in areas at risk of flooding.	Land use issue only.
CC8	Sustainable Drainage	Integrate sustainable drainage into developments.	Standard requirement reflected in base construction costs and external works costs.
CC9	Coastal Change Management Area	Seeks to restrict the construction of new development in the coastal change management area, located at Pevensy Bay.	Land use matter only.
NE1	Biodiversity, Geodiversity and Nature Recovery	Indicates that the Council will not support developments that do not mitigate their harm to biodiversity and geodiversity.	Land use issue only.
NE2	Biodiversity Net Gain	Developments expected to enhance biodiversity – 20% net gain required.	Cost of 20% biodiversity net gain incorporated tested.
NE3	Woodland, trees and hedgerows	Seeks to protect existing woodlands, trees and hedgerows and promote new provision.	Land use issue only. Can be accommodated within net to gross site ratios assumed.

Policy	Policy name	Summary of requirement	Cost impact
NE4	Ancient Woodland and Veteran Trees	Sets out requirements for proposals within certain distances of ancient woodlands and veteran trees to avoid harm.	Land use issue only.
NE5	Ashdown Forest SPA	Standard prohibition on residential development within 400m of the Ashdown Forest SPA. Residential developments between 400m and up to 7km from the SPA are expected to provide SANGs and SAMMS contributions.	Cost of SANGs and SAMMS incorporated into the appraisals where relevant.
NE6	Landscape character	Requirement for developments to recognize landscape character in their proposals.	Can be achieved through careful design of landscape without additional costs.
NE7	The High Weald National Landscape	Sets out requirements for developments within the High Weald National Landscape	Can be achieved through careful design. Developments in the High Weald are also likely to achieve premium values which would offset potential higher costs for certain materials (if used).
NE8	Setting of the South Downs National Park	Developments that may have an adverse impact on the setting of the National Park to be resisted.	Land use issue only.
NE9	Agricultural Land	Seeks to prioritise development of poorer quality agricultural land in preference to higher quality agricultural land.	Land use issue only.
NE10	Light pollution and dark skies	Developments to mitigate light pollution.	Can be achieved through careful selection of lighting devices without additional cost.
NE11	Noise pollution	Developments of uses which create noise to be tested in terms of potential impacts. Mitigation measures required where adjacent uses may be adversely affected.	No additional development costs.
NE12	Air quality	Applications for major developments to be accompanied by air quality assessment.	De-minimis additional cost, incorporated within professional fees allowance.
NE13	Water Environment and Water Infrastructure	Development to be permitted only where it can be demonstrated that there will be no adverse impact on surface and groundwater. Development proposals must demonstrate that there is adequate supply of water and sewerage.	Land use issue only. Standard requirement to provide access to water and waste. Reflected in construction costs where new supplies are required.
NE14	Contaminated Land and Land Stability	Proposals on contaminated land to be assessed for their suitability and remediated where necessary.	Remediation of contaminated land reflected in adjustment to benchmark and value, in accordance with PPG.
HE1	The Conservation, Protection and Enhancement of the Historic Environment	Sets out the strategic framework for dealing with applications involving heritage assets.	No costs for new build development.
HE2	Heritage Assets	Sets out requirements for applications involving heritage assets to safeguard, conserve and enhance their significance.	No costs for new build development

Policy	Policy name	Summary of requirement	Cost impact
HE3	Conservation Areas	Sets out Council's requirements for development proposals in conservation areas.	Land use issue only. Sites in or adjacent to conservation areas will have lower bulk and massing than may otherwise have been the case.
HE4	Enabling Development	Sets out the Council's approach to permitting developments that would otherwise conflict with development plan policies to generate funding to secure the future of a heritage asset.	Land use issue only. Development would not normally be supported on enabling development sites.
HE5	Historic Parks and Gardens	Sets out the requirements the Council will impose on any proposals affecting historic parks and gardens.	No costs for new build development
HE6	Archaeology	Seeks to prevent developments that would result in substantial harm to scheduled monuments and other archaeological sites.	Land use issue only – may prevent some sites from being developed
HO1	Housing Type and Mix	Housing mix requirements for new dwellings (schemes with 10 or more units) Market: One bed: 5% Two bed: 30% Three bed: 40% Four bed: 25% Affordable - rented (schemes 50+ units): One bed: 40% Two bed: 30% Three bed: 25% Four bed: 5% Affordable – ownership (schemes 50+ units): One bed: 20% Two bed: 40% Three bed: 30% Four bed: 10%	This housing mix is reflected in the appraisals
HO2	Density	New developments to make effective use of land and include green spaces/green infrastructure and support local facilities and transport networks.	These densities are reflected in the site typologies
HO3	Brownfield Land	Seeks to make effective use of brownfield land for housing development.	Land use issue only.
HO4	Small and Medium Sized Housing Sites	Support for provision of housing on sites of 1 ha or smaller	Land use issue only.
HO5	Self-Build and Custom Housebuilding	Sites of 20 or more units to provide 5% self-build or custom build plots	Considered in study
HO6	Houses in Multiple Occupancy (HMOs) and Subdivision of Existing Dwellings	Sets out policy requirements for conversion of dwellings to HMOs and the subdivision of existing dwellings.	Not relevant to new development. If HMO proposals become unviable due to the policy requirements, housing units will remain in existing use as family dwellings.

Policy	Policy name	Summary of requirement	Cost impact
HO7	Rural Exception Sites to Meet Local Housing Need	Sets out the circumstances in which rural exception sites will be granted planning permission for schemes that entirely comprise of affordable housing.	Land use issue only – presumption against development other than Affordable Housing will limit land values
HO8	Affordable Housing	Policy targets to be set for the following: 35% on-site AH on developments with 10 or more units (6 or more units in the High Weald National Landscape. Applies to both C3 and C2. On-site AH on C2 developments with 10 or more units. Financial contribution on permanent resident caravan parks delivering 10+ units (or 0.5 hectares or more in size). Tenure mix of 55% social rent, 25% affordable rent and 20% intermediate housing (predominantly shared ownership but can include First Homes). Requirements above are to be subject to individual scheme viability.	Tested in study
HO9	Gypsy, Traveller and Travelling Showpeople – Site Criteria	Sets out criteria for Council's support for G&T sites	Land use policy only.
HO10	Gypsy, Traveller and Travelling Showpeople – Safeguarding Sites	Seeks to protect existing G&T sites.	Land use policy only.
HO11	Specialist Housing for Older and Vulnerable People	Council will support housing for older people and encourage these schemes to provide affordable housing for rent and shared ownership/shared equity	Tested in study
HO12	Residential Accessibility Standards	Accessibility standards – all new dwellings to meet M4(2) of the Building Regulations. 10% of dwellings (on schemes of 20 (net) dwellings or more) to meet M4(3) of the Building Regulations.	Tested in study
HO13	Internal Residential Space Standards for New Dwellings	New developments to meet minimum space standards in Nationally Described Space Standards.	The minimum space requirements are reflected in the appraisals
HO14	Rural Workers Accommodation	Sets out requirements for development of housing for rural workers.	Land use issue only. Any housing will be built as a business tool and will not as a speculative development opportunity.
HO15	Conversion of Rural Buildings to a Residential Use	Sets out a framework for the release of existing buildings in the rural area for use as residential.	Land use matter only.
HO16	Park Homes and Residential Caravan Sites	Outlines policy requirements for the development of new park homes and extensions to existing sites.	Land use policy only.

Policy	Policy name	Summary of requirement	Cost impact
HO17	Replacement Dwellings in the Countryside	Sets out the criteria for the granting of planning permission for replacement dwellings in the countryside.	Land use issue only.
HO18	Extensions and Alterations to Existing Dwellings, Outbuildings and Annexes	Sets out the criteria for the granting of planning permission for extensions to existing dwellings	Household matter only.
HO19	Extensions to Residential Gardens	Sets out circumstances in which extensions to gardens would be permitted.	Land use issue only and not relevant to new development.
INF1	Infrastructure provision, delivery, and funding	Developers to consider existing capacity and new infrastructure requirements in consultation with statutory undertakers. Delivery of community infrastructure through CIL and/or S106.	CIL and S106 reflected in assessment.
INF2	Active and Sustainable travel	Encourages active travel and use of sustainable forms of transport, including reducing the need for car journeys. Identifies suitable locations for sustainable development locations.	Land use issue only. Cost of requirement to undertake travel plans is incorporated within professional fees allowance
INF3	Parking Provisions	Sets out requirements for car/cycle parking on new developments.	No additional development costs.
INF4	Utilities	Developers to demonstrate sufficient capacity in terms of utilities etc and address any needs with statutory undertakers.	Normal development cost that developers need to meet where existing capacity is insufficient.
INF5	Safeguarding of Infrastructure	Prevents development on sites adjacent to existing strategic infrastructure, including transport and reservoirs.	Land use issue only.
INF6	Digital and Communication Infrastructure	Requirement for new dwellings to have adequate broadband and telecoms access. Addresses requirements to be met for applications for new mobile phone and related infrastructure	Reflects market demand from purchasers. Land use issue only.
INF7	Local Services and Community Facilities	Sets out requirements for the provision of new community infrastructure to be delivered through planning obligations. Seeks to prevent loss of existing community facilities.	Planning obligations and CIL incorporated into appraisals. Land use issue only.
INF8	Open space, sports and recreation provision	The Council will seek to protect existing sports facilities. Developments of 10 or more units to contribute towards public open space.	Requirement reflected in net to gross site adjustment in typologies.
DE1	Achieving well-designed and high-quality places	Sets out Council's requirements for all development to achieve high quality of urban and architectural design, including being sympathetic to local landscape; responding positively to site context; use of high-quality materials and enhance existing character.	Additional design requirements reflected in allowance for professional fees. Higher quality materials reflected in selection of 'median' BCIS costs.

Policy	Policy name	Summary of requirement	Cost impact
DE2	Masterplans and Design Codes	Applications for schemes comprising 100 or more units to be supported by a masterplan. Design codes required for schemes of more than 500 units.	Standard requirement – no additional development costs.
DE3	Spaces for people, nature and the public realm	Requirement for developments to incorporate public realm improvements, such as natural features and high-quality landscape design. Developments to incorporate measures to help people feel safe.	Costs of public realm and laying out open space included in external works allowances.
DE4	Shop Fronts and Advertisements	Requirements for new and replacement shop fronts, including respecting the character of the buildings.	No direct cost to developments.
EC1	Sustainable Economic Prosperity and Investment	Sets out strategic policies for strategic employment development. Major developments expected to contribute towards net zero carbon goals, including the provision of EV charging points.	Cost of net zero tested in the appraisals. EVC points also tested.
EC2	Existing Strategic Employment Sites	Seeks to prevent loss of existing strategic employment sites to other uses. Redevelopments should not result in a loss of existing employment floorspace.	Land use issue only.
EC3	Retention and / or Loss of Non-Strategic Employment Sites, Premises or Floorspace	Same position as above, applied to non-strategic employment sites.	Land use issue only.
EC4	Rural Economy	Sets out requirements for development of business premises outside the settlement boundary	Land use issue only.
EC5	Equestrian Development	Sets out requirements for the development of equestrian businesses outside the settlement boundary	Land use issue only.
EC6	Tourism Facilities and Attractions	Sets out requirements for development of tourism facilities and attractions	Land use issue only.
EC7	Visitor Accommodation	Sets out requirements for the development of visitor accommodation. Seeks to protect existing visitor accommodation	Land use issue only.
EC8	The Retention of Sites in Economic or Tourism Use and Commercial Community Facilities	Seeks to protect existing economic, tourism uses and commercial community facilities.	Land use issue only.
TC1	District, Service and Local Centre Hierarchy and 'Town Centre' First Principles	Developments to prioritise town centres when considering new town centre uses development. It also sets out the District, Service and Local Centre Hierarchy.	Land use issue only.
TC2	Sequential and Local Impact Test	Requires that applicants undertake a sequential test and, in some cases, a Local Impact Test, when proposing new retail developments outside defined town centre boundaries.	Land use issue only.



Policy	Policy name	Summary of requirement	Cost impact
TC3	Primary Shopping Areas	Encourages retail uses in primary shopping areas. Seeks to resist uses that are likely to detract from the overall shopping function of primary shopping areas.	Land use issue only.
TC4	Gardens Centres	Sets out requirements for new garden centres outside the settlement boundary	Land use issue only.
SA1	Housing and Mixed-Use Site Allocations	Identifies specific locations for development of housing and mixed-use site allocations within the District.	Land use issue only.

Appendix 2 - Typology details and appraisal inputs

2		3		4		5		6		7		8		13		14		15		16		17		18		19		20		21		22		23		24		25		26		27		28	
WEALDEN LOCAL PLAN VIABILITY TESTING														Floor areas - proposed (sqm)																															
Site ref	Typology description	Gross	Net site	Site coverage	Heights	No of	No of	Resi costs	Resi costs	GIA	GIA		Note: B1 office includes B1(b)					C1 Hotel	C2 resi inst	D1	D2	Total resi units	Total resi FS																						
		Site area	area			Houses	Flats	Houses	Flats	Houses	flats		Retail A1-A3	Retail S'Mark	B1 office	B1(c) and B2	B8 storage																												
1	Three unit development within town/village boundary	0.10	0.10	50%	2	3		1,681	1,894	278	-	-	-	-	-	-	-	-	-	-	-	-	3	278																					
2	Five unit development - edge of village	0.27	0.27	50%	2	5		1,681	1,894	463	-	-	-	-	-	-	-	-	-	-	-	5	463																						
3	Eight unit development - village centre	0.43	0.43	50%	2	8		1,681	1,894	740	-	-	-	-	-	-	-	-	-	-	-	8	740																						
4	Ten unit development - edge of village	0.53	0.53	50%	2	10		1,681	1,894	925	-	-	-	-	-	-	-	-	-	-	-	10	925																						
5	Ten unit development - rural site	0.67	0.67	50%	2	10		1,681	1,894	925	-	-	-	-	-	-	-	-	-	-	-	10	925																						
6	Fifteen unit development - edge of village	0.80	0.80	50%	2	15		1,681	1,894	1,388	-	-	-	-	-	-	-	-	-	-	-	15	1,388																						
7	Twenty unit development - within town/village boundary	0.89	0.89	50%	2	20		1,681	1,894	1,850	-	-	-	-	-	-	-	-	-	-	-	20	1,850																						
8	Thirty unit development - town centre	1.00	1.00	50%	2	21	9	1,681	1,894	4,163	3,053	-	-	250	-	-	-	-	-	-	-	78	7,216																						
9	Fifty unit development within town/village boundary	2.22	2.22	50%	2	35	15	1,681	1,894	3,238	1,388	-	-	-	-	-	-	-	-	-	-	50	4,626																						
10	One hundred unit development - edge of town	5.56	5.56	50%	2	100		1,681	1,894	9,251	-	-	-	-	-	-	-	-	-	-	-	100	9,251																						
11	Three hundred unit scheme - edge of town	16.67	16.67	50%	2	300		1,681	1,894	27,754	-	-	-	-	-	-	-	-	-	-	-	300	27,754																						
12	Caravan Park - 20 units	0.50	0.50	50%	2	20		-	-	1,600	-	-	-	-	-	-	-	-	-	-	-	20	1,600																						
13	Caravan Park - 40 units	1.00	1.00	50%	2	40		-	-	3,200	-	-	-	-	-	-	-	-	-	-	-	40	3,200																						
14	Caravan Park - 100 units	2.50	2.50	50%	2	100		-	-	8,000	-	-	-	-	-	-	-	-	-	-	-	100	8,000																						
15	C2 care scheme - flatted scheme in town centre	0.67	0.67	50%	2		60	1,681	1,894	-	5,551	-	-	-	-	-	-	-	-	-	-	60	5,551																						
16	C2 care scheme - flatted scheme edge of town/village	1.33	1.33	50%	2		80	1,681	1,894	-	7,401	-	-	-	-	-	-	-	-	-	-	80	7,401																						
17	C2 care scheme - houses - edge of town/village	1.56	1.56	50%	2	50		1,681	1,894	4,626	-	-	-	-	-	-	-	-	-	-	-	50	4,626																						
18	Class E (retail) development - town centre	0.02	0.02	50%	2		-	1,681	1,894	-	-	-	350	-	-	-	-	-	-	-	-	-	-																						
19	Class E (light industrial) development - town centre	0.14	0.14	50%	2		-	1,681	1,894	-	-	-	-	-	-	-	1,500	-	-	-	-	-	-																						
20	Class E (retail) development - edge of town	0.24	0.24	50%	2		-	1,681	1,894	-	-	-	2,500	-	-	-	-	-	-	-	-	-	-																						
21	Class E (office) development - town centre	0.02	0.02	50%	2		-	1,681	1,894	-	-	-	-	-	-	-	350	-	-	-	-	-	-																						
22	Class E (office) development - town centre	0.08	0.08	50%	2		-	1,681	1,894	-	-	-	-	-	-	-	1,500	-	-	-	-	-	-																						
23	Class E (office) development - edge of town	0.18	0.18	50%	2		-	1,681	1,894	-	-	-	-	-	-	-	2,500	-	-	-	-	-	-																						
24	Industrial (B2/B8) out of town	0.83	0.83	50%	1		-	1,681	1,894	-	-	-	-	-	-	-	-	5,000	-	-	-	-	-																						
25	Industrial (B2/B8) within town/village boundary	3.33	3.33	50%	1		-	1,681	1,894	-	-	-	250	-	-	-	-	20,000	-	-	-	-	-																						
26	Industrial (B2/B8) edge of town/village	0.17	0.17	50%	1		-	1,681	1,894	-	-	-	-	-	-	-	-	1,000	-	-	-	-	-																						
27	Hotel (town centre) 50 rooms	0.13	0.13	50%	2		-	1,681	1,894	-	-	-	-	-	-	-	-	-	1,250	-	-	-	-																						
28	Hotel (town centre) 75 rooms	0.19	0.19	50%	2		-	1,681	1,894	-	-	-	-	-	-	-	-	-	1,875	-	-	-	-																						
29	Hotel (town centre) 100 rooms	0.25	0.25	50%	2		-	1,681	1,894	-	-	-	-	-	-	-	-	-	2,500	-	-	-	-																						
30	Community use/leisure within town/village	0.08	0.08	50%	2		-	1,681	1,894	-	-	-	-	-	-	-	-	-	-	-	1,100	-	-																						

[illegible]

1	59	60	61	62	63	64	65	66	67	68	69	70	71	72	73	74	75	76	77	78
WEALDEN LIRents				Cap val Yields										n/a						
Site ref	Retail A1/A2	Retail S/M	B1 office	B1(c) and B2	B8 storage	C1 Hotel	C2 resi ins	D1	D2	Resi	Retail A1/A2	Retail S/M	B1 office	B1(c) and B2	B8 storage	C1 Hotel	C2 resi ins	D1	D2	Resi
1	350	275	215	135	135	300	390	250	250	6,017	7.00%	5.50%	6.50%	5.00%	5.00%	5.00%	5.00%	6.00%	6.00%	
2	350	275	215	135	135	300	390	250	250	6,017	7.00%	5.50%	6.50%	5.00%	5.00%	5.00%	5.00%	6.00%	6.00%	
3	350	275	215	135	135	300	390	250	250	6,017	7.00%	5.50%	6.50%	5.00%	5.00%	5.00%	5.00%	6.00%	6.00%	
4	350	275	215	135	135	300	390	250	250	6,017	7.00%	5.50%	6.50%	5.00%	5.00%	5.00%	5.00%	6.00%	6.00%	
5	350	275	215	135	135	300	390	250	250	6,017	7.00%	5.50%	6.50%	5.00%	5.00%	5.00%	5.00%	6.00%	6.00%	
6	350	275	215	135	135	300	390	250	250	6,017	7.00%	5.50%	6.50%	5.00%	5.00%	5.00%	5.00%	6.00%	6.00%	
7	350	275	215	135	135	300	390	250	250	6,017	7.00%	5.50%	6.50%	5.00%	5.00%	5.00%	5.00%	6.00%	6.00%	
8	350	275	215	135	135	300	390	250	250	6,017	7.00%	5.50%	6.50%	5.00%	5.00%	5.00%	5.00%	6.00%	6.00%	
9	350	275	215	135	135	300	390	250	250	6,017	7.00%	5.50%	6.50%	5.00%	5.00%	5.00%	5.00%	6.00%	6.00%	
10	350	275	215	135	135	300	390	250	250	6,017	7.00%	5.50%	6.50%	5.00%	5.00%	5.00%	5.00%	6.00%	6.00%	
11	350	275	215	135	135	300	390	250	250	6,017	7.00%	5.50%	6.50%	5.00%	5.00%	5.00%	5.00%	6.00%	6.00%	
12	350	275	215	135	135	300	390	250	250	1,504	7.00%	5.50%	6.50%	5.00%	5.00%	5.00%	5.00%	6.00%	6.00%	
13	350	275	215	135	135	300	390	250	250	1,504	7.00%	5.50%	6.50%	5.00%	5.00%	5.00%	5.00%	6.00%	6.00%	
14	350	275	215	135	135	300	390	250	250	1,504	7.00%	5.50%	6.50%	5.00%	5.00%	5.00%	5.00%	6.00%	6.00%	
15	350	275	215	135	135	300	390	250	250	6,017	7.00%	5.50%	6.50%	5.00%	5.00%	5.00%	5.00%	6.00%	6.00%	
16	350	275	215	135	135	300	390	250	250	6,017	7.00%	5.50%	6.50%	5.00%	5.00%	5.00%	5.00%	6.00%	6.00%	
17	350	275	215	135	135	300	390	250	250	6,017	7.00%	5.50%	6.50%	5.00%	5.00%	5.00%	5.00%	6.00%	6.00%	
18	350	275	215	135	135	300	390	250	250	6,017	7.00%	5.50%	6.50%	5.00%	5.00%	5.00%	5.00%	6.00%	6.00%	
19	350	275	215	135	135	300	390	250	250	6,017	7.00%	5.50%	6.50%	5.00%	5.00%	5.00%	5.00%	6.00%	6.00%	
20	350	275	215	135	135	300	390	250	250	6,017	7.00%	5.50%	6.50%	5.00%	5.00%	5.00%	5.00%	6.00%	6.00%	
21	350	275	215	135	135	300	390	250	250	6,017	7.00%	5.50%	6.50%	5.00%	5.00%	5.00%	5.00%	6.00%	6.00%	
22	350	275	215	135	135	300	426	250	250	6,017	7.00%	5.50%	6.50%	5.00%	5.00%	5.00%	5.00%	6.00%	6.00%	
23	350	275	215	135	135	300	390	250	250	6,017	7.00%	5.50%	6.50%	5.00%	5.00%	5.00%	5.00%	6.00%	6.00%	
24	350	275	215	135	135	300	390	250	250	6,017	7.00%	5.50%	6.50%	5.00%	5.00%	5.00%	5.00%	6.00%	6.00%	
25	350	275	215	135	135	300	390	250	250	6,017	7.00%	5.50%	6.50%	5.00%	5.00%	5.00%	5.00%	6.00%	6.00%	
26	350	275	215	135	135	300	390	250	250	6,017	7.00%	5.50%	6.50%	5.00%	5.00%	5.00%	5.00%	6.00%	6.00%	
27	350	275	215	135	135	300	390	250	250	6,017	7.00%	5.50%	6.50%	5.00%	5.00%	5.00%	5.00%	6.00%	6.00%	
28	350	275	215	135	135	300	390	250	250	6,017	7.00%	5.50%	6.50%	5.00%	5.00%	5.00%	5.00%	6.00%	6.00%	
29	350	275	215	135	135	300	390	250	250	6,017	7.00%	5.50%	6.50%	5.00%	5.00%	5.00%	5.00%	6.00%	6.00%	
30	350	275	215	135	135	300	390	250	250	6,017	7.00%	5.50%	6.50%	5.00%	5.00%	5.00%	5.00%	6.00%	6.00%	

	79	80	81	82	83	84	85	86	87	88	89	90	91	92	93	94	95	96	97	98	120	121
WEALDEN L																						
Build costs											Net to gross											
Site ref	Retail A1-A5	Retail S/M	B1 office	B1(c) and	B8 storage	C1 Hotel	C2 resi ins	D1	D2	GF infra % costs	Retail A1-A5	Retail S/M	B1 office	B1(c) and B2	B8 storage	C1 Hotel	C2 resi ins	D1	D2	Resi	Total new floorspace	Highways/S278
1	1,773	1,951	2,692	1,497	1,005	3,045		3,022	3,022	-	85%	85%	85%	85%	85%	85%	85%	85%	85%	85%	278	3,000
2	1,773	1,951	2,692	1,497	1,005	3,045		3,022	3,022	-	85%	85%	85%	85%	85%	85%	85%	85%	85%	85%	463	5,000
3	1,773	1,951	2,692	1,497	1,005	3,045		3,022	3,022	-	85%	85%	85%	85%	85%	85%	85%	85%	85%	85%	740	8,000
4	1,773	1,951	2,692	1,497	1,005	3,045		3,022	3,022	-	85%	85%	85%	85%	85%	85%	85%	85%	85%	85%	925	10,000
5	1,773	1,951	2,692	1,497	1,005	3,045		3,022	3,022	-	85%	85%	85%	85%	85%	85%	85%	85%	85%	85%	925	10,000
6	1,773	1,951	2,692	1,497	1,005	3,045		3,022	3,022	-	85%	85%	85%	85%	85%	85%	85%	85%	85%	85%	1,388	15,000
7	1,773	1,951	2,692	1,497	1,005	3,045		3,022	3,022	-	85%	85%	85%	85%	85%	85%	85%	85%	85%	85%	1,850	20,000
8	1,773	1,951	2,692	1,497	1,005	3,045		3,022	3,022	-	85%	85%	85%	85%	85%	85%	85%	85%	85%	85%	7,466	33,750
9	1,773	1,951	2,692	1,497	1,005	3,045		3,022	3,022	-	85%	85%	85%	85%	85%	85%	85%	85%	85%	85%	4,626	50,000
10	1,773	1,951	2,692	1,497	1,005	3,045		3,022	3,022	15%	85%	85%	85%	85%	85%	85%	85%	85%	85%	85%	9,251	100,000
11	1,773	1,951	2,692	1,497	1,005	3,045		3,022	3,022	15%	85%	85%	85%	85%	85%	85%	85%	85%	85%	85%	27,754	300,000
12	1,773	1,951	2,692	1,497	1,005	3,045		3,022	3,022	-	85%	85%	85%	85%	85%	85%	85%	85%	85%	100%	1,600	20,000
13	1,773	1,951	2,692	1,497	1,005	3,045		3,022	3,022	-	85%	85%	85%	85%	85%	85%	85%	85%	85%	100%	3,200	40,000
14	1,773	1,951	2,692	1,497	1,005	3,045		3,022	3,022	-	85%	85%	85%	85%	85%	85%	85%	85%	85%	100%	8,000	100,000
15	1,773	1,951	2,692	1,497	1,005	3,045		3,022	3,022	-	85%	85%	85%	85%	85%	85%	85%	85%	85%	75%	5,551	60,000
16	1,773	1,951	2,692	1,497	1,005	3,045		3,022	3,022	-	85%	85%	85%	85%	85%	85%	85%	85%	85%	75%	7,401	80,000
17	1,773	1,951	2,692	1,497	1,005	3,045		3,022	3,022	-	85%	85%	85%	85%	85%	85%	85%	85%	85%	90%	4,626	50,000
18	1,773	1,951	2,692	1,497	1,005	3,045		3,022	3,022	-	85%	85%	85%	85%	85%	85%	85%	85%	85%	85%	350	5,250
19	1,773	1,951	2,692	1,497	1,005	3,045		3,022	3,022	-	85%	85%	85%	85%	85%	85%	85%	85%	85%	85%	1,500	22,500
20	1,773	1,951	2,692	1,497	1,005	3,045		3,022	3,022	-	85%	85%	85%	85%	85%	85%	85%	85%	85%	85%	2,500	37,500
21	1,773	1,951	2,692	1,497	1,005	3,045		3,022	3,022	-	85%	85%	85%	85%	85%	85%	85%	85%	85%	85%	350	5,250
22	1,773	1,951	2,692	1,497	1,005	3,045		3,022	3,022	-	85%	85%	85%	85%	85%	85%	85%	85%	85%	85%	1,500	22,500
23	1,773	1,951	2,692	1,497	1,005	3,045		3,022	3,022	-	85%	85%	85%	85%	85%	85%	85%	85%	85%	85%	2,500	37,500
24	1,773	1,951	2,692	1,497	1,005	3,045		3,022	3,022	-	85%	85%	85%	85%	85%	85%	85%	85%	85%	85%	5,000	75,000
25	1,773	1,951	2,692	1,497	1,005	3,045		3,022	3,022	-	85%	85%	85%	85%	85%	85%	85%	85%	85%	85%	20,250	303,750
26	1,773	1,951	2,692	1,497	1,005	3,045		3,022	3,022	-	85%	85%	85%	85%	85%	85%	85%	85%	85%	85%	1,000	15,000
27	1,773	1,951	2,692	1,497	1,005	3,045		3,022	3,022	-	85%	85%	85%	85%	85%	85%	85%	85%	85%	85%	1,250	18,750
28	1,773	1,951	2,692	1,497	1,005	3,045		3,022	3,022	-	85%	85%	85%	85%	85%	85%	85%	85%	85%	85%	1,875	28,125
29	1,773	1,951	2,692	1,497	1,005	3,045		3,022	3,022	-	85%	85%	85%	85%	85%	85%	85%	85%	85%	85%	2,500	37,500
30	1,773	1,951	2,692	1,497	1,005	3,045		3,022	3,022	-	85%	85%	85%	85%	85%	85%	85%	85%	85%	85%	1,100	16,500

	122	123	124	125	126	127	128	129	130	131	132	133	134	135	136	137	138	139	140	141
WEALDEN L	Build start (QUARTERS)					Build period (QUARTERS)														
Site ref	Retail A1-A	Retail S/M	B1 office	B1(c) and	B8 storage	C1 Hotel	C2 resi ins	D1	D2	Resi	Retail A1-A	Retail S/M	B1 office	B1(c) and	B8 storage	C1 Hotel	C2 resi ins	D1	D2	Resi
1	2	2	2	2	2	2	2	2	2	1	4	4	4	4	4	4	4	4	4	4
2	2	2	2	2	2	2	2	2	2	1	4	4	4	4	4	4	4	4	4	4
3	2	2	2	2	2	2	2	2	2	1	4	4	4	4	4	4	4	4	4	4
4	2	2	2	2	2	2	2	2	2	2	4	4	4	4	4	4	4	4	4	4
5	2	2	2	2	2	2	2	2	2	2	4	4	4	4	4	4	4	4	4	4
6	2	2	2	2	2	2	2	2	2	2	4	4	4	4	4	4	4	4	4	4
7	2	2	2	2	2	2	2	2	2	2	5	5	5	5	5	5	5	5	5	5
8	2	2	2	2	2	2	2	2	2	2	5	5	5	5	5	5	5	5	5	5
9	2	2	2	2	2	2	2	2	2	2	6	6	6	6	6	6	6	6	6	6
10	2	2	2	2	2	2	2	2	2	2	8	8	8	8	8	8	8	8	8	8
11	2	2	2	2	2	2	2	2	2	2	14	14	14	14	14	14	14	14	14	14
12	2	2	2	2	2	2	2	2	2	2	4	4	4	4	4	4	4	4	4	4
13	2	2	2	2	2	2	2	2	2	2	4	4	4	4	4	4	4	4	4	4
14	2	2	2	2	2	2	2	2	2	2	4	4	4	4	4	4	4	4	4	4
15	2	2	2	2	2	2	2	2	2	2	6	6	6	6	6	6	6	6	6	6
16	2	2	2	2	2	2	2	2	2	2	6	6	6	6	6	6	6	6	6	6
17	2	2	2	2	2	2	2	2	2	2	6	6	6	6	6	6	6	6	6	6
18	2	2	2	2	2	2	2	2	2	2	6	6	6	6	6	6	6	6	6	6
19	2	2	2	2	2	2	2	2	2	2	6	6	6	6	6	6	6	6	6	6
20	2	2	2	2	2	2	2	2	2	2	6	6	6	6	6	6	6	6	6	6
21	2	2	2	2	2	2	2	2	2	2	6	6	6	6	6	6	6	6	6	6
22	2	2	2	2	2	2	2	2	2	2	6	6	6	6	6	6	6	6	6	6
23	2	2	2	2	2	2	2	2	2	2	6	6	6	6	6	6	6	6	6	6
24	2	2	2	2	2	2	2	2	2	2	4	4	4	4	4	4	4	4	4	4
25	2	2	2	2	2	2	2	2	2	2	4	4	4	4	4	4	4	4	4	4
26	2	2	2	2	2	2	2	2	2	2	4	4	4	4	4	4	4	4	4	4
27	2	2	2	2	2	2	2	2	2	2	6	6	6	6	6	6	6	6	6	6
28	2	2	2	2	2	2	2	2	2	2	8	8	8	8	8	8	8	8	8	8
29	2	2	2	2	2	2	2	2	2	2	8	8	8	8	8	8	8	8	8	8
30	2	2	2	2	2	2	2	2	2	2	6	6	6	6	6	6	6	6	6	6

WEALDEN L(Investment sale (QUARTERS))																					Resi sales period (qtrs)				Sales period start		Area	On-site AH		% AH rented		Roof area	BNG cost	Car parking space
Site ref	Retail A1-/	Retail S'M	B1 office	B1(c) and	B8 storage	C1 Hotel	C2 resi ins	D1	D2	Resi	Resi	Resi		% of PRS units																				
1	6	6	6	6	6	6	6	6	6	6			1	5	0.00%	35%	80%	250.00	1.4%	100%														
2	6	6	6	6	6	6	6	6	6	6			1	5	0.00%	35%	80%		666.67	1.4%	100%													
3	6	6	6	6	6	6	6	6	6	6			2	5	0.00%	35%	80%		1,066.67	1.4%	100%													
4	6	6	6	6	6	6	6	6	6	6			2	5	0.00%	35%	80%		1,333.33	1.4%	100%													
5	6	6	6	6	6	6	6	6	6	6			2	5	0.00%	35%	80%		1,666.67	1.4%	100%													
6	6	6	6	6	6	6	6	6	6	6			2	5	0.00%	35%	80%		2,000.00	1.4%	100%													
7	7	7	7	7	7	7	7	7	7	7			3	5	0.00%	35%	80%		2,222.22	1.4%	100%													
8	7	7	7	7	7	7	7	7	7	7			3	5	0.00%	35%	80%		2,500.00	1.4%	100%													
9	8	8	8	8	8	8	8	8	8	8			4	5	0.00%	35%	80%		5,555.56	1.4%	100%													
10	10	10	10	10	10	10	10	10	10	10			6	5	0.00%	35%	80%		13,888.89	1.4%	100%													
11	16	16	16	16	16	16	16	16	16	16			12	5	0.00%	35%	80%		41,666.67	1.4%	100%													
12	6	6	6	6	6	6	6	6	6	6			1	5	0.00%	0%	80%		1,250.00	1.4%	100%													
13	6	6	6	6	6	6	6	6	6	6			1	5	0.00%	0%	80%		2,500.00	1.4%	100%													
14	6	6	6	6	6	6	6	6	6	6			1	5	0.00%	0%	80%		6,250.00	1.4%	100%													
15	8	8	8	8	8	8	8	8	8	8			8	8	0.00%	35%	80%		1,666.67	1.4%	40%													
16	8	8	8	8	8	8	8	8	8	8			8	8	0.00%	35%	80%		3,333.33	1.4%	40%													
17	8	8	8	8	8	8	8	8	8	8			7	8	0.00%	35%	80%		3,906.25	1.4%	40%													
18	8	8	8	8	8	8	8	8	8	8			1	8	0.00%	0%	80%		43.75	1.4%	100%													
19	8	8	8	8	8	8	8	8	8	8			1	8	0.00%	0%	80%		357.14	1.4%	100%													
20	8	8	8	8	8	8	8	8	8	8			1	8	0.00%	0%	80%		595.24	1.4%	100%													
21	8	8	8	8	8	8	8	8	8	8			1	8	0.00%	0%	80%		43.75	1.4%	100%													
22	8	8	8	8	8	8	8	8	8	8			1	8	0.00%	0%	80%		187.50	1.4%	100%													
23	8	8	8	8	8	8	8	8	8	8			1	8	0.00%	0%	80%		446.43	1.4%	100%													
24	6	6	6	6	6	6	6	6	6	6			1	6	0.00%	0%	80%		4,166.67	1.4%	100%													
25	6	6	6	6	6	6	6	6	6	6			1	6	0.00%	0%	80%		16,666.67	1.4%	100%													
26	6	6	6	6	6	6	6	6	6	6			1	6	0.00%	0%	80%		833.33	1.4%	100%													
27	8	8	8	8	8	8	8	8	8	8			1	8	0.00%	0%	80%		312.50	1.4%	100%													
28	10	10	10	10	10	10	10	10	10	10			1	10	0.00%	0%	80%		468.75	1.4%	100%													
29	10	10	10	10	10	10	10	10	10	10			1	10	0.00%	0%	80%		625.00	1.4%	100%													
30	8	8	8	8	8	8	8	8	8	8			1	8	0.00%	0%	80%		196.43	1.4%	100%													

Appendix 3 - BCIS costs

£/M2 STUDY

Description: Rate per m2 gross internal floor area for the building Cost including prelims.

Last updated: 10-Jan-2026 07:55

Rebased to Wealden (107; sample 20)

MAXIMUM AGE OF RESULTS: DEFAULT PERIOD

Building function (Maximum age of projects)	£/m² gross internal floor area						Sample	
	Mean	Lowest	Lower quartiles	Median	Upper quartiles	Highest		
New build								
282. Factories								
Generally (20)	1,448	321	795	1,136	1,633	5,368	85	
Up to 500m2 GFA (20)	1,969	1,153	1,296	1,527	2,260	4,307	13	
500 to 2000m2 GFA (20)	1,469	321	793	1,324	1,603	5,368	32	
Over 2000m2 GFA (20)	1,262	483	717	983	1,305	4,984	40	
282.1 Advance factories								
Generally (15)	1,184	483	941	1,169	1,498	1,804	17	
Up to 500m2 GFA (15)	1,412	1,153	1,169	1,405	1,527	1,804	5	
500 to 2000m2 GFA (15)	1,333	885	1,176	1,426	1,538	1,592	6	
Over 2000m2 GFA (15)	846	483	718	864	976	1,183	6	
282.12 Advance factories/offices - mixed facilities (class B1)								
Generally (20)	1,564	725	1,052	1,426	1,938	3,050	13	
Up to 500m2 GFA (25)	2,741	2,260	-	2,874	-	3,089	3	
500 to 2000m2 GFA (20)	1,712	1,426	-	1,770	-	1,938	3	
Over 2000m2 GFA (20)	1,437	725	979	1,136	1,887	3,050	9	

Building function (Maximum age of projects)	£/m² gross internal floor area						Sample	
	Mean	Lowest	Lower quartiles	Median	Upper quartiles	Highest		
282.2 Purpose built factories								
Generally (30)	1,777	321	967	1,438	2,502	5,368	64	
Up to 500m2 GFA (30)	2,604	974	1,593	2,575	3,587	4,307	6	
500 to 2000m2 GFA (30)	2,049	321	1,073	1,592	2,704	5,368	20	
Over 2000m2 GFA (30)	1,504	465	790	1,216	2,059	4,984	38	
282.22 Purpose built factories/Offices - mixed facilities (15)	1,259	593	1,023	1,183	1,461	2,645	23	
284. Warehouses/stores								
Generally (15)	1,129	489	753	957	1,207	3,600	47	
Up to 500m2 GFA (15)	1,796	821	1,207	1,402	2,155	3,600	6	
500 to 2000m2 GFA (15)	1,065	583	826	1,005	1,179	2,025	14	
Over 2000m2 GFA (15)	1,014	489	722	833	1,156	2,727	27	
284.1 Advance warehouses/stores (15)	917	506	762	893	1,119	1,305	10	
284.2 Purpose built warehouses/stores								
Generally (15)	1,188	489	769	990	1,238	3,600	35	
Up to 500m2 GFA (15)	2,074	821	-	1,936	-	3,600	4	
500 to 2000m2 GFA (15)	1,057	583	782	997	1,182	2,025	13	
Over 2000m2 GFA (15)	1,085	489	733	827	1,189	2,727	18	
284.5 Cold stores/refrigerated stores (30)	1,714	1,167	1,278	1,490	2,308	2,326	5	
320. Offices								
Generally (15)	2,593	1,280	1,969	2,572	3,078	4,068	27	
Air-conditioned								
Generally (15)	2,497	1,553	2,148	2,564	2,977	3,089	11	
1-2 storey (15)	2,302	1,553	2,104	2,275	2,502	3,082	6	

Building function (Maximum age of projects)	£/m² gross internal floor area						Sample	
	Mean	Lowest	Lower quartiles	Median	Upper quartiles	Highest		
3-5 storey (15)	2,693	1,735	-	2,973	-	3,089	4	
6 storey or above (20)	2,970	2,235	2,681	2,861	3,063	4,204	7	
Not air-conditioned								
Generally (15)	2,632	1,280	1,876	2,572	3,171	4,068	13	
1-2 storey (15)	2,823	1,755	2,308	2,698	3,380	4,068	10	
3-5 storey (20)	2,524	1,280	1,806	2,493	3,091	4,338	21	
6 storey or above (25)	3,052	2,389	-	3,148	-	3,524	4	
344. Hypermarkets, supermarkets								
Generally (35)	2,056	857	1,449	1,858	2,762	3,627	30	
Up to 1000m2 (35)	2,677	1,868	-	-	-	3,486	2	
1000 to 7000m2 GFA (35)	2,033	857	1,325	1,851	2,777	3,627	25	
7000 to 15000m2 (35)	1,757	-	-	-	-	-	1	
Over 15000m2 GFA (35)	2,296	-	-	-	-	-	1	
345. Shops								
Generally (30)	2,113	989	1,159	1,689	2,530	5,429	14	
1-2 storey (30)	2,141	989	1,141	1,639	2,633	5,429	13	
3-5 storey (30)	1,738	-	-	-	-	-	1	
532. Community Centres								
Generally (25)	3,073	1,157	2,472	2,878	3,494	8,558	87	
Up to 500m2 GFA								
Generally (25)	3,352	1,157	2,401	3,301	3,731	8,558	36	
Steel framed (25)	3,741	1,982	2,675	3,210	4,012	8,558	18	
Concrete framed (55)	1,871	-	-	-	-	-	1	
Brick construction (25)	2,166	1,157	1,674	2,026	2,260	3,516	9	

Building function (Maximum age of projects)	£/m ² gross internal floor area						Sample	
	Mean	Lowest	Lower quartiles	Median	Upper quartiles	Highest		
Timber framed (25)	3,777	3,046	3,329	3,597	4,193	4,854	8	
500 to 2000m2 GFA								
Generally (25)	2,894	1,505	2,486	2,859	3,296	4,410	48	
Steel framed (25)	2,962	1,834	2,594	2,880	3,296	4,390	30	
Concrete framed (30)	2,723	-	-	-	-	-	1	
Brick construction (25)	2,583	1,505	2,305	2,487	2,891	4,410	11	
Timber framed (25)	3,152	2,365	2,864	3,135	3,514	3,862	6	
Over 2000m2 GFA								
Generally (25)	2,483	2,128	-	-	-	2,837	2	
Steel framed (30)	2,702	-	-	-	-	-	1	
Concrete framed (55)	1,989	-	-	-	-	-	1	
Brick construction (55)	1,473	-	-	-	-	-	1	
Timber framed (15)	2,837	-	-	-	-	-	1	
810. Housing, mixed developments (15)	1,739	929	1,507	1,681	1,903	4,326	1236	
810.1 Estate housing								
Generally (15)	1,711	854	1,455	1,638	1,871	5,877	1265	
Single storey (15)	1,957	1,139	1,637	1,879	2,140	5,877	198	
2-storey (15)	1,651	854	1,426	1,598	1,815	3,535	999	
3-storey (15)	1,733	1,050	1,455	1,680	1,936	3,498	63	
4-storey or above (15)	3,563	1,743	2,853	3,184	4,739	5,294	5	
810.11 Estate housing detached (15)	2,291	1,262	1,648	1,922	2,617	5,877	18	
810.12 Estate housing semi detached								
Generally (15)	1,733	998	1,471	1,680	1,892	3,795	328	
Single storey (15)	1,920	1,252	1,676	1,895	2,088	3,795	74	

Building function (Maximum age of projects)	£/m ² gross internal floor area						Sample	
	Mean	Lowest	Lower quartiles	Median	Upper quartiles	Highest		
2-storey (15)	1,679	998	1,458	1,611	1,856	2,913	244	
3-storey (15)	1,651	1,249	1,332	1,569	1,904	2,432	10	
810.13 Estate housing terraced								
Generally (15)	1,717	1,010	1,424	1,610	1,859	5,294	197	
Single storey (15)	1,912	1,216	1,625	1,862	2,276	2,711	14	
2-storey (15)	1,653	1,010	1,420	1,579	1,788	3,535	155	
3-storey (15)	1,739	1,050	1,487	1,666	1,930	3,498	26	
4-storey or above (15)	5,016	4,739	-	-	-	5,294	2	
816. Flats (apartments)								
Generally (15)	2,040	1,061	1,682	1,909	2,326	6,814	722	
1-2 storey (15)	1,961	1,161	1,633	1,833	2,247	3,831	149	
3-5 storey (15)	2,009	1,061	1,673	1,894	2,281	4,167	488	
6 storey or above (15)	2,358	1,448	1,896	2,243	2,611	6,814	85	
820.1 'One-off' housing detached (3 units or less)								
Generally (15)	3,132	1,259	2,073	2,795	3,772	8,142	109	
Single storey (15)	2,590	1,528	1,882	2,477	3,286	4,373	26	
2-storey (15)	3,072	1,259	2,038	2,682	3,550	7,894	57	
3-storey (15)	3,539	1,692	2,604	3,347	3,967	6,593	21	
4-storey or above (20)	5,918	3,152	4,037	7,022	7,236	8,142	5	
820.2 'One-off' housing semi-detached (3 units or less) (15)								
	2,258	1,351	1,840	2,077	2,585	6,810	48	
820.3 'One-off' housing terraced (3 units or less) (15)								
	2,120	1,175	1,631	1,860	2,373	4,062	11	
843. Supported housing								

Building function (Maximum age of projects)	£/m² gross internal floor area						Sample	
	Mean	Lowest	Lower quartiles	Median	Upper quartiles	Highest		
Generally (15)	2,220	1,098	1,792	2,045	2,488	5,292	115	
Single storey (15)	2,775	1,552	2,041	2,497	2,846	5,292	10	
2-storey (15)	2,245	1,343	1,791	2,094	2,619	3,803	37	
3-storey (15)	2,047	1,098	1,785	1,906	2,211	4,633	38	
4-storey or above (15)	2,209	1,349	1,774	2,065	2,278	4,189	27	
843.1 Supported housing with shops, restaurants or the like (15)	2,257	1,322	1,771	1,967	2,831	3,543	36	
852. Hotels (15)	2,957	1,562	2,275	2,900	3,481	4,095	13	

Appendix 4 - Accessibility standards

Accessibility standards

DCLG - Housing Standards Review - Cost impacts (September 2014)

Note: The percentage uplifts generated by this analysis (final table on this page) are applied to contemporary construction costs to provide a current cost of meeting accessibility standards.

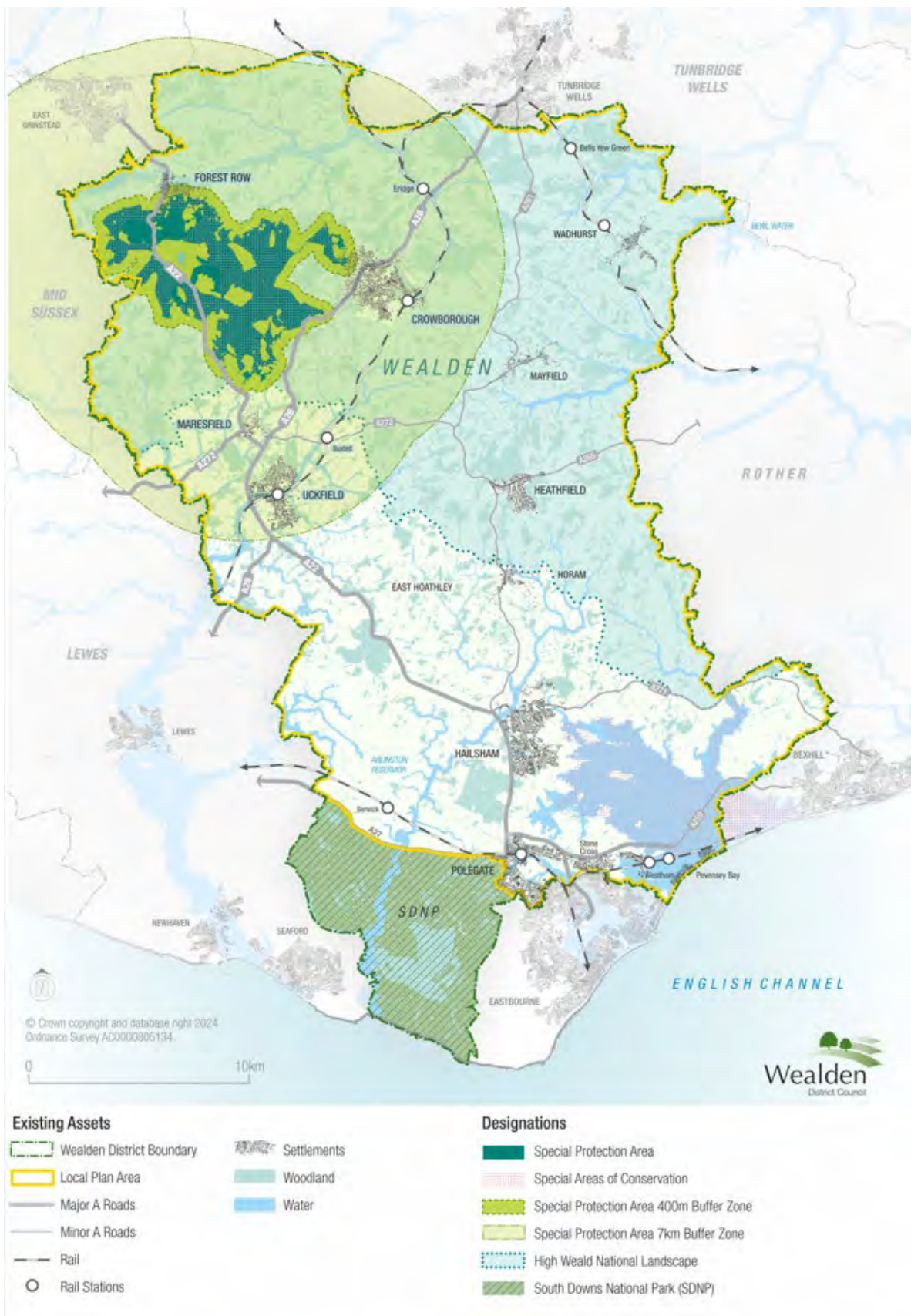
Cost per dwelling (Table 45)					
	1B flat	2B flat	2B House	3B House	4b House
Cat 2	£940	£907	£523	£521	£520
Cat 3(a)	£7,607	£7,891	£9,754	£10,307	£10,568
Car 3(b)	£7,764	£8,048	£22,238	£22,791	£23,052

Dwelling construction costs (Tables 12 and 12b)					
Size sqm	50	67	72	96	117
Cost per unit	£81,966	£94,520	£78,044	£95,741	£121,045
Cost psm	£1,639.32	£1,410.75	£1,083.94	£997.30	£1,034.57

Standards as % of construction costs					
	1B flat	2B flat	2B House	3B House	4b House
Cat 2	1.15%	0.96%	0.67%	0.54%	0.43%
Cat 3(a)	9.28%	8.35%	12.50%	10.77%	8.73%
Cat 3(b)	9.47%	8.51%	28.49%	23.80%	19.04%

Cost uplifts applied in study		
	Flats	Houses
Cat 2	1.15%	0.54%
Cat 3(a)	9.28%	10.77%
Cat 3(b)	9.47%	23.80%

Appendix 5 - Ashdown Forest SPA and SAC



Appendix 6 - Appraisal results (present day)

WEALDEN LOCAL PLAN VIABILITY TESTING

BENCHMARK LAND VALUE 1 (BROWNFIELD SITES)

Sales value £4,101 psm

AH tenure

Rented 80%

SO 20%

Frst Hms 0%

			£865,000	PER HA											Residual land values										
	Description	No of units	BLV	0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH											
1	Three unit development within town/village boundary	3	£86,500	140,357	124,287	108,499	92,992	77,767	62,824	48,164	33,785	19,688	5,873	- 7,777											
2	Five unit development - edge of village	5	£230,667	233,929	207,145	180,830	154,986	129,611	104,707	80,272	56,308	32,813	9,789	- 12,961											
3	Eight unit development - village centre	8	£369,067	283,813	246,415	209,679	173,605	138,191	103,438	69,346	35,916	3,145	- 29,405	- 61,332											
4	Ten unit development - edge of village	10	£461,333	470,732	422,219	374,561	327,759	281,812	236,720	192,482	149,100	106,573	64,902	24,085											
5	Ten unit development - rural site	10	£576,667	470,732	422,219	374,561	327,759	281,812	236,720	192,482	149,100	106,573	64,902	24,085											
6	Fifteen unit development - edge of village	15	£692,000	706,098	633,329	561,842	491,638	422,718	355,079	288,723	223,650	159,859	97,352	36,127											
7	Twenty unit development - within town/village boundary	20	£768,889	875,474	782,717	691,598	602,117	514,275	428,070	343,503	260,576	179,287	99,635	21,622											
8	Thirty unit development - town centre	30	£865,000	2,668,365	2,321,970	1,981,828	1,647,938	1,320,300	998,916	683,783	374,904	72,278	- 227,516	- 522,064											
9	Fifty unit development within town/village boundary	50	£1,922,222	1,150,530	945,046	742,348	543,423	348,270	156,888	- 31,190	- 217,834	- 400,647	- 579,632	- 754,787											
10	One hundred unit development - edge of town	100	£4,805,556	1,180,124	773,676	374,866	- 16,554	- 405,938	- 791,146	- 1,170,359	- 1,541,708	- 1,905,193	- 2,260,813	- 2,608,570											
11	Three hundred unit scheme - edge of town	300	£14,416,667	2,904,219	1,803,111	722,723	- 342,637	- 1,409,216	- 2,454,525	- 3,487,830	- 4,505,242	- 5,517,811	- 6,525,569	- 7,513,775											
12	Caravan Park - 20 units	20	£432,500	699,070	699,070	699,070	699,070	699,070	699,070	699,070	699,070	699,070	699,070	699,070											
13	Caravan Park - 40 units	40	£865,000	1,310,845	1,310,845	1,310,845	1,310,845	1,310,845	1,310,845	1,310,845	1,310,845	1,310,845	1,310,845	1,310,845											
14	Caravan Park - 100 units	100	£2,162,500	3,277,112	3,277,112	3,277,112	3,277,112	3,277,112	3,277,112	3,277,112	3,277,112	3,277,112	3,277,112	3,277,112											
15	C2 care scheme - flatted scheme in town centre	60	£576,667	- 3,701,965	- 3,785,512	- 3,866,802	- 3,945,835	- 4,022,613	- 4,097,133	- 4,169,399	- 4,239,407	- 4,307,159	- 4,372,654	- 4,435,894											
16	C2 care scheme - flatted scheme edge of town/village	80	£1,153,333	- 4,935,955	- 5,047,349	- 5,155,736	- 5,261,114	- 5,363,484	- 5,462,845	- 5,559,198	- 5,652,543	- 5,742,879	- 5,830,206	- 5,914,525											
17	C2 care scheme - houses - edge of town/village	50	£1,351,563	904,811	748,425	594,867	444,137	296,235	151,161	8,915	- 132,495	- 271,169	- 406,972	- 540,925											

BENCHMARK LAND VALUE 2 (HIGHER GREENFIELD)

BENCHMARK LAND VALUE 2 (HIGHER GREENFIELD)			£370,000	PER HA			Residual land values									
	Description	No of units	BLV	0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH		
1	Three unit development within town/village boundary	3	£37,000	140,357	124,287	108,499	92,992	77,767	62,824	48,164	33,785	19,688	5,873	- 7,777		
2	Five unit development - edge of village	5	£98,667	233,929	207,145	180,830	154,986	129,611	104,707	80,272	56,308	32,813	9,789	- 12,961		
3	Eight unit development - village centre	8	£157,867	283,813	246,415	209,679	173,605	138,191	103,438	69,346	35,916	3,145	- 29,405	- 61,332		
4	Ten unit development - edge of village	10	£197,333	470,732	422,219	374,561	327,759	281,812	236,720	192,482	149,100	106,573	64,902	24,085		
5	Ten unit development - rural site	10	£246,667	470,732	422,219	374,561	327,759	281,812	236,720	192,482	149,100	106,573	64,902	24,085		
6	Fifteen unit development - edge of village	15	£296,000	706,098	633,329	561,842	491,638	422,718	355,079	288,723	223,650	159,859	97,352	36,127		
7	Twenty unit development - within town/village boundary	20	£328,889	875,474	782,717	691,598	602,117	514,275	428,070	343,503	260,576	179,287	99,635	21,622		
8	Thirty unit development - town centre	30	£370,000	2,668,365	2,321,970	1,981,828	1,647,938	1,320,300	998,916	683,783	374,904	72,278	- 227,516	- 522,064		
9	Fifty unit development within town/village boundary	50	£822,222	1,150,530	945,046	742,348	543,423	348,270	156,888	- 31,190	- 217,834	- 400,647	- 579,632	- 754,787		
10	One hundred unit development - edge of town	100	£2,055,556	1,180,124	773,676	374,866	- 16,554	- 405,938	- 791,146	- 1,170,359	- 1,541,708	- 1,905,193	- 2,260,813	- 2,608,570		
11	Three hundred unit scheme - edge of town	300	£6,166,667	2,904,219	1,803,111	722,723	- 342,637	- 1,409,216	- 2,454,525	- 3,487,830	- 4,505,242	- 5,517,811	- 6,525,569	- 7,513,775		
12	Caravan Park - 20 units	20	£185,000	699,070	699,070	699,070	699,070	699,070	699,070	699,070	699,070	699,070	699,070	699,070		
13	Caravan Park - 40 units	40	£370,000	1,310,845	1,310,845	1,310,845	1,310,845	1,310,845	1,310,845	1,310,845	1,310,845	1,310,845	1,310,845	1,310,845		
14	Caravan Park - 100 units	100	£925,000	3,277,112	3,277,112	3,277,112	3,277,112	3,277,112	3,277,112	3,277,112	3,277,112	3,277,112	3,277,112	3,277,112		
15	C2 care scheme - flatted scheme in town centre	60	£246,667	- 3,701,965	- 3,785,512	- 3,866,802	- 3,945,835	- 4,022,613	- 4,097,133	- 4,169,399	- 4,239,407	- 4,307,159	- 4,372,654	- 4,435,894		
16	C2 care scheme - flatted scheme edge of town/village	80	£493,333	- 4,935,955	- 5,047,349	- 5,155,736	- 5,261,114	- 5,363,484	- 5,462,845	- 5,559,198	- 5,652,543	- 5,742,879	- 5,830,206	- 5,914,525		
17	C2 care scheme - houses - edge of town/village	50	£578,125	904,811	748,425	594,867	444,137	296,235	151,161	8,915	- 132,495	- 271,169	- 406,972	- 540,925		

BENCHMARK LAND VALUE 3 (LOWER GREENFIELD)

BENCHMARK LAND VALUE 3 (LOWER GREENFIELD)			£250,000	Residual land values										
	Description	No of units	BLV	0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH
1	Three unit development within town/village boundary	3	£25,000	140,357	124,287	108,499	92,992	77,767	62,824	48,164	33,785	19,688	5,873	- 7,777
2	Five unit development - edge of village	5	£66,667	233,929	207,145	180,830	154,986	129,611	104,707	80,272	56,308	32,813	9,789	- 12,961
3	Eight unit development - village centre	8	£106,667	283,813	246,415	209,679	173,605	138,191	103,438	69,346	35,916	3,145	- 29,405	- 61,332
4	Ten unit development - edge of village	10	£133,333	470,732	422,219	374,561	327,759	281,812	236,720	192,482	149,100	106,573	64,902	24,085
5	Ten unit development - rural site	10	£166,667	470,732	422,219	374,561	327,759	281,812	236,720	192,482	149,100	106,573	64,902	24,085
6	Fifteen unit development - edge of village	15	£200,000	706,098	633,329	561,842	491,638	422,718	355,079	288,723	223,650	159,859	97,352	36,127
7	Twenty unit development - within town/village boundary	20	£222,222	875,474	782,717	691,598	602,117	514,275	428,070	343,503	260,576	179,287	99,635	21,622
8	Thirty unit development - town centre	30	£250,000	2,668,365	2,321,970	1,981,828	1,647,938	1,320,300	998,916	683,783	374,904	72,278	- 227,516	- 522,064
9	Fifty unit development within town/village boundary	50	£555,556	1,150,530	945,046	742,348	543,423	348,270	156,888	- 31,190	- 217,834	- 400,647	- 579,632	- 754,787
10	One hundred unit development - edge of town	100	£1,388,889	1,180,124	773,676	374,866	- 16,554	- 405,938	- 791,146	- 1,170,359	- 1,541,708	- 1,905,193	- 2,260,813	- 2,608,570
11	Three hundred unit scheme - edge of town	300	£4,166,667	2,904,219	1,803,111	722,723	- 342,637	- 1,409,216	- 2,454,525	- 3,487,830	- 4,505,242	- 5,517,811	- 6,525,569	- 7,513,775
12	Caravan Park - 20 units	20	£125,000	699,070	699,070	699,070	699,070	699,070	699,070	699,070	699,070	699,070	699,070	699,070
13	Caravan Park - 40 units	40	£250,000	1,310,845	1,310,845	1,310,845	1,310,845	1,310,845	1,310,845	1,310,845	1,310,845	1,310,845	1,310,845	1,310,845
14	Caravan Park - 100 units	100	£625,000	3,277,112	3,277,112	3,277,112	3,277,112	3,277,112	3,277,112	3,277,112	3,277,112	3,277,112	3,277,112	3,277,112
15	C2 care scheme - flatted scheme in town centre	60	£166,667	- 3,701,965	- 3,785,512	- 3,866,802	- 3,945,835	- 4,022,613	- 4,097,133	- 4,169,399	- 4,239,407	- 4,307,159	- 4,372,654	- 4,435,894
16	C2 care scheme - flatted scheme edge of town/village	80	£333,333	- 4,935,955	- 5,047,349	- 5,155,736	- 5,261,114	- 5,363,484	- 5,462,845	- 5,559,198	- 5,652,543	- 5,742,879	- 5,830,206	- 5,914,525
17	C2 care scheme - houses - edge of town/village	50	£390,625	904,811	748,425	594,867	444,137	296,235	151,161	8,915	- 132,495	- 271,169	- 406,972	- 540,925

WEALDEN LOCAL PLAN VIABILITY TESTING
BENCHMARK LAND VALUE 1 (BROWNFIELD SITES)

Sales value £4,341 psm

AH tenure

Rented 80%

SO 20%

Frst Hms 0%

			£865,000 PER HA			Residual land values									
	Description	No of units	BLV	0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH	
1	Three unit development within town/village boundary	3	£86,500	192,691	173,871	155,376	137,209	119,369	101,854	84,666	67,804	51,268	35,060	19,178	
2	Five unit development - edge of village	5	£230,667	321,151	289,785	258,961	228,682	198,948	169,756	141,109	113,007	85,448	58,433	31,962	
3	Eight unit development - village centre	8	£369,067	417,969	373,561	329,925	287,065	244,979	203,667	163,129	123,366	84,377	46,162	8,722	
4	Ten unit development - edge of village	10	£461,333	638,428	581,132	524,832	469,529	415,223	361,914	309,603	258,288	207,971	158,651	110,327	
5	Ten unit development - rural site	10	£576,667	638,428	581,132	524,832	469,529	415,223	361,914	309,603	258,288	207,971	158,651	110,327	
6	Fifteen unit development - edge of village	15	£692,000	957,643	871,698	787,247	704,293	622,834	542,871	464,403	387,432	311,956	237,976	165,491	
7	Twenty unit development - within town/village boundary	20	£768,889	1,202,891	1,093,434	985,883	880,240	776,438	674,115	573,707	475,217	378,645	283,988	191,248	
8	Thirty unit development - town centre	30	£865,000	3,930,885	3,518,445	3,113,325	2,715,524	2,325,043	1,941,882	1,566,040	1,197,518	836,316	482,434	135,872	
9	Fifty unit development within town/village boundary	50	£1,922,222	1,916,585	1,671,808	1,431,417	1,195,411	963,791	736,558	512,234	291,723	75,638	- 138,094	- 348,483	
10	One hundred unit development - edge of town	100	£4,805,556	2,746,359	2,261,826	1,783,281	1,312,644	850,972	398,264	- 46,171	- 487,581	- 924,134	- 1,353,471	- 1,773,576	
11	Three hundred unit scheme - edge of town	300	£14,416,667	7,176,408	5,861,369	4,570,481	3,303,744	2,055,021	826,123	- 384,190	- 1,592,809	- 2,779,654	- 3,957,805	- 5,125,680	
12	Caravan Park - 20 units	20	£432,500	769,292	769,292	769,292	769,292	769,292	769,292	769,292	769,292	769,292	769,292	769,292	
13	Caravan Park - 40 units	40	£865,000	1,451,289	1,451,289	1,451,289	1,451,289	1,451,289	1,451,289	1,451,289	1,451,289	1,451,289	1,451,289	1,451,289	
14	Caravan Park - 100 units	100	£2,162,500	3,628,222	3,628,222	3,628,222	3,628,222	3,628,222	3,628,222	3,628,222	3,628,222	3,628,222	3,628,222	3,628,222	
15	C2 care scheme - flatted scheme in town centre	60	£576,667	- 3,024,788	- 3,143,274	- 3,258,941	- 3,371,789	- 3,481,818	- 3,589,028	- 3,693,418	- 3,794,989	- 3,893,742	- 3,989,676	- 4,082,790	
16	C2 care scheme - flatted scheme edge of town/village	80	£1,153,333	- 4,033,051	- 4,191,033	- 4,345,255	- 4,495,719	- 4,642,423	- 4,785,370	- 4,924,558	- 5,059,986	- 5,191,657	- 5,319,568	- 5,443,721	
17	C2 care scheme - houses - edge of town/village	50	£1,351,563	1,639,293	1,444,972	1,254,090	1,066,647	882,643	702,078	524,952	351,265	181,018	14,209	- 151,436	

BENCHMARK LAND VALUE 2 (HIGHER GREENFIELD)

BENCHMARK LAND VALUE 2 (HIGHER GREENFIELD)			£370,000	PER HA			Residual land values								
	Description	No of units	BLV	0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH	
1	Three unit development within town/village boundary	3	£37,000	192,691	173,871	155,376	137,209	119,369	101,854	84,666	67,804	51,268	35,060	19,178	
2	Five unit development - edge of village	5	£98,667	321,151	289,785	258,961	228,682	198,948	169,756	141,109	113,007	85,448	58,433	31,962	
3	Eight unit development - village centre	8	£157,867	417,969	373,561	329,925	287,065	244,979	203,667	163,129	123,366	84,377	46,162	8,722	
4	Ten unit development - edge of village	10	£197,333	638,428	581,132	524,832	469,529	415,223	361,914	309,603	258,288	207,971	158,651	110,327	
5	Ten unit development - rural site	10	£246,667	638,428	581,132	524,832	469,529	415,223	361,914	309,603	258,288	207,971	158,651	110,327	
6	Fifteen unit development - edge of village	15	£296,000	957,643	871,698	787,247	704,293	622,834	542,871	464,403	387,432	311,956	237,976	165,491	
7	Twenty unit development - within town/village boundary	20	£328,889	1,202,891	1,093,434	985,883	880,240	776,438	674,115	573,707	475,217	378,645	283,988	191,248	
8	Thirty unit development - town centre	30	£370,000	3,930,885	3,518,445	3,113,325	2,715,524	2,325,043	1,941,882	1,566,040	1,197,518	836,316	482,434	135,872	
9	Fifty unit development within town/village boundary	50	£822,222	1,916,585	1,671,808	1,431,417	1,195,411	963,791	736,558	512,234	291,723	75,638	- 138,094	- 348,483	
10	One hundred unit development - edge of town	100	£2,055,556	2,746,359	2,261,826	1,783,281	1,312,644	850,972	398,264	- 46,171	- 487,581	- 924,134	- 1,353,471	- 1,773,576	
11	Three hundred unit scheme - edge of town	300	£6,166,667	7,176,408	5,861,369	4,570,481	3,303,744	2,055,021	826,123	- 384,190	- 1,592,809	- 2,779,654	- 3,957,805	- 5,125,680	
12	Caravan Park - 20 units	20	£185,000	769,292	769,292	769,292	769,292	769,292	769,292	769,292	769,292	769,292	769,292	769,292	
13	Caravan Park - 40 units	40	£370,000	1,451,289	1,451,289	1,451,289	1,451,289	1,451,289	1,451,289	1,451,289	1,451,289	1,451,289	1,451,289	1,451,289	
14	Caravan Park - 100 units	100	£925,000	3,628,222	3,628,222	3,628,222	3,628,222	3,628,222	3,628,222	3,628,222	3,628,222	3,628,222	3,628,222	3,628,222	
15	C2 care scheme - flatted scheme in town centre	60	£246,667	- 3,024,788	- 3,143,274	- 3,258,941	- 3,371,789	- 3,481,818	- 3,589,028	- 3,693,418	- 3,794,989	- 3,893,742	- 3,989,676	- 4,082,790	
16	C2 care scheme - flatted scheme edge of town/village	80	£493,333	- 4,033,051	- 4,191,033	- 4,345,255	- 4,495,719	- 4,642,423	- 4,785,370	- 4,924,558	- 5,059,986	- 5,191,657	- 5,319,568	- 5,443,721	
17	C2 care scheme - houses - edge of town/village	50	£578,125	1,639,293	1,444,972	1,254,090	1,066,647	882,643	702,078	524,952	351,265	181,018	14,209	- 151,436	

BENCHMARK LAND VALUE 3 (LOWER GREENFIELD)

BENCHMARK LAND VALUE 3 (LOWER GREENFIELD)			£250,000	Residual land values										
	Description	No of units	BLV	0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH
1	Three unit development within town/village boundary	3	£25,000	192,691	173,871	155,376	137,209	119,369	101,854	84,666	67,804	51,268	35,060	19,178
2	Five unit development - edge of village	5	£66,667	321,151	289,785	258,961	228,682	198,948	169,756	141,109	113,007	85,448	58,433	31,962
3	Eight unit development - village centre	8	£106,667	417,969	373,561	329,925	287,065	244,979	203,667	163,129	123,366	84,377	46,162	8,722
4	Ten unit development - edge of village	10	£133,333	638,428	581,132	524,832	469,529	415,223	361,914	309,603	258,288	207,971	158,651	110,327
5	Ten unit development - rural site	10	£166,667	638,428	581,132	524,832	469,529	415,223	361,914	309,603	258,288	207,971	158,651	110,327
6	Fifteen unit development - edge of village	15	£200,000	957,643	871,698	787,247	704,293	622,834	542,871	464,403	387,432	311,956	237,976	165,491
7	Twenty unit development - within town/village boundary	20	£222,222	1,202,891	1,093,434	985,883	880,240	776,438	674,115	573,707	475,217	378,645	283,988	191,248
8	Thirty unit development - town centre	30	£250,000	3,930,885	3,518,445	3,113,325	2,715,524	2,325,043	1,941,882	1,566,040	1,197,518	836,316	482,434	135,872
9	Fifty unit development within town/village boundary	50	£555,556	1,916,585	1,671,808	1,431,417	1,195,411	963,791	736,558	512,234	291,723	75,638	- 138,094	- 348,483
10	One hundred unit development - edge of town	100	£1,388,889	2,746,359	2,261,826	1,783,281	1,312,644	850,972	398,264	- 46,171	- 487,581	- 924,134	- 1,353,471	- 1,773,576
11	Three hundred unit scheme - edge of town	300	£4,166,667	7,176,408	5,861,369	4,570,481	3,303,744	2,055,021	826,123	- 384,190	- 1,592,809	- 2,779,654	- 3,957,805	- 5,125,680
12	Caravan Park - 20 units	20	£125,000	769,292	769,292	769,292	769,292	769,292	769,292	769,292	769,292	769,292	769,292	769,292
13	Caravan Park - 40 units	40	£250,000	1,451,289	1,451,289	1,451,289	1,451,289	1,451,289	1,451,289	1,451,289	1,451,289	1,451,289	1,451,289	1,451,289
14	Caravan Park - 100 units	100	£625,000	3,628,222	3,628,222	3,628,222	3,628,222	3,628,222	3,628,222	3,628,222	3,628,222	3,628,222	3,628,222	3,628,222
15	C2 care scheme - flatted scheme in town centre	60	£166,667	- 3,024,788	- 3,143,274	- 3,258,941	- 3,371,789	- 3,481,818	- 3,589,028	- 3,693,418	- 3,794,989	- 3,893,742	- 3,989,676	- 4,082,790
16	C2 care scheme - flatted scheme edge of town/village	80	£333,333	- 4,033,051	- 4,191,033	- 4,345,255	- 4,495,719	- 4,642,423	- 4,785,370	- 4,924,558	- 5,059,986	- 5,191,657	- 5,319,568	- 5,443,721
17	C2 care scheme - houses - edge of town/village	50	£390,625	1,639,293	1,444,972	1,254,090	1,066,647	882,643	702,078	524,952	351,265	181,018	14,209	- 151,436

WEALDEN LOCAL PLAN VIABILITY TESTING

BENCHMARK LAND VALUE 1 (BROWNFIELD SITES)

Sales value £4,580 psm

AH tenure

Rented 80%

SO 20%

Frst Hms 0%

£865,000 PER HA				Residual land values											
	Description	No of units	BLV	0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH	
1	Three unit development within town/village boundary	3	£86,500	245,025	223,454	202,255	181,427	160,969	140,883	121,167	101,823	82,849	64,246	46,015	
2	Five unit development - edge of village	5	£230,667	408,374	372,423	337,092	302,378	268,283	234,805	201,946	169,705	138,082	107,077	76,692	
3	Eight unit development - village centre	8	£369,067	552,127	500,705	450,172	400,525	351,767	303,895	256,912	210,817	165,608	121,287	77,854	
4	Ten unit development - edge of village	10	£461,333	806,125	740,043	675,102	611,298	548,634	487,109	426,723	367,476	309,368	252,400	196,570	
5	Ten unit development - rural site	10	£576,667	806,125	740,043	675,102	611,298	548,634	487,109	426,723	367,476	309,368	252,400	196,570	
6	Fifteen unit development - edge of village	15	£692,000	1,209,188	1,110,066	1,012,652	916,947	822,951	730,664	640,085	551,215	464,053	378,600	294,855	
7	Twenty unit development - within town/village boundary	20	£768,889	1,528,254	1,401,767	1,277,463	1,155,341	1,035,402	917,644	802,069	688,676	577,465	468,340	360,874	
8	Thirty unit development - town centre	30	£865,000	5,190,430	4,714,633	4,244,821	3,783,110	3,329,785	2,884,848	2,448,296	2,020,132	1,600,355	1,188,965	785,962	
9	Fifty unit development within town/village boundary	50	£1,922,222	2,682,642	2,397,802	2,117,996	1,843,224	1,573,484	1,308,779	1,049,106	794,467	544,860	298,884	56,951	
10	One hundred unit development - edge of town	100	£4,805,556	4,298,304	3,732,646	3,177,187	2,631,929	2,096,869	1,572,011	1,053,031	544,095	45,450	-	449,661	- 938,583
11	Three hundred unit scheme - edge of town	300	£14,416,667	11,412,711	9,884,482	8,383,827	6,909,160	5,454,577	4,027,744	2,628,661	1,251,204	-	105,967	-	1,459,902 - 2,795,013
12	Caravan Park - 20 units	20	£432,500	839,514	839,514	839,514	839,514	839,514	839,514	839,514	839,514	839,514	839,514	839,514	839,514
13	Caravan Park - 40 units	40	£865,000	1,591,733	1,591,733	1,591,733	1,591,733	1,591,733	1,591,733	1,591,733	1,591,733	1,591,733	1,591,733	1,591,733	1,591,733
14	Caravan Park - 100 units	100	£2,162,500	3,979,332	3,979,332	3,979,332	3,979,332	3,979,332	3,979,332	3,979,332	3,979,332	3,979,332	3,979,332	3,979,332	3,979,332
15	C2 care scheme - flatted scheme in town centre	60	£576,667	- 2,347,611	- 2,501,037	- 2,651,081	- 2,797,743	- 2,941,023	- 3,080,921	- 3,217,438	- 3,350,573	- 3,480,326	- 3,606,697	- 3,729,687	
16	C2 care scheme - flatted scheme edge of town/village	80	£1,153,333	- 3,130,148	- 3,334,716	- 3,534,774	- 3,730,323	- 3,921,364	- 4,107,895	- 4,289,917	- 4,467,430	- 4,640,435	- 4,808,930	- 4,972,915	
17	C2 care scheme - houses - edge of town/village	50	£1,351,563	2,364,260	2,133,570	1,906,902	1,684,256	1,465,632	1,251,032	1,040,454	833,035	629,130	429,275	233,470	

BENCHMARK LAND VALUE 2 (HIGHER GREENFIELD)

£370,000 PER HA				Residual land values											
	Description	No of units	BLV	0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH	
1	Three unit development within town/village boundary	3	£37,000	245,025	223,454	202,255	181,427	160,969	140,883	121,167	101,823	82,849	64,246	46,015	
2	Five unit development - edge of village	5	£98,667	408,374	372,423	337,092	302,378	268,283	234,805	201,946	169,705	138,082	107,077	76,692	
3	Eight unit development - village centre	8	£157,867	552,127	500,705	450,172	400,525	351,767	303,895	256,912	210,817	165,608	121,287	77,854	
4	Ten unit development - edge of village	10	£197,333	806,125	740,043	675,102	611,298	548,634	487,109	426,723	367,476	309,368	252,400	196,570	
5	Ten unit development - rural site	10	£246,667	806,125	740,043	675,102	611,298	548,634	487,109	426,723	367,476	309,368	252,400	196,570	
6	Fifteen unit development - edge of village	15	£296,000	1,209,188	1,110,066	1,012,652	916,947	822,951	730,664	640,085	551,215	464,053	378,600	294,855	
7	Twenty unit development - within town/village boundary	20	£328,889	1,528,254	1,401,767	1,277,463	1,155,341	1,035,402	917,644	802,069	688,676	577,465	468,340	360,874	
8	Thirty unit development - town centre	30	£370,000	5,190,430	4,714,633	4,244,821	3,783,110	3,329,785	2,884,848	2,448,296	2,020,132	1,600,355	1,188,965	785,962	
9	Fifty unit development within town/village boundary	50	£822,222	2,682,642	2,397,802	2,117,996	1,843,224	1,573,484	1,308,779	1,049,106	794,467	544,860	298,884	56,951	
10	One hundred unit development - edge of town	100	£2,055,556	4,298,304	3,732,646	3,177,187	2,631,929	2,096,869	1,572,011	1,053,031	544,095	45,450	-	449,661	- 938,583
11	Three hundred unit scheme - edge of town	300	£6,166,667	11,412,711	9,884,482	8,383,827	6,909,160	5,454,577	4,027,744	2,628,661	1,251,204	-	105,967	-	1,459,902 - 2,795,013
12	Caravan Park - 20 units	20	£185,000	839,514	839,514	839,514	839,514	839,514	839,514	839,514	839,514	839,514	839,514	839,514	839,514
13	Caravan Park - 40 units	40	£370,000	1,591,733	1,591,733	1,591,733	1,591,733	1,591,733	1,591,733	1,591,733	1,591,733	1,591,733	1,591,733	1,591,733	1,591,733
14	Caravan Park - 100 units	100	£925,000	3,979,332	3,979,332	3,979,332	3,979,332	3,979,332	3,979,332	3,979,332	3,979,332	3,979,332	3,979,332	3,979,332	3,979,332
15	C2 care scheme - flatted scheme in town centre	60	£246,667	- 2,347,611	- 2,501,037	- 2,651,081	- 2,797,743	- 2,941,023	- 3,080,921	- 3,217,438	- 3,350,573	- 3,480,326	- 3,606,697	- 3,729,687	
16	C2 care scheme - flatted scheme edge of town/village	80	£493,333	- 3,130,148	- 3,334,716	- 3,534,774	- 3,730,323	- 3,921,364	- 4,107,895	- 4,289,917	- 4,467,430	- 4,640,435	- 4,808,930	- 4,972,915	
17	C2 care scheme - houses - edge of town/village	50	£578,125	2,364,260	2,133,570	1,906,902	1,684,256	1,465,632	1,251,032	1,040,454	833,035	629,130	429,275	233,470	

BENCHMARK LAND VALUE 3 (LOWER GREENFIELD)

£250,000				Residual land values											
	Description	No of units	BLV	0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH	
1	Three unit development within town/village boundary	3	£25,000	245,025	223,454	202,255	181,427	160,969	140,883	121,167	101,823	82,849	64,246	46,015	
2	Five unit development - edge of village	5	£66,667	408,374	372,423	337,092	302,378	268,283	234,805	201,946	169,705	138,082	107,077	76,692	
3	Eight unit development - village centre	8	£106,667	552,127	500,705	450,172	400,525	351,767	303,895	256,912	210,817	165,608	121,287	77,854	
4	Ten unit development - edge of village	10	£133,333	806,125	740,043	675,102	611,298	548,634	487,109	426,723	367,476	309,368	252,400	196,570	
5	Ten unit development - rural site	10	£166,667	806,125	740,043	675,102	611,298	548,634	487,109	426,723	367,476	309,368	252,400	196,570	
6	Fifteen unit development - edge of village	15	£200,000	1,209,188	1,110,066	1,012,652	916,947	822,951	730,664	640,085	551,215	464,053	378,600	294,855	
7	Twenty unit development - within town/village boundary	20	£222,222	1,528,254	1,401,767	1,277,463	1,155,341	1,035,402	917,644	802,069	688,676	577,465	468,340	360,874	
8	Thirty unit development - town centre	30	£250,000	5,190,430	4,714,633	4,244,821	3,783,110	3,329,785	2,884,848	2,448,296	2,020,132	1,600,355	1,188,965	785,962	
9	Fifty unit development within town/village boundary	50	£555,556	2,682,642	2,397,802	2,117,996	1,843,224	1,573,484	1,308,779	1,049,106	794,467	544,860	298,884	56,951	
10	One hundred unit development - edge of town	100	£1,388,889	4,298,304	3,732,646	3,177,187	2,631,929	2,096,869	1,572,011	1,053,031	544,095	45,450	-	449,661	- 938,583
11	Three hundred unit scheme - edge of town	300	£4,166,667	11,412,711	9,884,482	8,383,827	6,909,160	5,454,577	4,027,744	2,628,661	1,251,204	-	105,967	-	1,459,902 - 2,795,013
12	Caravan Park - 20 units	20	£125,000	839,514	839,514	839,514	839,514	839,514	839,514	839,514	839,514	839,514	839,514	839,514	839,514
13	Caravan Park - 40 units	40	£250,000	1,591,733	1,591,733	1,591,733	1,591,733	1,591,733	1,591,733	1,591,733	1,591,733	1,591,733	1,591,733	1,591,733	1,591,733
14	Caravan Park - 100 units	100	£625,000	3,979,332	3,979,332	3,979,332	3,979,332	3,979,332	3,979,332	3,979,332	3,979,332	3,979,332	3,979,332	3,979,332	3,979,332
15	C2 care scheme - flatted scheme in town centre	60	£166,667	- 2,347,611	- 2,501,037	- 2,651,081	- 2,797,743	- 2,941,023	- 3,080,921	- 3,217,438	- 3,350,573	- 3,480,326	- 3,606,697	- 3,729,687	
16	C2 care scheme - flatted scheme edge of town/village	80	£333,333	- 3,130,148	- 3,334,716	- 3,534,774	- 3,730,323	- 3,921,364	- 4,107,895	- 4,289,917	- 4,467,430	- 4,640,435	- 4,808,930	- 4,972,915	
17	C2 care scheme - houses - edge of town/village	50	£390,625	2,364,260	2,133,570	1,906,902	1,684,256	1,465,632	1,251,032	1,040,454	833,035	629,130	429,275	233,470	

WEALDEN LOCAL PLAN VIABILITY TESTING
BENCHMARK LAND VALUE 1 (BROWNFIELD SITES)

Sales value £4,820 psm

AH tenure

Rented 80%

SO 20%

Frst Hms 0%

			£865,000 PER HA			Residual land values									
	Description	No of units	BLV	0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH	
1	Three unit development within town/village boundary	3	£86,500	297,358	273,038	249,134	225,645	202,571	179,912	157,669	135,842	114,430	93,433	72,852	
2	Five unit development - edge of village	5	£230,667	495,597	455,063	415,223	376,074	337,618	299,854	262,783	226,403	190,717	155,722	121,420	
3	Eight unit development - village centre	8	£369,067	686,284	627,850	570,418	513,986	458,554	404,125	350,695	298,266	246,839	196,412	146,987	
4	Ten unit development - edge of village	10	£461,333	973,822	898,956	825,372	753,068	682,045	612,303	543,843	476,664	410,766	346,149	282,813	
5	Ten unit development - rural site	10	£576,667	973,822	898,956	825,372	753,068	682,045	612,303	543,843	476,664	410,766	346,149	282,813	
6	Fifteen unit development - edge of village	15	£692,000	1,460,733	1,348,434	1,238,058	1,129,602	1,023,069	918,456	815,766	714,997	616,149	519,224	424,219	
7	Twenty unit development - within town/village boundary	20	£768,889	1,853,616	1,710,100	1,569,043	1,430,442	1,294,299	1,160,614	1,029,387	900,616	774,303	650,447	529,049	
8	Thirty unit development - town centre	30	£865,000	6,437,381	5,896,320	5,364,652	4,842,377	4,329,493	3,826,002	3,330,552	2,842,746	2,364,395	1,895,496	1,436,053	
9	Fifty unit development within town/village boundary	50	£1,922,222	3,448,697	3,123,797	2,804,576	2,491,037	2,183,177	1,880,999	1,584,501	1,293,684	1,008,547	729,091	455,316	
10	One hundred unit development - edge of town	100	£4,805,556	5,850,250	5,203,465	4,568,191	3,944,428	3,332,175	2,731,433	2,142,201	1,564,479	996,964	437,104	- 112,833	
11	Three hundred unit scheme - edge of town	300	£14,416,667	15,633,053	13,886,729	12,168,901	10,482,213	8,826,665	7,202,256	5,608,880	4,036,348	2,495,165	981,964	- 517,887	
12	Caravan Park - 20 units	20	£432,500	909,736	909,736	909,736	909,736	909,736	909,736	909,736	909,736	909,736	909,736	909,736	
13	Caravan Park - 40 units	40	£865,000	1,732,177	1,732,177	1,732,177	1,732,177	1,732,177	1,732,177	1,732,177	1,732,177	1,732,177	1,732,177	1,732,177	
14	Caravan Park - 100 units	100	£2,162,500	4,330,442	4,330,442	4,330,442	4,330,442	4,330,442	4,330,442	4,330,442	4,330,442	4,330,442	4,330,442	4,330,442	
15	C2 care scheme - flatted scheme in town centre	60	£576,667	- 1,670,434	- 1,858,798	- 2,043,220	- 2,223,696	- 2,400,228	- 2,572,815	- 2,741,457	- 2,906,156	- 3,066,909	- 3,223,718	- 3,376,583	
16	C2 care scheme - flatted scheme edge of town/village	80	£1,153,333	- 2,227,245	- 2,478,399	- 2,724,293	- 2,964,928	- 3,200,303	- 3,430,420	- 3,655,277	- 3,874,875	- 4,089,212	- 4,298,292	- 4,502,111	
17	C2 care scheme - houses - edge of town/village	50	£1,351,563	3,089,072	2,820,931	2,557,415	2,298,524	2,044,260	1,794,622	1,549,610	1,309,223	1,073,463	842,329	615,820	

BENCHMARK LAND VALUE 2 (HIGHER GREENFIELD)

BENCHMARK LAND VALUE 2 (HIGHER GREENFIELD)			£370,000	PER HA			Residual land values								
	Description	No of units	BLV	0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH	
1	Three unit development within town/village boundary	3	£37,000	297,358	273,038	249,134	225,645	202,571	179,912	157,669	135,842	114,430	93,433	72,852	
2	Five unit development - edge of village	5	£98,667	495,597	455,063	415,223	376,074	337,618	299,854	262,783	226,403	190,717	155,722	121,420	
3	Eight unit development - village centre	8	£157,867	686,284	627,850	570,418	513,986	458,554	404,125	350,695	298,266	246,839	196,412	146,987	
4	Ten unit development - edge of village	10	£197,333	973,822	898,956	825,372	753,068	682,045	612,303	543,843	476,664	410,766	346,149	282,813	
5	Ten unit development - rural site	10	£246,667	973,822	898,956	825,372	753,068	682,045	612,303	543,843	476,664	410,766	346,149	282,813	
6	Fifteen unit development - edge of village	15	£296,000	1,460,733	1,348,434	1,238,058	1,129,602	1,023,069	918,456	815,766	714,997	616,149	519,224	424,219	
7	Twenty unit development - within town/village boundary	20	£328,889	1,853,616	1,710,100	1,569,043	1,430,442	1,294,299	1,160,614	1,029,387	900,616	774,303	650,447	529,049	
8	Thirty unit development - town centre	30	£370,000	6,437,381	5,896,320	5,364,652	4,842,377	4,329,493	3,826,002	3,330,552	2,842,746	2,364,395	1,895,496	1,436,053	
9	Fifty unit development within town/village boundary	50	£822,222	3,448,697	3,123,797	2,804,576	2,491,037	2,183,177	1,880,999	1,584,501	1,293,684	1,008,547	729,091	455,316	
10	One hundred unit development - edge of town	100	£2,055,556	5,850,250	5,203,465	4,568,191	3,944,428	3,332,175	2,731,433	2,142,201	1,564,479	996,964	437,104	- 112,833	
11	Three hundred unit scheme - edge of town	300	£6,166,667	15,633,053	13,886,729	12,168,901	10,482,213	8,826,665	7,202,256	5,608,880	4,036,348	2,495,165	981,964	- 517,887	
12	Caravan Park - 20 units	20	£185,000	909,736	909,736	909,736	909,736	909,736	909,736	909,736	909,736	909,736	909,736	909,736	
13	Caravan Park - 40 units	40	£370,000	1,732,177	1,732,177	1,732,177	1,732,177	1,732,177	1,732,177	1,732,177	1,732,177	1,732,177	1,732,177	1,732,177	
14	Caravan Park - 100 units	100	£925,000	4,330,442	4,330,442	4,330,442	4,330,442	4,330,442	4,330,442	4,330,442	4,330,442	4,330,442	4,330,442	4,330,442	
15	C2 care scheme - flatted scheme in town centre	60	£246,667	- 1,670,434	- 1,858,798	- 2,043,220	- 2,223,696	- 2,400,228	- 2,572,815	- 2,741,457	- 2,906,156	- 3,066,909	- 3,223,718	- 3,376,583	
16	C2 care scheme - flatted scheme edge of town/village	80	£493,333	- 2,227,245	- 2,478,399	- 2,724,293	- 2,964,928	- 3,200,303	- 3,430,420	- 3,655,277	- 3,874,875	- 4,089,212	- 4,298,292	- 4,502,111	
17	C2 care scheme - houses - edge of town/village	50	£578,125	3,089,072	2,820,931	2,557,415	2,298,524	2,044,260	1,794,622	1,549,610	1,309,223	1,073,463	842,329	615,820	

BENCHMARK LAND VALUE 3 (LOWER GREENFIELD)

BENCHMARK LAND VALUE 3 (LOWER GREENFIELD)			£250,000	Residual land values										
	Description	No of units	BLV	0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH
1	Three unit development within town/village boundary	3	£25,000	297,358	273,038	249,134	225,645	202,571	179,912	157,669	135,842	114,430	93,433	72,852
2	Five unit development - edge of village	5	£66,667	495,597	455,063	415,223	376,074	337,618	299,854	262,783	226,403	190,717	155,722	121,420
3	Eight unit development - village centre	8	£106,667	686,284	627,850	570,418	513,986	458,554	404,125	350,695	298,266	246,839	196,412	146,987
4	Ten unit development - edge of village	10	£133,333	973,822	898,956	825,372	753,068	682,045	612,303	543,843	476,664	410,766	346,149	282,813
5	Ten unit development - rural site	10	£166,667	973,822	898,956	825,372	753,068	682,045	612,303	543,843	476,664	410,766	346,149	282,813
6	Fifteen unit development - edge of village	15	£200,000	1,460,733	1,348,434	1,238,058	1,129,602	1,023,069	918,456	815,766	714,997	616,149	519,224	424,219
7	Twenty unit development - within town/village boundary	20	£222,222	1,853,616	1,710,100	1,569,043	1,430,442	1,294,299	1,160,614	1,029,387	900,616	774,303	650,447	529,049
8	Thirty unit development - town centre	30	£250,000	6,437,381	5,896,320	5,364,652	4,842,377	4,329,493	3,826,002	3,330,552	2,842,746	2,364,395	1,895,496	1,436,053
9	Fifty unit development within town/village boundary	50	£555,556	3,448,697	3,123,797	2,804,576	2,491,037	2,183,177	1,880,999	1,584,501	1,293,684	1,008,547	729,091	455,316
10	One hundred unit development - edge of town	100	£1,388,889	5,850,250	5,203,465	4,568,191	3,944,428	3,332,175	2,731,433	2,142,201	1,564,479	996,964	437,104	- 112,833
11	Three hundred unit scheme - edge of town	300	£4,166,667	15,633,053	13,886,729	12,168,901	10,482,213	8,826,665	7,202,256	5,608,880	4,036,348	2,495,165	981,964	- 517,887
12	Caravan Park - 20 units	20	£125,000	909,736	909,736	909,736	909,736	909,736	909,736	909,736	909,736	909,736	909,736	909,736
13	Caravan Park - 40 units	40	£250,000	1,732,177	1,732,177	1,732,177	1,732,177	1,732,177	1,732,177	1,732,177	1,732,177	1,732,177	1,732,177	1,732,177
14	Caravan Park - 100 units	100	£625,000	4,330,442	4,330,442	4,330,442	4,330,442	4,330,442	4,330,442	4,330,442	4,330,442	4,330,442	4,330,442	4,330,442
15	C2 care scheme - flatted scheme in town centre	60	£166,667	- 1,670,434	- 1,858,798	- 2,043,220	- 2,223,696	- 2,400,228	- 2,572,815	- 2,741,457	- 2,906,156	- 3,066,909	- 3,223,718	- 3,376,583
16	C2 care scheme - flatted scheme edge of town/village	80	£333,333	- 2,227,245	- 2,478,399	- 2,724,293	- 2,964,928	- 3,200,303	- 3,430,420	- 3,655,277	- 3,874,875	- 4,089,212	- 4,298,292	- 4,502,111
17	C2 care scheme - houses - edge of town/village	50	£390,625	3,089,072	2,820,931	2,557,415	2,298,524	2,044,260	1,794,622	1,549,610	1,309,223	1,073,463	842,329	615,820

WEALDEN LOCAL PLAN VIABILITY TESTING
BENCHMARK LAND VALUE 1 (BROWNFIELD SITES)

Sales value £5,059 psm

AH tenure

Rented 80%

SO 20%

Frst Hms 0%

			£865,000 PER HA			Residual land values									
	Description	No of units	BLV	0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH	
1	Three unit development within town/village boundary	3	£86,500	330,055	304,151	278,688	253,664	229,082	204,940	181,239	157,978	135,158	112,778	90,838	
2	Five unit development - edge of village	5	£230,667	550,091	506,918	464,479	422,774	381,803	341,567	302,065	263,297	225,263	187,963	151,398	
3	Eight unit development - village centre	8	£369,067	768,127	705,788	644,510	584,294	525,142	467,051	410,024	354,059	299,157	245,317	192,540	
4	Ten unit development - edge of village	10	£461,333	1,076,126	996,358	917,949	840,898	765,206	690,872	617,896	546,281	476,023	407,123	339,583	
5	Ten unit development - rural site	10	£576,667	1,076,126	996,358	917,949	840,898	765,206	690,872	617,896	546,281	476,023	407,123	339,583	
6	Fifteen unit development - edge of village	15	£692,000	1,614,190	1,494,537	1,376,924	1,261,347	1,147,808	1,036,309	926,845	819,421	714,033	610,685	509,373	
7	Twenty unit development - within town/village boundary	20	£768,889	2,050,285	1,897,380	1,747,082	1,599,389	1,454,303	1,311,822	1,171,946	1,034,677	900,013	767,955	638,502	
8	Thirty unit development - town centre	30	£865,000	7,182,432	6,605,903	6,039,326	5,482,703	4,936,030	4,399,311	3,872,544	3,355,729	2,846,806	2,346,632	1,856,476	
9	Fifty unit development within town/village boundary	50	£1,922,222	3,893,337	3,547,455	3,207,583	2,873,724	2,545,874	2,224,037	1,908,210	1,598,395	1,294,590	996,796	705,013	
10	One hundred unit development - edge of town	100	£4,805,556	6,770,259	6,079,862	5,401,664	4,735,664	4,081,863	3,440,260	2,810,854	2,193,647	1,588,639	995,546	409,519	
11	Three hundred unit scheme - edge of town	300	£14,416,667	18,075,582	16,218,520	14,388,883	12,590,401	10,824,876	9,092,309	7,392,699	5,725,468	4,081,173	2,470,053	887,191	
12	Caravan Park - 20 units	20	£432,500	874,563	874,563	874,563	874,563	874,563	874,563	874,563	874,563	874,563	874,563	874,563	
13	Caravan Park - 40 units	40	£865,000	1,661,830	1,661,830	1,661,830	1,661,830	1,661,830	1,661,830	1,661,830	1,661,830	1,661,830	1,661,830	1,661,830	
14	Caravan Park - 100 units	100	£2,162,500	4,154,575	4,154,575	4,154,575	4,154,575	4,154,575	4,154,575	4,154,575	4,154,575	4,154,575	4,154,575	4,154,575	
15	C2 care scheme - flatted scheme in town centre	60	£576,667	- 1,388,108	- 1,587,973	- 1,783,720	- 1,975,349	- 2,162,860	- 2,346,253	- 2,525,528	- 2,700,684	- 2,871,723	- 3,038,643	- 3,201,446	
16	C2 care scheme - flatted scheme edge of town/village	80	£1,153,333	- 1,850,810	- 2,117,297	- 2,378,293	- 2,633,799	- 2,883,814	- 3,128,337	- 3,367,370	- 3,600,912	- 3,828,965	- 4,051,525	- 4,268,595	
17	C2 care scheme - houses - edge of town/village	50	£1,351,563	3,499,147	3,212,239	2,930,248	2,653,178	2,381,026	2,113,793	1,851,480	1,594,084	1,341,609	1,094,052	851,416	

BENCHMARK LAND VALUE 2 (HIGHER GREENFIELD)

BENCHMARK LAND VALUE 2 (HIGHER GREENFIELD)			£370,000	PER HA			Residual land values								
	Description	No of units	BLV	0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH	
1	Three unit development within town/village boundary	3	£37,000	330,055	304,151	278,688	253,664	229,082	204,940	181,239	157,978	135,158	112,778	90,838	
2	Five unit development - edge of village	5	£98,667	550,091	506,918	464,479	422,774	381,803	341,567	302,065	263,297	225,263	187,963	151,398	
3	Eight unit development - village centre	8	£157,867	768,127	705,788	644,510	584,294	525,142	467,051	410,024	354,059	299,157	245,317	192,540	
4	Ten unit development - edge of village	10	£197,333	1,076,126	996,358	917,949	840,898	765,206	690,872	617,896	546,281	476,023	407,123	339,583	
5	Ten unit development - rural site	10	£246,667	1,076,126	996,358	917,949	840,898	765,206	690,872	617,896	546,281	476,023	407,123	339,583	
6	Fifteen unit development - edge of village	15	£296,000	1,614,190	1,494,537	1,376,924	1,261,347	1,147,808	1,036,309	926,845	819,421	714,033	610,685	509,373	
7	Twenty unit development - within town/village boundary	20	£328,889	2,050,285	1,897,380	1,747,082	1,599,389	1,454,303	1,311,822	1,171,946	1,034,677	900,013	767,955	638,502	
8	Thirty unit development - town centre	30	£370,000	7,182,432	6,605,903	6,039,326	5,482,703	4,936,030	4,399,311	3,872,544	3,355,729	2,846,806	2,346,632	1,856,476	
9	Fifty unit development within town/village boundary	50	£822,222	3,893,337	3,547,455	3,207,583	2,873,724	2,545,874	2,224,037	1,908,210	1,598,395	1,294,590	996,796	705,013	
10	One hundred unit development - edge of town	100	£2,055,556	6,770,259	6,079,862	5,401,664	4,735,664	4,081,863	3,440,260	2,810,854	2,193,647	1,588,639	995,546	409,519	
11	Three hundred unit scheme - edge of town	300	£6,166,667	18,075,582	16,218,520	14,388,883	12,590,401	10,824,876	9,092,309	7,392,699	5,725,468	4,081,173	2,470,053	887,191	
12	Caravan Park - 20 units	20	£185,000	874,563	874,563	874,563	874,563	874,563	874,563	874,563	874,563	874,563	874,563	874,563	
13	Caravan Park - 40 units	40	£370,000	1,661,830	1,661,830	1,661,830	1,661,830	1,661,830	1,661,830	1,661,830	1,661,830	1,661,830	1,661,830	1,661,830	
14	Caravan Park - 100 units	100	£925,000	4,154,575	4,154,575	4,154,575	4,154,575	4,154,575	4,154,575	4,154,575	4,154,575	4,154,575	4,154,575	4,154,575	
15	C2 care scheme - flatted scheme in town centre	60	£246,667	- 1,388,108	- 1,587,973	- 1,783,720	- 1,975,349	- 2,162,860	- 2,346,253	- 2,525,528	- 2,700,684	- 2,871,723	- 3,038,643	- 3,201,446	
16	C2 care scheme - flatted scheme edge of town/village	80	£493,333	- 1,850,810	- 2,117,297	- 2,378,293	- 2,633,799	- 2,883,814	- 3,128,337	- 3,367,370	- 3,600,912	- 3,828,965	- 4,051,525	- 4,268,595	
17	C2 care scheme - houses - edge of town/village	50	£578,125	3,499,147	3,212,239	2,930,248	2,653,178	2,381,026	2,113,793	1,851,480	1,594,084	1,341,609	1,094,052	851,416	

BENCHMARK LAND VALUE 3 (LOWER GREENFIELD)

BENCHMARK LAND VALUE 3 (LOWER GREENFIELD)			£250,000	Residual land values										
	Description	No of units	BLV	0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH
1	Three unit development within town/village boundary	3	£25,000	330,055	304,151	278,688	253,664	229,082	204,940	181,239	157,978	135,158	112,778	90,838
2	Five unit development - edge of village	5	£66,667	550,091	506,918	464,479	422,774	381,803	341,567	302,065	263,297	225,263	187,963	151,398
3	Eight unit development - village centre	8	£106,667	768,127	705,788	644,510	584,294	525,142	467,051	410,024	354,059	299,157	245,317	192,540
4	Ten unit development - edge of village	10	£133,333	1,076,126	996,358	917,949	840,898	765,206	690,872	617,896	546,281	476,023	407,123	339,583
5	Ten unit development - rural site	10	£166,667	1,076,126	996,358	917,949	840,898	765,206	690,872	617,896	546,281	476,023	407,123	339,583
6	Fifteen unit development - edge of village	15	£200,000	1,614,190	1,494,537	1,376,924	1,261,347	1,147,808	1,036,309	926,845	819,421	714,033	610,685	509,373
7	Twenty unit development - within town/village boundary	20	£222,222	2,050,285	1,897,380	1,747,082	1,599,389	1,454,303	1,311,822	1,171,946	1,034,677	900,013	767,955	638,502
8	Thirty unit development - town centre	30	£250,000	7,182,432	6,605,903	6,039,326	5,482,703	4,936,030	4,399,311	3,872,544	3,355,729	2,846,806	2,346,632	1,856,476
9	Fifty unit development within town/village boundary	50	£555,556	3,893,337	3,547,455	3,207,583	2,873,724	2,545,874	2,224,037	1,908,210	1,598,395	1,294,590	996,796	705,013
10	One hundred unit development - edge of town	100	£1,388,889	6,770,259	6,079,862	5,401,664	4,735,664	4,081,863	3,440,260	2,810,854	2,193,647	1,588,639	995,546	409,519
11	Three hundred unit scheme - edge of town	300	£4,166,667	18,075,582	16,218,520	14,388,883	12,590,401	10,824,876	9,092,309	7,392,699	5,725,468	4,081,173	2,470,053	887,191
12	Caravan Park - 20 units	20	£125,000	874,563	874,563	874,563	874,563	874,563	874,563	874,563	874,563	874,563	874,563	874,563
13	Caravan Park - 40 units	40	£250,000	1,661,830	1,661,830	1,661,830	1,661,830	1,661,830	1,661,830	1,661,830	1,661,830	1,661,830	1,661,830	1,661,830
14	Caravan Park - 100 units	100	£625,000	4,154,575	4,154,575	4,154,575	4,154,575	4,154,575	4,154,575	4,154,575	4,154,575	4,154,575	4,154,575	4,154,575
15	C2 care scheme - flatted scheme in town centre	60	£166,667	- 1,388,108	- 1,587,973	- 1,783,720	- 1,975,349	- 2,162,860	- 2,346,253	- 2,525,528	- 2,700,684	- 2,871,723	- 3,038,643	- 3,201,446
16	C2 care scheme - flatted scheme edge of town/village	80	£333,333	- 1,850,810	- 2,117,297	- 2,378,293	- 2,633,799	- 2,883,814	- 3,128,337	- 3,367,370	- 3,600,912	- 3,828,965	- 4,051,525	- 4,268,595
17	C2 care scheme - houses - edge of town/village	50	£390,625	3,499,147	3,212,239	2,930,248	2,653,178	2,381,026	2,113,793	1,851,480	1,594,084	1,341,609	1,094,052	851,416

WEALDEN LOCAL PLAN VIABILITY TESTING

Sales value £5,299 psm

AH tenure

Rented 80%

SO 20%

Frst Hms 0%

BENCHMARK LAND VALUE 1 (BROWNFIELD SITES)

£865,000 PER HA				Residual land values										
	Description	No of units	BLV	0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH
1	Three unit development within town/village boundary	3	£86,500	382,388	353,734	325,565	297,882	270,684	243,970	217,741	191,997	166,739	141,964	117,676
2	Five unit development - edge of village	5	£230,667	637,314	589,557	542,609	496,470	451,139	406,616	362,901	319,995	277,897	236,608	196,126
3	Eight unit development - village centre	8	£369,067	902,285	832,932	764,755	697,755	631,930	567,280	503,807	441,510	380,387	320,442	261,672
4	Ten unit development - edge of village	10	£461,333	1,243,823	1,155,271	1,068,219	982,667	898,617	816,067	735,017	655,468	577,420	500,873	425,825
5	Ten unit development - rural site	10	£576,667	1,243,823	1,155,271	1,068,219	982,667	898,617	816,067	735,017	655,468	577,420	500,873	425,825
6	Fifteen unit development - edge of village	15	£692,000	1,865,734	1,732,906	1,602,329	1,474,002	1,347,926	1,224,100	1,102,526	983,202	866,130	751,309	638,738
7	Twenty unit development - within town/village boundary	20	£768,889	2,375,648	2,205,714	2,038,662	1,874,492	1,713,201	1,554,791	1,399,264	1,246,616	1,096,849	949,964	805,959
8	Thirty unit development - town centre	30	£865,000	8,429,382	7,787,591	7,156,806	6,537,028	5,928,257	5,330,494	4,743,737	4,167,987	3,603,244	3,049,509	2,506,566
9	Fifty unit development within town/village boundary	50	£1,922,222	4,659,392	4,273,449	3,894,163	3,521,537	3,155,567	2,796,257	2,443,605	2,097,611	1,758,276	1,425,599	1,099,580
10	One hundred unit development - edge of town	100	£4,805,556	8,311,610	7,543,489	6,788,815	6,047,587	5,317,168	4,599,681	3,895,703	3,205,234	2,528,274	1,864,822	1,214,880
11	Three hundred unit scheme - edge of town	300	£14,416,667	22,265,413	20,189,300	18,149,549	16,146,158	14,179,129	12,247,264	10,344,745	8,478,750	6,649,278	4,856,329	3,089,117
12	Caravan Park - 20 units	20	£432,500	944,784	944,784	944,784	944,784	944,784	944,784	944,784	944,784	944,784	944,784	944,784
13	Caravan Park - 40 units	40	£865,000	1,802,274	1,802,274	1,802,274	1,802,274	1,802,274	1,802,274	1,802,274	1,802,274	1,802,274	1,802,274	1,802,274
14	Caravan Park - 100 units	100	£2,162,500	4,505,685	4,505,685	4,505,685	4,505,685	4,505,685	4,505,685	4,505,685	4,505,685	4,505,685	4,505,685	4,505,685
15	C2 care scheme - flatted scheme in town centre	60	£576,667	- 714,384	- 945,736	- 1,175,860	- 1,401,303	- 1,622,065	- 1,838,146	- 2,049,547	- 2,256,268	- 2,458,307	- 2,655,665	- 2,848,343
16	C2 care scheme - flatted scheme edge of town/village	80	£1,153,333	- 952,511	- 1,260,980	- 1,567,812	- 1,868,404	- 2,162,754	- 2,450,863	- 2,732,730	- 3,008,357	- 3,277,742	- 3,540,887	- 3,797,790
17	C2 care scheme - houses - edge of town/village	50	£1,351,563	4,223,959	3,899,599	3,580,762	3,267,446	2,959,654	2,657,383	2,360,635	2,069,410	1,783,706	1,503,527	1,228,868

BENCHMARK LAND VALUE 2 (HIGHER GREENFIELD)

£370,000 PER HA				Residual land values										
	Description	No of units	BLV	0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH
1	Three unit development within town/village boundary	3	£37,000	382,388	353,734	325,565	297,882	270,684	243,970	217,741	191,997	166,739	141,964	117,676
2	Five unit development - edge of village	5	£98,667	637,314	589,557	542,609	496,470	451,139	406,616	362,901	319,995	277,897	236,608	196,126
3	Eight unit development - village centre	8	£157,867	902,285	832,932	764,755	697,755	631,930	567,280	503,807	441,510	380,387	320,442	261,672
4	Ten unit development - edge of village	10	£197,333	1,243,823	1,155,271	1,068,219	982,667	898,617	816,067	735,017	655,468	577,420	500,873	425,825
5	Ten unit development - rural site	10	£246,667	1,243,823	1,155,271	1,068,219	982,667	898,617	816,067	735,017	655,468	577,420	500,873	425,825
6	Fifteen unit development - edge of village	15	£296,000	1,865,734	1,732,906	1,602,329	1,474,002	1,347,926	1,224,100	1,102,526	983,202	866,130	751,309	638,738
7	Twenty unit development - within town/village boundary	20	£328,889	2,375,648	2,205,714	2,038,662	1,874,492	1,713,201	1,554,791	1,399,264	1,246,616	1,096,849	949,964	805,959
8	Thirty unit development - town centre	30	£370,000	8,429,382	7,787,591	7,156,806	6,537,028	5,928,257	5,330,494	4,743,737	4,167,987	3,603,244	3,049,509	2,506,566
9	Fifty unit development within town/village boundary	50	£822,222	4,659,392	4,273,449	3,894,163	3,521,537	3,155,567	2,796,257	2,443,605	2,097,611	1,758,276	1,425,599	1,099,580
10	One hundred unit development - edge of town	100	£2,055,556	8,311,610	7,543,489	6,788,815	6,047,587	5,317,168	4,599,681	3,895,703	3,205,234	2,528,274	1,864,822	1,214,880
11	Three hundred unit scheme - edge of town	300	£6,166,667	22,265,413	20,189,300	18,149,549	16,146,158	14,179,129	12,247,264	10,344,745	8,478,750	6,649,278	4,856,329	3,089,117
12	Caravan Park - 20 units	20	£185,000	944,784	944,784	944,784	944,784	944,784	944,784	944,784	944,784	944,784	944,784	944,784
13	Caravan Park - 40 units	40	£370,000	1,802,274	1,802,274	1,802,274	1,802,274	1,802,274	1,802,274	1,802,274	1,802,274	1,802,274	1,802,274	1,802,274
14	Caravan Park - 100 units	100	£925,000	4,505,685	4,505,685	4,505,685	4,505,685	4,505,685	4,505,685	4,505,685	4,505,685	4,505,685	4,505,685	4,505,685
15	C2 care scheme - flatted scheme in town centre	60	£246,667	- 714,384	- 945,736	- 1,175,860	- 1,401,303	- 1,622,065	- 1,838,146	- 2,049,547	- 2,256,268	- 2,458,307	- 2,655,665	- 2,848,343
16	C2 care scheme - flatted scheme edge of town/village	80	£493,333	- 952,511	- 1,260,980	- 1,567,812	- 1,868,404	- 2,162,754	- 2,450,863	- 2,732,730	- 3,008,357	- 3,277,742	- 3,540,887	- 3,797,790
17	C2 care scheme - houses - edge of town/village	50	£578,125	4,223,959	3,899,599	3,580,762	3,267,446	2,959,654	2,657,383	2,360,635	2,069,410	1,783,706	1,503,527	1,228,868

BENCHMARK LAND VALUE 3 (LOWER GREENFIELD)

£250,000				Residual land values										
	Description	No of units	BLV	0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH
1	Three unit development within town/village boundary	3	£25,000	382,388	353,734	325,565	297,882	270,684	243,970	217,741	191,997	166,739	141,964	117,676
2	Five unit development - edge of village	5	£66,667	637,314	589,557	542,609	496,470	451,139	406,616	362,901	319,995	277,897	236,608	196,126
3	Eight unit development - village centre	8	£106,667	902,285	832,932	764,755	697,755	631,930	567,280	503,807	441,510	380,387	320,442	261,672
4	Ten unit development - edge of village	10	£133,333	1,243,823	1,155,271	1,068,219	982,667	898,617	816,067	735,017	655,468	577,420	500,873	425,825
5	Ten unit development - rural site	10	£166,667	1,243,823	1,155,271	1,068,219	982,667	898,617	816,067	735,017	655,468	577,420	500,873	425,825
6	Fifteen unit development - edge of village	15	£200,000	1,865,734	1,732,906	1,602,329	1,474,002	1,347,926	1,224,100	1,102,526	983,202	866,130	751,309	638,738
7	Twenty unit development - within town/village boundary	20	£222,222	2,375,648	2,205,714	2,038,662	1,874,492	1,713,201	1,554,791	1,399,264	1,246,616	1,096,849	949,964	805,959
8	Thirty unit development - town centre	30	£250,000	8,429,382	7,787,591	7,156,806	6,537,028	5,928,257	5,330,494	4,743,737	4,167,987	3,603,244	3,049,509	2,506,566
9	Fifty unit development within town/village boundary	50	£555,556	4,659,392	4,273,449	3,894,163	3,521,537	3,155,567	2,796,257	2,443,605	2,097,611	1,758,276	1,425,599	1,099,580
10	One hundred unit development - edge of town	100	£1,388,889	8,311,610	7,543,489	6,788,815	6,047,587	5,317,168	4,599,681	3,895,703	3,205,234	2,528,274	1,864,822	1,214,880
11	Three hundred unit scheme - edge of town	300	£4,166,667	22,265,413	20,189,300	18,149,549	16,146,158	14,179,129	12,247,264	10,344,745	8,478,750	6,649,278	4,856,329	3,089,117
12	Caravan Park - 20 units	20	£125,000	944,784	944,784	944,784	944,784	944,784	944,784	944,784	944,784	944,784	944,784	944,784
13	Caravan Park - 40 units	40	£250,000	1,802,274	1,802,274	1,802,274	1,802,274	1,802,274	1,802,274	1,802,274	1,802,274	1,802,274	1,802,274	1,802,274
14	Caravan Park - 100 units	100	£625,000	4,505,685	4,505,685	4,505,685	4,505,685	4,505,685	4,505,685	4,505,685	4,505,685	4,505,685	4,505,685	4,505,685
15	C2 care scheme - flatted scheme in town centre	60	£166,667	- 714,384	- 945,736	- 1,175,860	- 1,401,303	- 1,622,065	- 1,838,146	- 2,049,547	- 2,256,268	- 2,458,307	- 2,655,665	- 2,848,343
16	C2 care scheme - flatted scheme edge of town/village	80	£333,333	- 952,511	- 1,260,980	- 1,567,812	- 1,868,404	- 2,162,754	- 2,450,863	- 2,732,730	- 3,008,357	- 3,277,742	- 3,540,887	- 3,797,790
17	C2 care scheme - houses - edge of town/village	50	£390,625	4,223,959	3,899,599	3,580,762	3,267,446	2,959,654	2,657,383	2,360,635	2,069,410	1,783,706	1,503,527	1,228,868

WEALDEN LOCAL PLAN VIABILITY TESTING

BENCHMARK LAND VALUE 1 (BROWNFIELD SITES)

Sales value £5,538 psm

AH tenure

Rented 80%

SO 20%

Frst Hms 0%

			£865,000 PER HA			Residual land values									
	Description	No of units	BLV	0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH	
1	Three unit development within town/village boundary	3	£86,500	434,721	403,318	372,444	342,100	312,284	282,999	254,243	226,017	198,319	171,152	144,513	
2	Five unit development - edge of village	5	£230,667	724,536	672,197	620,740	570,166	520,474	471,665	423,738	376,694	330,532	285,253	240,855	
3	Eight unit development - village centre	8	£369,067	1,036,443	960,077	885,001	811,215	738,717	667,509	597,590	528,959	461,619	395,567	330,804	
4	Ten unit development - edge of village	10	£461,333	1,411,520	1,314,183	1,218,489	1,124,438	1,032,028	941,262	852,138	764,657	678,818	594,622	512,068	
5	Ten unit development - rural site	10	£576,667	1,411,520	1,314,183	1,218,489	1,124,438	1,032,028	941,262	852,138	764,657	678,818	594,622	512,068	
6	Fifteen unit development - edge of village	15	£692,000	2,117,279	1,971,274	1,827,733	1,686,656	1,548,043	1,411,892	1,278,207	1,146,984	1,018,227	891,932	768,101	
7	Twenty unit development - within town/village boundary	20	£768,889	2,701,010	2,514,048	2,330,242	2,149,593	1,972,099	1,797,762	1,626,580	1,458,556	1,293,687	1,131,974	973,417	
8	Thirty unit development - town centre	30	£865,000	9,676,332	8,969,278	8,274,285	7,591,354	6,920,484	6,261,676	5,614,930	4,980,245	4,357,622	3,747,060	3,148,560	
9	Fifty unit development within town/village boundary	50	£1,922,222	5,419,395	4,994,793	4,577,472	4,167,431	3,764,671	3,368,478	2,979,000	2,596,829	2,221,963	1,854,402	1,494,147	
10	One hundred unit development - edge of town	100	£4,805,556	9,849,062	9,000,542	8,166,768	7,347,740	6,543,456	5,753,918	4,979,126	4,216,821	3,467,909	2,733,816	2,014,543	
11	Three hundred unit scheme - edge of town	300	£14,416,667	26,455,243	24,160,080	21,904,816	19,689,453	17,513,989	15,378,426	13,282,762	11,226,999	9,206,207	7,221,047	5,275,978	
12	Caravan Park - 20 units	20	£432,500	1,015,007	1,015,007	1,015,007	1,015,007	1,015,007	1,015,007	1,015,007	1,015,007	1,015,007	1,015,007	1,015,007	
13	Caravan Park - 40 units	40	£865,000	1,942,718	1,942,718	1,942,718	1,942,718	1,942,718	1,942,718	1,942,718	1,942,718	1,942,718	1,942,718	1,942,718	
14	Caravan Park - 100 units	100	£2,162,500	4,856,795	4,856,795	4,856,795	4,856,795	4,856,795	4,856,795	4,856,795	4,856,795	4,856,795	4,856,795	4,856,795	
15	C2 care scheme - flatted scheme in town centre	60	£576,667	- 48,022	- 313,187	- 573,195	- 828,045	- 1,081,270	- 1,330,040	- 1,573,567	- 1,811,851	- 2,044,890	- 2,272,687	- 2,495,239	
16	C2 care scheme - flatted scheme edge of town/village	80	£1,153,333	- 64,029	- 417,583	- 764,260	- 1,104,060	- 1,441,693	- 1,773,387	- 2,098,089	- 2,415,801	- 2,726,520	- 3,030,249	- 3,326,986	
17	C2 care scheme - houses - edge of town/village	50	£1,351,563	4,948,755	4,586,960	4,231,274	3,881,715	3,538,281	3,200,973	2,869,791	2,544,735	2,225,804	1,913,000	1,606,322	

BENCHMARK LAND VALUE 2 (HIGHER GREENFIELD)

BENCHMARK LAND VALUE 2 (HIGHER GREENFIELD)			£370,000	PER HA			Residual land values								
	Description	No of units	BLV	0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH	
1	Three unit development within town/village boundary	3	£37,000	434,721	403,318	372,444	342,100	312,284	282,999	254,243	226,017	198,319	171,152	144,513	
2	Five unit development - edge of village	5	£98,667	724,536	672,197	620,740	570,166	520,474	471,665	423,738	376,694	330,532	285,253	240,855	
3	Eight unit development - village centre	8	£157,867	1,036,443	960,077	885,001	811,215	738,717	667,509	597,590	528,959	461,619	395,567	330,804	
4	Ten unit development - edge of village	10	£197,333	1,411,520	1,314,183	1,218,489	1,124,438	1,032,028	941,262	852,138	764,657	678,818	594,622	512,068	
5	Ten unit development - rural site	10	£246,667	1,411,520	1,314,183	1,218,489	1,124,438	1,032,028	941,262	852,138	764,657	678,818	594,622	512,068	
6	Fifteen unit development - edge of village	15	£296,000	2,117,279	1,971,274	1,827,733	1,686,656	1,548,043	1,411,892	1,278,207	1,146,984	1,018,227	891,932	768,101	
7	Twenty unit development - within town/village boundary	20	£328,889	2,701,010	2,514,048	2,330,242	2,149,593	1,972,099	1,797,762	1,626,580	1,458,556	1,293,687	1,131,974	973,417	
8	Thirty unit development - town centre	30	£370,000	9,676,332	8,969,278	8,274,285	7,591,354	6,920,484	6,261,676	5,614,930	4,980,245	4,357,622	3,747,060	3,148,560	
9	Fifty unit development within town/village boundary	50	£822,222	5,419,395	4,994,793	4,577,472	4,167,431	3,764,671	3,368,478	2,979,000	2,596,829	2,221,963	1,854,402	1,494,147	
10	One hundred unit development - edge of town	100	£2,055,556	9,849,062	9,000,542	8,166,768	7,347,740	6,543,456	5,753,918	4,979,126	4,216,821	3,467,909	2,733,816	2,014,543	
11	Three hundred unit scheme - edge of town	300	£6,166,667	26,455,243	24,160,080	21,904,816	19,689,453	17,513,989	15,378,426	13,282,762	11,226,999	9,206,207	7,221,047	5,275,978	
12	Caravan Park - 20 units	20	£185,000	1,015,007	1,015,007	1,015,007	1,015,007	1,015,007	1,015,007	1,015,007	1,015,007	1,015,007	1,015,007	1,015,007	
13	Caravan Park - 40 units	40	£370,000	1,942,718	1,942,718	1,942,718	1,942,718	1,942,718	1,942,718	1,942,718	1,942,718	1,942,718	1,942,718	1,942,718	
14	Caravan Park - 100 units	100	£925,000	4,856,795	4,856,795	4,856,795	4,856,795	4,856,795	4,856,795	4,856,795	4,856,795	4,856,795	4,856,795	4,856,795	
15	C2 care scheme - flatted scheme in town centre	60	£246,667	- 48,022	- 313,187	- 573,195	- 828,045	- 1,081,270	- 1,330,040	- 1,573,567	- 1,811,851	- 2,044,890	- 2,272,687	- 2,495,239	
16	C2 care scheme - flatted scheme edge of town/village	80	£493,333	- 64,029	- 417,583	- 764,260	- 1,104,060	- 1,441,693	- 1,773,387	- 2,098,089	- 2,415,801	- 2,726,520	- 3,030,249	- 3,326,986	
17	C2 care scheme - houses - edge of town/village	50	£578,125	4,948,755	4,586,960	4,231,274	3,881,715	3,538,281	3,200,973	2,869,791	2,544,735	2,225,804	1,913,000	1,606,322	

BENCHMARK LAND VALUE 3 (LOWER GREENFIELD)

BENCHMARK LAND VALUE 3 (LOWER GREENFIELD)			£250,000	Residual land values										
	Description	No of units	BLV	0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH
1	Three unit development within town/village boundary	3	£25,000	434,721	403,318	372,444	342,100	312,284	282,999	254,243	226,017	198,319	171,152	144,513
2	Five unit development - edge of village	5	£66,667	724,536	672,197	620,740	570,166	520,474	471,665	423,738	376,694	330,532	285,253	240,855
3	Eight unit development - village centre	8	£106,667	1,036,443	960,077	885,001	811,215	738,717	667,509	597,590	528,959	461,619	395,567	330,804
4	Ten unit development - edge of village	10	£133,333	1,411,520	1,314,183	1,218,489	1,124,438	1,032,028	941,262	852,138	764,657	678,818	594,622	512,068
5	Ten unit development - rural site	10	£166,667	1,411,520	1,314,183	1,218,489	1,124,438	1,032,028	941,262	852,138	764,657	678,818	594,622	512,068
6	Fifteen unit development - edge of village	15	£200,000	2,117,279	1,971,274	1,827,733	1,686,656	1,548,043	1,411,892	1,278,207	1,146,984	1,018,227	891,932	768,101
7	Twenty unit development - within town/village boundary	20	£222,222	2,701,010	2,514,048	2,330,242	2,149,593	1,972,099	1,797,762	1,626,580	1,458,556	1,293,687	1,131,974	973,417
8	Thirty unit development - town centre	30	£250,000	9,676,332	8,969,278	8,274,285	7,591,354	6,920,484	6,261,676	5,614,930	4,980,245	4,357,622	3,747,060	3,148,560
9	Fifty unit development within town/village boundary	50	£555,556	5,419,395	4,994,793	4,577,472	4,167,431	3,764,671	3,368,478	2,979,000	2,596,829	2,221,963	1,854,402	1,494,147
10	One hundred unit development - edge of town	100	£1,388,889	9,849,062	9,000,542	8,166,768	7,347,740	6,543,456	5,753,918	4,979,126	4,216,821	3,467,909	2,733,816	2,014,543
11	Three hundred unit scheme - edge of town	300	£4,166,667	26,455,243	24,160,080	21,904,816	19,689,453	17,513,989	15,378,426	13,282,762	11,226,999	9,206,207	7,221,047	5,275,978
12	Caravan Park - 20 units	20	£125,000	1,015,007	1,015,007	1,015,007	1,015,007	1,015,007	1,015,007	1,015,007	1,015,007	1,015,007	1,015,007	1,015,007
13	Caravan Park - 40 units	40	£250,000	1,942,718	1,942,718	1,942,718	1,942,718	1,942,718	1,942,718	1,942,718	1,942,718	1,942,718	1,942,718	1,942,718
14	Caravan Park - 100 units	100	£625,000	4,856,795	4,856,795	4,856,795	4,856,795	4,856,795	4,856,795	4,856,795	4,856,795	4,856,795	4,856,795	4,856,795
15	C2 care scheme - flatted scheme in town centre	60	£166,667	- 48,022	- 313,187	- 573,195	- 828,045	- 1,081,270	- 1,330,040	- 1,573,567	- 1,811,851	- 2,044,890	- 2,272,687	- 2,495,239
16	C2 care scheme - flatted scheme edge of town/village	80	£333,333	- 64,029	- 417,583	- 764,260	- 1,104,060	- 1,441,693	- 1,773,387	- 2,098,089	- 2,415,801	- 2,726,520	- 3,030,249	- 3,326,986
17	C2 care scheme - houses - edge of town/village	50	£390,625	4,948,755	4,586,960	4,231,274	3,881,715	3,538,281	3,200,973	2,869,791	2,544,735	2,225,804	1,913,000	1,606,322

WEALDEN LOCAL PLAN VIABILITY TESTING
BENCHMARK LAND VALUE 1 (BROWNFIELD SITES)

Sales value £5,778 psm

AH tenure

Rented 80%

SO 20%

Frst Hms 0%

£865,000 PER HA				Residual land values										
	Description	No of units	BLV	0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH
1	Three unit development within town/village boundary	3	£86,500	487,055	452,902	419,323	386,317	353,886	322,028	290,745	260,035	229,899	200,338	171,350
2	Five unit development - edge of village	5	£230,667	811,758	754,836	698,870	643,862	589,810	536,714	484,575	433,392	383,166	333,896	285,583
3	Eight unit development - village centre	8	£369,067	1,170,599	1,087,223	1,005,248	924,675	845,505	767,738	691,372	616,410	542,850	470,692	399,937
4	Ten unit development - edge of village	10	£461,333	1,578,204	1,472,238	1,368,056	1,265,655	1,165,035	1,066,198	969,143	873,844	780,215	688,371	598,310
5	Ten unit development - rural site	10	£576,667	1,578,204	1,472,238	1,368,056	1,265,655	1,165,035	1,066,198	969,143	873,844	780,215	688,371	598,310
6	Fifteen unit development - edge of village	15	£692,000	2,367,305	2,208,358	2,052,083	1,898,482	1,747,553	1,599,297	1,453,714	1,310,767	1,170,323	1,032,556	897,466
7	Twenty unit development - within town/village boundary	20	£768,889	3,026,372	2,822,381	2,621,821	2,424,694	2,230,997	2,040,731	1,853,898	1,670,494	1,490,523	1,313,983	1,140,874
8	Thirty unit development - town centre	30	£865,000	10,923,283	10,150,966	9,391,765	8,645,679	7,912,712	7,192,859	6,486,123	5,792,503	5,112,000	4,444,612	3,790,341
9	Fifty unit development within town/village boundary	50	£1,922,222	6,178,293	5,713,982	5,257,593	4,809,127	4,368,582	3,935,960	3,511,260	3,094,481	2,685,625	2,283,205	1,888,714
10	One hundred unit development - edge of town	100	£4,805,556	11,386,513	10,457,595	9,544,721	8,647,892	7,767,106	6,902,366	6,053,669	5,221,017	4,404,409	3,602,810	2,814,206
11	Three hundred unit scheme - edge of town	300	£14,416,667	30,626,226	28,118,610	25,654,314	23,232,748	20,848,850	18,508,391	16,211,371	13,957,790	11,747,648	9,580,945	7,452,053
12	Caravan Park - 20 units	20	£432,500	1,085,228	1,085,228	1,085,228	1,085,228	1,085,228	1,085,228	1,085,228	1,085,228	1,085,228	1,085,228	1,085,228
13	Caravan Park - 40 units	40	£865,000	2,083,162	2,083,162	2,083,162	2,083,162	2,083,162	2,083,162	2,083,162	2,083,162	2,083,162	2,083,162	2,083,162
14	Caravan Park - 100 units	100	£2,162,500	5,207,904	5,207,904	5,207,904	5,207,904	5,207,904	5,207,904	5,207,904	5,207,904	5,207,904	5,207,904	5,207,904
15	C2 care scheme - flatted scheme in town centre	60	£576,667	609,046	314,002	24,583	- 263,165	- 545,579	- 822,280	- 1,097,587	- 1,367,433	- 1,631,473	- 1,889,708	- 2,142,136
16	C2 care scheme - flatted scheme edge of town/village	80	£1,153,333	812,062	418,669	32,777	- 350,888	- 727,438	- 1,096,374	- 1,463,450	- 1,823,245	- 2,175,298	- 2,519,611	- 2,856,181
17	C2 care scheme - houses - edge of town/village	50	£1,351,563	5,665,890	5,267,628	4,876,077	4,491,239	4,113,114	3,741,701	3,377,000	3,019,013	2,667,737	2,322,473	1,983,774

BENCHMARK LAND VALUE 2 (HIGHER GREENFIELD)

£370,000 PER HA				Residual land values										
	Description	No of units	BLV	0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH
1	Three unit development within town/village boundary	3	£37,000	487,055	452,902	419,323	386,317	353,886	322,028	290,745	260,035	229,899	200,338	171,350
2	Five unit development - edge of village	5	£98,667	811,758	754,836	698,870	643,862	589,810	536,714	484,575	433,392	383,166	333,896	285,583
3	Eight unit development - village centre	8	£157,867	1,170,599	1,087,223	1,005,248	924,675	845,505	767,738	691,372	616,410	542,850	470,692	399,937
4	Ten unit development - edge of village	10	£197,333	1,578,204	1,472,238	1,368,056	1,265,655	1,165,035	1,066,198	969,143	873,844	780,215	688,371	598,310
5	Ten unit development - rural site	10	£246,667	1,578,204	1,472,238	1,368,056	1,265,655	1,165,035	1,066,198	969,143	873,844	780,215	688,371	598,310
6	Fifteen unit development - edge of village	15	£296,000	2,367,305	2,208,358	2,052,083	1,898,482	1,747,553	1,599,297	1,453,714	1,310,767	1,170,323	1,032,556	897,466
7	Twenty unit development - within town/village boundary	20	£328,889	3,026,372	2,822,381	2,621,821	2,424,694	2,230,997	2,040,731	1,853,898	1,670,494	1,490,523	1,313,983	1,140,874
8	Thirty unit development - town centre	30	£370,000	10,923,283	10,150,966	9,391,765	8,645,679	7,912,712	7,192,859	6,486,123	5,792,503	5,112,000	4,444,612	3,790,341
9	Fifty unit development within town/village boundary	50	£822,222	6,178,293	5,713,982	5,257,593	4,809,127	4,368,582	3,935,960	3,511,260	3,094,481	2,685,625	2,283,205	1,888,714
10	One hundred unit development - edge of town	100	£2,055,556	11,386,513	10,457,595	9,544,721	8,647,892	7,767,106	6,902,366	6,053,669	5,221,017	4,404,409	3,602,810	2,814,206
11	Three hundred unit scheme - edge of town	300	£6,166,667	30,626,226	28,118,610	25,654,314	23,232,748	20,848,850	18,508,391	16,211,371	13,957,790	11,747,648	9,580,945	7,452,053
12	Caravan Park - 20 units	20	£185,000	1,085,228	1,085,228	1,085,228	1,085,228	1,085,228	1,085,228	1,085,228	1,085,228	1,085,228	1,085,228	1,085,228
13	Caravan Park - 40 units	40	£370,000	2,083,162	2,083,162	2,083,162	2,083,162	2,083,162	2,083,162	2,083,162	2,083,162	2,083,162	2,083,162	2,083,162
14	Caravan Park - 100 units	100	£925,000	5,207,904	5,207,904	5,207,904	5,207,904	5,207,904	5,207,904	5,207,904	5,207,904	5,207,904	5,207,904	5,207,904
15	C2 care scheme - flatted scheme in town centre	60	£246,667	609,046	314,002	24,583	- 263,165	- 545,579	- 822,280	- 1,097,587	- 1,367,433	- 1,631,473	- 1,889,708	- 2,142,136
16	C2 care scheme - flatted scheme edge of town/village	80	£493,333	812,062	418,669	32,777	- 350,888	- 727,438	- 1,096,374	- 1,463,450	- 1,823,245	- 2,175,298	- 2,519,611	- 2,856,181
17	C2 care scheme - houses - edge of town/village	50	£578,125	5,665,890	5,267,628	4,876,077	4,491,239	4,113,114	3,741,701	3,377,000	3,019,013	2,667,737	2,322,473	1,983,774

BENCHMARK LAND VALUE 3 (LOWER GREENFIELD)

£250,000				Residual land values										
	Description	No of units	BLV	0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH
1	Three unit development within town/village boundary	3	£25,000	487,055	452,902	419,323	386,317	353,886	322,028	290,745	260,035	229,899	200,338	171,350
2	Five unit development - edge of village	5	£66,667	811,758	754,836	698,870	643,862	589,810	536,714	484,575	433,392	383,166	333,896	285,583
3	Eight unit development - village centre	8	£106,667	1,170,599	1,087,223	1,005,248	924,675	845,505	767,738	691,372	616,410	542,850	470,692	399,937
4	Ten unit development - edge of village	10	£133,333	1,578,204	1,472,238	1,368,056	1,265,655	1,165,035	1,066,198	969,143	873,844	780,215	688,371	598,310
5	Ten unit development - rural site	10	£166,667	1,578,204	1,472,238	1,368,056	1,265,655	1,165,035	1,066,198	969,143	873,844	780,215	688,371	598,310
6	Fifteen unit development - edge of village	15	£200,000	2,367,305	2,208,358	2,052,083	1,898,482	1,747,553	1,599,297	1,453,714	1,310,767	1,170,323	1,032,556	897,466
7	Twenty unit development - within town/village boundary	20	£222,222	3,026,372	2,822,381	2,621,821	2,424,694	2,230,997	2,040,731	1,853,898	1,670,494	1,490,523	1,313,983	1,140,874
8	Thirty unit development - town centre	30	£250,000	10,923,283	10,150,966	9,391,765	8,645,679	7,912,712	7,192,859	6,486,123	5,792,503	5,112,000	4,444,612	3,790,341
9	Fifty unit development within town/village boundary	50	£555,556	6,178,293	5,713,982	5,257,593	4,809,127	4,368,582	3,935,960	3,511,260	3,094,481	2,685,625	2,283,205	1,888,714
10	One hundred unit development - edge of town	100	£1,388,889	11,386,513	10,457,595	9,544,721	8,647,892	7,767,106	6,902,366	6,053,669	5,221,017	4,404,409	3,602,810	2,814,206
11	Three hundred unit scheme - edge of town	300	£4,166,667	30,626,226	28,118,610	25,654,314	23,232,748	20,848,850	18,508,391	16,211,371	13,957,790	11,747,648	9,580,945	7,452,053
12	Caravan Park - 20 units	20	£125,000	1,085,228	1,085,228	1,085,228	1,085,228	1,085,228	1,085,228	1,085,228	1,085,228	1,085,228	1,085,228	1,085,228
13	Caravan Park - 40 units	40	£250,000	2,083,162	2,083,162	2,083,162	2,083,162	2,083,162	2,083,162	2,083,162	2,083,162	2,083,162	2,083,162	2,083,162
14	Caravan Park - 100 units	100	£625,000	5,207,904	5,207,904	5,207,904	5,207,904	5,207,904	5,207,904	5,207,904	5,207,904	5,207,904	5,207,904	5,207,904
15	C2 care scheme - flatted scheme in town centre	60	£166,667	609,046	314,002	24,583	- 263,165	- 545,579	- 822,280	- 1,097,587	- 1,367,433	- 1,631,473	- 1,889,708	- 2,142,136
16	C2 care scheme - flatted scheme edge of town/village	80	£333,333	812,062	418,669	32,777	- 350,888	- 727,438	- 1,096,374	- 1,463,450	- 1,823,245	- 2,175,298	- 2,519,611	- 2,856,181
17	C2 care scheme - houses - edge of town/village	50	£390,625	5,665,890	5,267,628	4,876,077	4,491,239	4,113,114	3,741,701	3,377,000	3,019,013	2,667,737	2,322,473	1,983,774

WEALDEN LOCAL PLAN VIABILITY TESTING
BENCHMARK LAND VALUE 1 (BROWNFIELD SITES)

Sales value £6,017 psm AH tenure Rented 80% SO 20% Frst Hms 0%

			£865,000	PER HA											Residual land values										
	Description	No of units	BLV	0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH											
1	Three unit development within town/village boundary	3	£86,500	539,388	502,485	466,201	430,535	395,487	361,058	327,247	294,054	261,480	229,525	198,188											
2	Five unit development - edge of village	5	£230,667	898,981	837,476	777,002	717,558	659,145	601,763	545,411	490,090	435,800	382,541	330,313											
3	Eight unit development - village centre	8	£369,067	1,304,079	1,213,851	1,125,136	1,037,934	952,246	867,966	785,156	703,860	624,081	545,817	469,069											
4	Ten unit development - edge of village	10	£461,333	1,744,322	1,629,648	1,516,896	1,406,067	1,297,161	1,190,178	1,085,117	981,979	880,764	781,471	684,101											
5	Ten unit development - rural site	10	£576,667	1,744,322	1,629,648	1,516,896	1,406,067	1,297,161	1,190,178	1,085,117	981,979	880,764	781,471	684,101											
6	Fifteen unit development - edge of village	15	£692,000	2,616,483	2,444,471	2,275,344	2,109,101	1,945,742	1,785,266	1,627,676	1,472,968	1,321,145	1,172,207	1,026,152											
7	Twenty unit development - within town/village boundary	20	£768,889	3,351,734	3,130,715	2,913,401	2,699,795	2,489,895	2,283,702	2,081,215	1,882,434	1,687,360	1,495,993	1,308,332											
8	Thirty unit development - town centre	30	£865,000	12,170,233	11,332,653	10,509,244	9,700,005	8,904,938	8,124,042	7,357,316	6,604,761	5,866,377	5,142,164	4,432,121											
9	Fifty unit development within town/village boundary	50	£1,922,222	6,937,191	6,433,170	5,937,714	5,450,822	4,972,493	4,502,728	4,041,527	3,588,890	3,144,816	2,709,306	2,282,361											
10	One hundred unit development - edge of town	100	£4,805,556	12,923,966	11,914,649	10,922,675	9,948,044	8,990,757	8,050,813	7,128,213	6,222,956	5,335,042	4,464,471	3,611,244											
11	Three hundred unit scheme - edge of town	300	£14,416,667	34,789,662	32,064,317	29,385,812	26,754,143	24,169,313	21,631,320	19,139,981	16,688,582	14,284,162	11,926,718	9,616,254											
12	Caravan Park - 20 units	20	£432,500	1,155,451	1,155,451	1,155,451	1,155,451	1,155,451	1,155,451	1,155,451	1,155,451	1,155,451	1,155,451	1,155,451											
13	Caravan Park - 40 units	40	£865,000	2,223,606	2,223,606	2,223,606	2,223,606	2,223,606	2,223,606	2,223,606	2,223,606	2,223,606	2,223,606	2,223,606											
14	Caravan Park - 100 units	100	£2,162,500	5,559,015	5,559,015	5,559,015	5,559,015	5,559,015	5,559,015	5,559,015	5,559,015	5,559,015	5,559,015	5,559,015											
15	C2 care scheme - flatted scheme in town centre	60	£576,667	1,265,392	936,485	613,747	297,179	- 13,419	- 322,287	- 624,890	- 923,016	- 1,218,058	- 1,506,729	- 1,789,032											
16	C2 care scheme - flatted scheme edge of town/village	80	£1,153,333	1,687,190	1,248,646	818,330	396,240	- 17,892	- 429,715	- 833,187	- 1,230,688	- 1,624,076	- 2,008,973	- 2,385,376											
17	C2 care scheme - houses - edge of town/village	50	£1,351,563	6,383,024	5,947,677	5,519,641	5,098,914	4,685,499	4,279,392	3,880,595	3,489,109	3,104,933	2,728,067	2,358,510											

BENCHMARK LAND VALUE 2 (HIGHER GREENFIELD)

BENCHMARK LAND VALUE 2 (HIGHER GREENFIELD)			£370,000	PER HA			Residual land values								
	Description	No of units	BLV	0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH	
1	Three unit development within town/village boundary	3	£37,000	539,388	502,485	466,201	430,535	395,487	361,058	327,247	294,054	261,480	229,525	198,188	
2	Five unit development - edge of village	5	£98,667	898,981	837,476	777,002	717,558	659,145	601,763	545,411	490,090	435,800	382,541	330,313	
3	Eight unit development - village centre	8	£157,867	1,304,079	1,213,851	1,125,136	1,037,934	952,246	867,966	785,156	703,860	624,081	545,817	469,069	
4	Ten unit development - edge of village	10	£197,333	1,744,322	1,629,648	1,516,896	1,406,067	1,297,161	1,190,178	1,085,117	981,979	880,764	781,471	684,101	
5	Ten unit development - rural site	10	£246,667	1,744,322	1,629,648	1,516,896	1,406,067	1,297,161	1,190,178	1,085,117	981,979	880,764	781,471	684,101	
6	Fifteen unit development - edge of village	15	£296,000	2,616,483	2,444,471	2,275,344	2,109,101	1,945,742	1,785,266	1,627,676	1,472,968	1,321,145	1,172,207	1,026,152	
7	Twenty unit development - within town/village boundary	20	£328,889	3,351,734	3,130,715	2,913,401	2,699,795	2,489,895	2,283,702	2,081,215	1,882,434	1,687,360	1,495,993	1,308,332	
8	Thirty unit development - town centre	30	£370,000	12,170,233	11,332,653	10,509,244	9,700,005	8,904,938	8,124,042	7,357,316	6,604,761	5,866,377	5,142,164	4,432,121	
9	Fifty unit development within town/village boundary	50	£822,222	6,937,191	6,433,170	5,937,714	5,450,822	4,972,493	4,502,728	4,041,527	3,588,890	3,144,816	2,709,306	2,282,361	
10	One hundred unit development - edge of town	100	£2,055,556	12,923,966	11,914,649	10,922,675	9,948,044	8,990,757	8,050,813	7,128,213	6,222,956	5,335,042	4,464,471	3,611,244	
11	Three hundred unit scheme - edge of town	300	£6,166,667	34,789,662	32,064,317	29,385,812	26,754,143	24,169,313	21,631,320	19,139,981	16,688,582	14,284,162	11,926,718	9,616,254	
12	Caravan Park - 20 units	20	£185,000	1,155,451	1,155,451	1,155,451	1,155,451	1,155,451	1,155,451	1,155,451	1,155,451	1,155,451	1,155,451	1,155,451	
13	Caravan Park - 40 units	40	£370,000	2,223,606	2,223,606	2,223,606	2,223,606	2,223,606	2,223,606	2,223,606	2,223,606	2,223,606	2,223,606	2,223,606	
14	Caravan Park - 100 units	100	£925,000	5,559,015	5,559,015	5,559,015	5,559,015	5,559,015	5,559,015	5,559,015	5,559,015	5,559,015	5,559,015	5,559,015	
15	C2 care scheme - flatted scheme in town centre	60	£246,667	1,265,392	936,485	613,747	297,179	- 13,419	- 322,287	- 624,890	- 923,016	- 1,218,058	- 1,506,729	- 1,789,032	
16	C2 care scheme - flatted scheme edge of town/village	80	£493,333	1,687,190	1,248,646	818,330	396,240	- 17,892	- 429,715	- 833,187	- 1,230,688	- 1,624,076	- 2,008,973	- 2,385,376	
17	C2 care scheme - houses - edge of town/village	50	£578,125	6,383,024	5,947,677	5,519,641	5,098,914	4,685,499	4,279,392	3,880,595	3,489,109	3,104,933	2,728,067	2,358,510	

BENCHMARK LAND VALUE 3 (LOWER GREENFIELD)

BENCHMARK LAND VALUE 3 (LOWER GREENFIELD)			£250,000	Residual land values										
	Description	No of units	BLV	0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH
1	Three unit development within town/village boundary	3	£25,000	539,388	502,485	466,201	430,535	395,487	361,058	327,247	294,054	261,480	229,525	198,188
2	Five unit development - edge of village	5	£66,667	898,981	837,476	777,002	717,558	659,145	601,763	545,411	490,090	435,800	382,541	330,313
3	Eight unit development - village centre	8	£106,667	1,304,079	1,213,851	1,125,136	1,037,934	952,246	867,966	785,156	703,860	624,081	545,817	469,069
4	Ten unit development - edge of village	10	£133,333	1,744,322	1,629,648	1,516,896	1,406,067	1,297,161	1,190,178	1,085,117	981,979	880,764	781,471	684,101
5	Ten unit development - rural site	10	£166,667	1,744,322	1,629,648	1,516,896	1,406,067	1,297,161	1,190,178	1,085,117	981,979	880,764	781,471	684,101
6	Fifteen unit development - edge of village	15	£200,000	2,616,483	2,444,471	2,275,344	2,109,101	1,945,742	1,785,266	1,627,676	1,472,968	1,321,145	1,172,207	1,026,152
7	Twenty unit development - within town/village boundary	20	£222,222	3,351,734	3,130,715	2,913,401	2,699,795	2,489,895	2,283,702	2,081,215	1,882,434	1,687,360	1,495,993	1,308,332
8	Thirty unit development - town centre	30	£250,000	12,170,233	11,332,653	10,509,244	9,700,005	8,904,938	8,124,042	7,357,316	6,604,761	5,866,377	5,142,164	4,432,121
9	Fifty unit development within town/village boundary	50	£555,556	6,937,191	6,433,170	5,937,714	5,450,822	4,972,493	4,502,728	4,041,527	3,588,890	3,144,816	2,709,306	2,282,361
10	One hundred unit development - edge of town	100	£1,388,889	12,923,966	11,914,649	10,922,675	9,948,044	8,990,757	8,050,813	7,128,213	6,222,956	5,335,042	4,464,471	3,611,244
11	Three hundred unit scheme - edge of town	300	£4,166,667	34,789,662	32,064,317	29,385,812	26,754,143	24,169,313	21,631,320	19,139,981	16,688,582	14,284,162	11,926,718	9,616,254
12	Caravan Park - 20 units	20	£125,000	1,155,451	1,155,451	1,155,451	1,155,451	1,155,451	1,155,451	1,155,451	1,155,451	1,155,451	1,155,451	1,155,451
13	Caravan Park - 40 units	40	£250,000	2,223,606	2,223,606	2,223,606	2,223,606	2,223,606	2,223,606	2,223,606	2,223,606	2,223,606	2,223,606	2,223,606
14	Caravan Park - 100 units	100	£625,000	5,559,015	5,559,015	5,559,015	5,559,015	5,559,015	5,559,015	5,559,015	5,559,015	5,559,015	5,559,015	5,559,015
15	C2 care scheme - flatted scheme in town centre	60	£166,667	1,265,392	936,485	613,747	297,179	- 13,419	- 322,287	- 624,890	- 923,016	- 1,218,058	- 1,506,729	- 1,789,032
16	C2 care scheme - flatted scheme edge of town/village	80	£333,333	1,687,190	1,248,646	818,330	396,240	- 17,892	- 429,715	- 833,187	- 1,230,688	- 1,624,076	- 2,008,973	- 2,385,376
17	C2 care scheme - houses - edge of town/village	50	£390,625	6,383,024	5,947,677	5,519,641	5,098,914	4,685,499	4,279,392	3,880,595	3,489,109	3,104,933	2,728,067	2,358,510

Appendix 7 - Appraisal results (grown)

WEALDEN LOCAL PLAN VIABILITY TESTING
BENCHMARK LAND VALUE 1 (BROWNFIELD SITES)

Sales value £4,101 psm

AH tenure

Rented 80%

SO 20%

Frst Hms 0%

Macro Ctrl +

		£865,000 PER HA		Residual land values										
	Description	No of units	BLV	0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH
1	Three unit development within town/village boundary	3	£86,500	254,306	233,623	213,290	193,309	173,680	154,402	135,475	116,900	98,675	80,803	63,282
2	Five unit development - edge of village	5	£230,667	423,845	389,372	355,484	322,182	289,466	257,335	225,791	194,833	164,460	134,672	105,471
3	Eight unit development - village centre	8	£369,067	568,965	520,385	472,633	425,708	379,610	334,341	289,899	246,285	203,498	161,540	120,409
4	Ten unit development - edge of village	10	£461,333	830,637	767,814	706,061	645,376	585,762	527,217	469,742	413,335	357,999	303,731	250,534
5	Ten unit development - rural site	10	£576,667	830,637	767,814	706,061	645,376	585,762	527,217	469,742	413,335	357,999	303,731	250,534
6	Fifteen unit development - edge of village	15	£692,000	1,245,954	1,151,721	1,059,091	968,066	878,644	790,826	704,612	620,004	536,998	455,597	375,800
7	Twenty unit development - within town/village boundary	20	£768,889	1,572,824	1,452,885	1,334,989	1,219,137	1,105,328	993,561	883,839	776,158	670,522	566,928	465,378
8	Thirty unit development - town centre	30	£865,000	8,434,036	7,674,679	6,928,657	6,195,970	5,476,619	4,770,603	4,077,168	3,392,768	2,721,806	2,064,283	1,420,197
9	Fifty unit development within town/village boundary	50	£1,922,222	2,709,351	2,441,137	2,177,621	1,918,801	1,664,679	1,415,253	1,170,525	930,494	695,159	464,523	237,472
10	One hundred unit development - edge of town	100	£4,805,556	4,220,352	3,690,148	3,169,452	2,658,266	2,156,589	1,664,421	1,178,380	701,399	234,005	-	227,216
11	Three hundred unit scheme - edge of town	300	£14,416,667	11,197,605	9,766,054	8,360,195	6,977,023	5,614,813	4,278,443	2,967,914	1,683,226	413,679	-	842,559
12	Caravan Park - 20 units	20	£432,500	944,798	944,798	944,798	944,798	944,798	944,798	944,798	944,798	944,798	944,798	944,798
13	Caravan Park - 40 units	40	£865,000	1,802,302	1,802,302	1,802,302	1,802,302	1,802,302	1,802,302	1,802,302	1,802,302	1,802,302	1,802,302	1,802,302
14	Caravan Park - 100 units	100	£2,162,500	4,505,753	4,505,753	4,505,753	4,505,753	4,505,753	4,505,753	4,505,753	4,505,753	4,505,753	4,505,753	4,505,753
15	C2 care scheme - flatted scheme in town centre	60	£576,667	-	2,776,516	-	2,904,328	-	3,029,185	-	3,151,086	-	3,270,031	-
16	C2 care scheme - flatted scheme edge of town/village	80	£1,153,333	-	3,702,021	-	3,872,439	-	4,038,914	-	4,201,449	-	4,360,041	-
17	C2 care scheme - houses - edge of town/village	50	£1,351,563	-	2,375,009	-	2,166,371	-	1,961,314	-	1,759,839	-	1,561,944	-
18	Class E (retail) development - town centre	-	£15,138	-	89,804	-	89,804	-	89,804	-	89,804	-	89,804	-
19	Class E (light industrial) development - town centre	-	£123,571	-	751,170	-	751,170	-	751,170	-	751,170	-	751,170	-
20	Class E (retail) development - edge of town	-	£205,952	-	641,456	-	641,456	-	641,456	-	641,456	-	641,456	-
21	Class E (office) development - town centre	-	£15,138	-	596,228	-	596,228	-	596,228	-	596,228	-	596,228	-
22	Class E (office) development - town centre	-	£64,875	-	2,555,264	-	2,555,264	-	2,555,264	-	2,555,264	-	2,555,264	-
23	Class E (office) development - edge of town	-	£154,464	-	4,258,774	-	4,258,774	-	4,258,774	-	4,258,774	-	4,258,774	-
24	Industrial (B2/B8) out of town	-	£720,833	-	675,235	-	675,235	-	675,235	-	675,235	-	675,235	-
25	Industrial (B2/B8) within town/village boundary	-	£2,883,333	-	2,776,046	-	2,776,046	-	2,776,046	-	2,776,046	-	2,776,046	-
26	Industrial (B2/B8) edge of town/village	-	£144,167	-	135,047	-	135,047	-	135,047	-	135,047	-	135,047	-
27	Hotel (town centre) 50 rooms	-	£108,125	-	896,712	-	896,712	-	896,712	-	896,712	-	896,712	-
28	Hotel (town centre) 75 rooms	-	£162,188	-	1,410,782	-	1,410,782	-	1,410,782	-	1,410,782	-	1,410,782	-
29	Hotel (town centre) 100 rooms	-	£216,250	-	1,881,043	-	1,881,043	-	1,881,043	-	1,881,043	-	1,881,043	-
30	Community use/leisure within town/village	-	£67,964	-	1,830,602	-	1,830,602	-	1,830,602	-	1,830,602	-	1,830,602	-

BENCHMARK LAND VALUE 2 (HIGHER GREENFIELD)

		£370,000 PER HA		Residual land values										
	Description	No of units	BLV	0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH
1	Three unit development within town/village boundary	3	£37,000	254,306	233,623	213,290	193,309	173,680	154,402	135,475	116,900	98,675	80,803	63,282
2	Five unit development - edge of village	5	£98,667	423,845	389,372	355,484	322,182	289,466	257,335	225,791	194,833	164,460	134,672	105,471
3	Eight unit development - village centre	8	£157,867	568,965	520,385	472,633	425,708	379,610	334,341	289,899	246,285	203,498	161,540	120,409
4	Ten unit development - edge of village	10	£197,333	830,637	767,814	706,061	645,376	585,762	527,217	469,742	413,335	357,999	303,731	250,534
5	Ten unit development - rural site	10	£246,667	830,637	767,814	706,061	645,376	585,762	527,217	469,742	413,335	357,999	303,731	250,534
6	Fifteen unit development - edge of village	15	£296,000	1,245,954	1,151,721	1,059,091	968,066	878,644	790,826	704,612	620,004	536,998	455,597	375,800
7	Twenty unit development - within town/village boundary	20	£328,889	1,572,824	1,452,885	1,334,989	1,219,137	1,105,328	993,561	883,839	776,158	670,522	566,928	465,378
8	Thirty unit development - town centre	30	£370,000	8,434,036	7,674,679	6,928,657	6,195,970	5,476,619	4,770,603	4,077,168	3,392,768	2,721,806	2,064,283	1,420,197
9	Fifty unit development within town/village boundary	50	£822,222	2,709,351	2,441,137	2,177,621	1,918,801	1,664,679	1,415,253	1,170,525	930,494	695,159	464,523	237,472
10	One hundred unit development - edge of town	100	£2,055,556	4,220,352	3,690,148	3,169,452	2,658,266	2,156,589	1,664,421	1,178,380	701,399	234,005	-	227,216
11	Three hundred unit scheme - edge of town	300	£6,166,667	11,197,605	9,766,054	8,360,195	6,977,023	5,614,813	4,278,443	2,967,914	1,683,226	413,679	-	842,559
12	Caravan Park - 20 units	20	£185,000	944,798	944,798	944,798	944,798	944,798	944,798	944,798	944,798	944,798	944,798	944,798
13	Caravan Park - 40 units	40	£370,000	1,802,302	1,802,302	1,802,302	1,802,302	1,802,302	1,802,302	1,802,302	1,802,302	1,802,302	1,802,302	1,802,302
14	Caravan Park - 100 units	100	£925,000	4,505,753	4,505,753	4,505,753	4,505,753	4,505,753	4,505,753	4,505,753	4,505,753	4,505,753	4,505,753	4,505,753
15	C2 care scheme - flatted scheme in town centre	60	£246,667	-	2,776,516	-	2,904,328	-	3,029,185	-	3,151,086	-	3,270,031	-
16	C2 care scheme - flatted scheme edge of town/village	80	£493,333	-	3,702,021	-	3,872,439	-	4,038,914	-	4,201,449	-	4,360,041	-
17	C2 care scheme - houses - edge of town/village	50	£578,125	-	2,375,009	-	2,166,371	-	1,961,314	-	1,759,839	-	1,561,944	-
18	Class E (retail) development - town centre	-	£6,475	-	89,804	-	89,804	-	89,804	-	89,804	-	89,804	-
19	Class E (light industrial) development - town centre	-	£52,857	-	751,170	-	751,170	-	751,170	-	751,170	-	751,170	-
20	Class E (retail) development - edge of town	-	£88,095	-	641,456	-	641,456	-	641,456	-	641,456	-	641,456	-
21	Class E (office) development - town centre	-	£6,475	-	596,228	-	596,228	-	596,228	-	596,228	-	596,228	-
22	Class E (office) development - town centre	-	£27,750	-	2,555,264	-	2,555,264	-	2,555,264	-	2,555,264	-	2,555,264	-
23	Class E (office) development - edge of town	-	£66,071	-	4,258,774	-	4,258,774	-	4,258,774	-	4,258,774	-	4,258,774	-
24	Industrial (B2/B8) out of town	-	£308,333	-	675,235	-	675,235	-	675,235	-	675,235	-	675,235	-
25	Industrial (B2/B8) within town/village boundary	-	£1,233,333	-	2,776,046	-	2,776,046	-	2,776,046	-	2,776,046	-	2,776,046	-
26	Industrial (B2/B8) edge of town/village	-	£61,667	-	135,047	-	135,047	-	135,047	-	135,047	-	135,047	-
27	Hotel (town centre) 50 rooms	-	£46,250	-	896,712	-	896,712	-	896,712	-	896,712	-	896,712	-
28	Hotel (town centre) 75 rooms	-	£69,375	-	1,410,782	-	1,410,782	-	1,410,782	-	1,410,782	-	1,410,782	-
29	Hotel (town centre) 100 rooms	-	£92,500	-	1,881,043	-	1,881,043	-	1,881,043	-	1,881,043	-	1,881,043	-
30	Community use/leisure within town/village	-	£29,071	-	1,830,602	-	1,830,602	-	1,830,602	-	1,830,602	-	1,830,602	-

BENCHMARK LAND VALUE 3 (LOWER GREENFIELD)

Description	No of units	BLV	0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH													
1 Three unit development within town/village boundary	3	£25,000	254,306	233,623	213,290	193,309	173,680	154,402	135,475	116,900	98,675	80,803	63,282													
2 Five unit development - edge of village	5	£66,667	423,845	389,372	355,484	322,182	289,466	257,335	225,791	194,833	164,460	134,672	105,471													
3 Eight unit development - village centre	8	£106,667	568,965	520,385	472,633	425,708	379,610	334,341	289,899	246,285	203,498	161,540	120,409													
4 Ten unit development - edge of village	10	£133,333	830,637	767,814	706,061	645,376	585,762	527,217	469,742	413,335	357,999	303,731	250,534													
5 Ten unit development - rural site	10	£166,667	830,637	767,814	706,061	645,376	585,762	527,217	469,742	413,335	357,999	303,731	250,534													
6 Fifteen unit development - edge of village	15	£200,000	1,245,954	1,151,721	1,059,091	968,066	878,644	790,826	704,612	620,004	536,998	455,597	375,800													
7 Twenty unit development - within town/village boundary	20	£222,222	1,572,824	1,452,885	1,334,989	1,219,137	1,105,328	993,561	883,839	776,158	670,522	566,928	465,378													
8 Thirty unit development - town centre	30	£250,000	8,434,036	7,674,679	6,928,657	6,195,970	5,476,619	4,770,603	4,077,168	3,392,768	2,721,806	2,064,283	1,420,197													
9 Fifty unit development within town/village boundary	50	£555,556	2,709,351	2,441,137	2,177,621	1,918,801	1,664,679	1,415,253	1,170,525	930,494	695,159	464,523	237,472													
10 One hundred unit development - edge of town	100	£1,388,889	4,220,352	3,690,148	3,169,452	2,658,266	2,156,589	1,664,421	1,178,380	701,399	234,005	-	227,216	-	682,275											
11 Three hundred unit scheme - edge of town	300	£4,166,667	11,197,605	9,766,054	8,360,195	6,977,023	5,614,813	4,278,443	2,967,914	1,683,226	413,679	-	842,559	-	2,087,682											
12 Caravan Park - 20 units	20	£125,000	944,798	944,798	944,798	944,798	944,798	944,798	944,798	944,798	944,798	944,798	944,798	944,798	944,798											
13 Caravan Park - 40 units	40	£250,000	1,802,302	1,802,302	1,802,302	1,802,302	1,802,302	1,802,302	1,802,302	1,802,302	1,802,302	1,802,302	1,802,302	1,802,302	1,802,302											
14 Caravan Park - 100 units	100	£625,000	4,505,753	4,505,753	4,505,753	4,505,753	4,505,753	4,505,753	4,505,753	4,505,753	4,505,753	4,505,753	4,505,753	4,505,753	4,505,753											
15 C2 care scheme - flatted scheme in town centre	60	£166,667	-	2,776,516	-	2,904,328	-	3,029,185	-	3,151,086	-	3,270,031	-	3,386,019	-	3,499,052	-	3,609,129	-	3,716,249	-	3,820,414	-	3,921,623		
16 C2 care scheme - flatted scheme edge of town/village	80	£333,333	-	3,702,021	-	3,872,439	-	4,038,914	-	4,201,449	-	4,360,041	-	4,514,693	-	4,665,404	-	4,812,172	-	4,954,999	-	5,093,886	-	5,228,830		
17 C2 care scheme - houses - edge of town/village	50	£390,625	-	2,375,009	-	2,166,371	-	1,961,314	-	1,759,839	-	1,561,944	-	1,367,632	-	1,176,900	-	989,750	-	805,950	-	625,064	-	447,776		
18 Class E (retail) development - town centre	-	£4,375	-	89,804	-	89,804	-	89,804	-	89,804	-	89,804	-	89,804	-	89,804	-	89,804	-	89,804	-	89,804	-	89,804	-	89,804
19 Class E (light industrial) development - town centre	-	£35,714	-	751,107	-	751,107	-	751,107	-	751,107	-	751,107	-	751,107	-	751,107	-	751,107	-	751,107	-	751,107	-	751,107	-	751,107
20 Class E (retail) development - edge of town	-	£59,524	-	641,456	-	641,456	-	641,456	-	641,456	-	641,456	-	641,456	-	641,456	-	641,456	-	641,456	-	641,456	-	641,456	-	641,456
21 Class E (office) development - town centre	-	£4,375	-	596,228	-	596,228	-	596,228	-	596,228	-	596,228	-	596,228	-	596,228	-	596,228	-	596,228	-	596,228	-	596,228	-	596,228
22 Class E (office) development - town centre	-	£18,750	-	2,555,264	-	2,555,264	-	2,555,264	-	2,555,264	-	2,555,264	-	2,555,264	-	2,555,264	-	2,555,264	-	2,555,264	-	2,555,264	-	2,555,264	-	2,555,264
23 Class E (office) development - edge of town	-	£44,643	-	4,258,774	-	4,258,774	-	4,258,774	-	4,258,774	-	4,258,774	-	4,258,774	-	4,258,774	-	4,258,774	-	4,258,774	-	4,258,774	-	4,258,774	-	4,258,774
24 Industrial (B2/B8) out of town	-	£208,333	-	675,235	-	675,235	-	675,235	-	675,235	-	675,235	-	675,235	-	675,235	-	675,235	-	675,235	-	675,235	-	675,235	-	675,235
25 Industrial (B2/B8) within town/village boundary	-	£833,333	-	2,776,046	-	2,776,046	-	2,776,046	-	2,776,046	-	2,776,046	-	2,776,046	-	2,776,046	-	2,776,046	-	2,776,046	-	2,776,046	-	2,776,046	-	2,776,046
26 Industrial (B2/B8) edge of town/village	-	£41,667	-	135,047	-	135,047	-	135,047	-	135,047	-	135,047	-	135,047	-	135,047	-	135,047	-	135,047	-	135,047	-	135,047	-	135,047
27 Hotel (town centre) 50 rooms	-	£31,250	-	896,712	-	896,712	-	896,712	-	896,712	-	896,712	-	896,712	-	896,712	-	896,712	-	896,712	-	896,712	-	896,712	-	896,712
28 Hotel (town centre) 75 rooms	-	£46,875	-	1,410,782	-	1,410,782	-	1,410,782	-	1,410,782	-	1,410,782	-	1,410,782	-	1,410,782	-	1,410,782	-	1,410,782	-	1,410,782	-	1,410,782	-	1,410,782
29 Hotel (town centre) 100 rooms	-	£62,500	-	1,881,043	-	1,881,043	-	1,881,043	-	1,881,043	-	1,881,043	-	1,881,043	-	1,881,043	-	1,881,043	-	1,881,043	-	1,881,043	-	1,881,043	-	1,881,043
30 Community use/leisure within town/village	-	£19,643	-	1,830,602	-	1,830,602	-	1,830,602	-	1,830,602	-	1,830,602	-	1,830,602	-	1,830,602	-	1,830,602	-	1,830,602	-	1,830,602	-	1,830,602	-	1,830,602

WEALDEN LOCAL PLAN VIABILITY TESTING BENCHMARK LAND VALUE 1 (BROWNFIELD SITES)

Sales value £4,341 psm

AH tenure

Rented 80%

SO 20% F

ms 0%

Macro Ctrl +

		£865,000 PER HA		Residual land values									
Description	No of units	BLV	0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH
1 Three unit development within town/village boundary	3	£86,500	317,335	293,340	269,749	246,563	223,783	201,407	179,436	157,871	136,710	115,955	95,804
2 Five unit development - edge of village	5	£230,667	528,892	488,899	449,582	410,938	372,971	335,678	299,600	263,118	227,851	193,258	159,340
3 Eight unit development - village centre	8	£369,067	730,540	673,514	617,452	562,355	506,221	455,053	402,848	351,606	301,330	252,017	203,669
4 Ten unit development - edge of village	10	£461,333	1,032,604	959,201	887,040	816,119	746,438	677,997	610,797	544,838	480,118	416,639	354,400
5 Ten unit development - rural site	10	£576,667	1,032,604	959,201	887,040	816,119	746,438	677,997	610,797	544,838	480,118	416,639	354,400
6 Fifteen unit development - edge of village	15	£692,000	1,548,906	1,438,802	1,330,560	1,224,178	1,119,656	1,016,996	916,196	817,256	720,177	624,955	531,601
7 Twenty unit development - within town/village boundary	20	£768,889	1,964,676	1,824,230	1,686,157	1,550,458	1,417,134	1,286,185	1,157,610	1,031,410	907,584	786,134	667,058
8 Thirty unit development - town centre	30	£865,000	10,263,512	9,406,102	8,563,620	7,736,066	6,923,441	6,125,744	5,342,976	4,575,137	3,822,225	3,081,498	2,352,684
9 Fifty unit development within town/village boundary	50	£1,922,222	3,631,958	3,315,496	3,004,511	2,699,001	2,398,969	2,104,413	1,815,334	1,531,731	1,253,605	980,956	713,783
10 One hundred unit development - edge of town	100	£4,805,556	6,089,454	5,461,545	4,844,723	4,238,989	3,644,343	3,060,784	2,488,313	1,926,931	1,376,635	836,045	303,304
11 Three hundred unit scheme - edge of town	300	£14,416,667	16,282,345	14,586,205	12,918,791	11,281,363	9,673,922	8,096,457	6,548,997	5,030,167	3,533,336	2,066,580	628,001
12 Caravan Park - 20 units	20	£432,500	1,029,371	1,029,371	1,029,371	1,029,371	1,029,371	1,029,371	1,029,371	1,029,371	1,029,371	1,029,371	1,029,371
13 Caravan Park - 40 units	40	£865,000	1,971,447	1,971,447	1,971,447	1,971,447	1,971,447	1,971,447	1,971,447	1,971,447	1,971,447	1,971,447	1,971,447
14 Caravan Park - 100 units	100	£2,162,500	4,928,616	4,928,616	4,928,616	4,928,616	4,928,616	4,928,616	4,928,616	4,928,616	4,928,616	4,928,616	4,928,616
15 C2 care scheme - flatted scheme in town centre	60	£576,667	- 1,960,949 -	- 2,130,843 -	- 2,297,101 -	- 2,459,727 -	- 2,618,719 -	- 2,774,077 -	- 2,925,801 -	- 3,073,891 -	- 3,218,347 -	- 3,359,170 -	- 3,496,359 -
16 C2 care scheme - flatted scheme edge of town/village	80	£1,153,333	- 2,614,600 -	- 2,841,124 -	- 3,062,803 -	- 3,279,636 -	- 3,491,625 -	- 3,698,769 -	- 3,901,068 -	- 4,098,521 -	- 4,291,129 -	- 4,478,894 -	- 4,661,812 -
17 C2 care scheme - houses - edge of town/village	50	£1,351,563	3,247,945	2,994,201	2,744,766	2,499,640	2,258,820	2,022,310	1,790,107	1,562,213	1,338,627	1,119,348	904,377
18 Class E (retail) development - town centre	-	£15,138	89,804	89,804	89,804	89,804	89,804	89,804	89,804	89,804	89,804	89,804	89,804
19 Class E (light industrial) development - town centre	-	£123,571	- 751,170 -	- 751,170 -	- 751,170 -	- 751,170 -	- 751,170 -	- 751,170 -	- 751,170 -	- 751,170 -	- 751,170 -	- 751,170 -	- 751,170 -
20 Class E (retail) development - edge of town	-	£205,952	641,456	641,456	641,456	641,456	641,456	641,456	641,456	641,456	641,456	641,456	641,456
21 Class E (office) development - town centre	-	£15,138	- 596,228 -	- 596,228 -	- 596,228 -	- 596,228 -	- 596,228 -	- 596,228 -	- 596,228 -	- 596,228 -	- 596,228 -	- 596,228 -	- 596,228 -
22 Class E (office) development - town centre	-	£64,875	- 2,555,264 -	- 2,555,264 -	- 2,555,264 -	- 2,555,264 -	- 2,555,264 -	- 2,555,264 -	- 2,555,264 -	- 2,555,264 -	- 2,555,264 -	- 2,555,264 -	- 2,555,264 -
23 Class E (office) development - edge of town	-	£154,464	- 4,258,774 -	- 4,258,774 -	- 4,258,774 -	- 4,258,774 -	- 4,258,774 -	- 4,258,774 -	- 4,258,774 -	- 4,258,774 -	- 4,258,774 -	- 4,258,774 -	- 4,258,774 -
24 Industrial (B2/B8) out of town	-	£720,833	675,235	675,235	675,235	675,235	675,235	675,235	675,235	675,235	675,235	675,235	675,235
25 Industrial (B2/B8) within town/village boundary	-	£2,883,333	2,776,046	2,776,046	2,776,046	2,776,046	2,776,046	2,776,046	2,776,046	2,776,046	2,776,046	2,776,046	2,776,046
26 Industrial (B2/B8) edge of town/village	-	£144,167	135,047	135,047	135,047	135,047	135,047	135,047	135,047	135,047	135,047	135,047	135,047
27 Hotel (town centre) 50 rooms	-	£108,125	- 896,712 -	- 896,712 -	- 896,712 -	- 896,712 -	- 896,712 -	- 896,712 -	- 896,712 -	- 896,712 -	- 896,712 -	- 896,712 -	- 896,712 -
28 Hotel (town centre) 75 rooms	-	£162,188	- 1,410,782 -	- 1,410,782 -	- 1,410,782 -	- 1,410,782 -	- 1,410,782 -	- 1,410,782 -	- 1,410,782 -	- 1,410,782 -	- 1,410,782 -	- 1,410,782 -	- 1,410,782 -
29 Hotel (town centre) 100 rooms	-	£216,250	- 1,881,043 -	- 1,881,043 -	- 1,881,043 -	- 1,881,043 -	- 1,881,043 -	- 1,881,043 -	- 1,881,043 -	- 1,881,043 -	- 1,881,043 -	- 1,881,043 -	- 1,881,043 -
30 Community use/leisure within town/village	-	£67,964	- 1,830,602 -	- 1,830,602 -	- 1,830,602 -	- 1,830,602 -	- 1,830,602 -	- 1,830,602 -	- 1,830,602 -	- 1,830,602 -	- 1,830,602 -	- 1,830,602 -	- 1,830,602 -

BENCHMARK LAND VALUE 2 (HIGHER GREENFIELD)

BENCHMARK LAND VALUE 2 (HIGHER GREENFIELD)			£370,000	PER HA												Residual land values									
Description	No of units	BLV		0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH											
1 Three unit development within town/village boundary	3	£37,000		317,335	293,340	269,749	246,563	223,783	201,407	179,436	157,871	136,710	115,955	95,804											
2 Five unit development - edge of village	5	£98,667		528,892	488,899	449,582	410,938	372,971	335,678	299,660	263,118	227,851	193,258	159,340											
3 Eight unit development - village centre	8	£157,867		730,540	673,510	617,452	562,355	506,221	455,053	402,848	351,606	301,330	252,017	203,669											
4 Ten unit development - edge of village	10	£197,333		1,032,604	959,201	887,040	816,119	746,438	677,997	610,797	544,838	480,118	416,639	354,400											
5 Ten unit development - rural site	10	£246,667		1,032,604	959,201	887,040	816,119	746,438	677,997	610,797	544,838	480,118	416,639	354,400											
6 Fifteen unit development - edge of village	15	£296,000		1,548,906	1,438,802	1,330,560	1,224,178	1,119,656	1,016,996	916,196	817,256	720,177	624,959	531,601											
7 Twenty unit development - within town/village boundary	20	£328,889		1,964,676	1,824,230	1,686,157	1,550,458	1,417,134	1,286,185	1,157,610	1,031,410	907,584	786,134	667,058											
8 Thirty unit development - town centre	30	£370,000		10,263,512	9,406,102	8,563,620	7,736,066	6,923,441	6,125,744	5,342,976	4,575,137	3,822,225	3,081,498	2,352,684											
9 Fifty unit development within town/village boundary	50	£822,222		3,631,958	3,315,496	3,004,511	2,699,001	2,398,969	2,104,413	1,815,334	1,531,731	1,253,605	980,958	713,783											
10 One hundred unit development - edge of town	100	£2,055,556		6,089,454	5,461,545	4,844,723	4,238,989	3,644,343	3,060,784	2,488,313	1,926,931	1,376,635	836,045	303,304											
11 Three hundred unit scheme - edge of town	300	£6,166,667		16,282,345	14,586,205	12,918,791	11,281,363	9,673,922	8,096,467	6,548,997	5,030,167	3,533,336	2,066,580	628,001											
12 Caravan Park - 20 units	20	£185,000		1,029,371	1,029,371	1,029,371	1,029,371	1,029,371	1,029,371	1,029,371	1,029,371	1,029,371	1,029,371	1,029,371											
13 Caravan Park - 40 units	40	£370,000		1,971,447	1,971,447	1,971,447	1,971,447	1,971,447	1,971,447	1,971,447	1,971,447	1,971,447	1,971,447	1,971,447											
14 Caravan Park - 100 units	100	£925,000		4,928,616	4,928,616	4,928,616	4,928,616	4,928,616	4,928,616	4,928,616	4,928,616	4,928,616	4,928,616	4,928,616											
15 C2 care scheme - flattened scheme in town centre	60	£246,667	-	1,960,949	-	2,130,843	-	2,297,101	-	2,459,727	-	2,618,719	-	2,774,077											
16 C2 care scheme - flattened scheme edge of town/village	80	£493,333	-	2,614,600	-	2,841,124	-	3,062,803	-	3,279,636	-	3,491,625	-	3,698,769											
17 C2 care scheme - houses - edge of town/village	50	£578,125	-	3,247,945	-	2,994,201	-	2,744,766	-	2,499,640	-	2,258,820	-	2,022,310											
18 Class E (retail) development - town centre	-	£6,475	-	89,804	-	89,804	-	89,804	-	89,804	-	89,804	-	89,804											
19 Class E (light industrial) development - town centre	-	£52,857	-	751,170	-	751,170	-	751,170	-	751,170	-	751,170	-	751,170											
20 Class E (retail) development - edge of town	-	£88,095	-	641,456	-	641,456	-	641,456	-	641,456	-	641,456	-	641,456											
21 Class E (office) development - town centre	-	£6,475	-	596,228	-	596,228	-	596,228	-	596,228	-	596,228	-	596,228											
22 Class E (office) development - town centre	-	£27,750	-	2,555,264	-	2,555,264	-	2,555,264	-	2,555,264	-	2,555,264	-	2,555,264											
23 Class E (office) development - edge of town	-	£66,071	-	4,258,774	-	4,258,774	-	4,258,774	-	4,258,774	-	4,258,774	-	4,258,774											
24 Industrial (B2/B8) out of town	-	£308,333	-	675,235	-	675,235	-	675,235	-	675,235	-	675,235	-	675,235											
25 Industrial (B2/B8) within town/village boundary	-	£1,233,333	-	2,776,046	-	2,776,046	-	2,776,046	-	2,776,046	-	2,776,046	-	2,776,046											
26 Industrial (B2/B8) edge of town/village	-	£81,667	-	135,047	-	135,047	-	135,047	-	135,047	-	135,047	-	135,047											
27 Hotel (town centre) 50 rooms	-	£46,250	-	896,712	-	896,712	-	896,712	-	896,712	-	896,712	-	896,712											
28 Hotel (town centre) 75 rooms	-	£69,375	-	1,410,782	-	1,410,782	-	1,410,782	-	1,410,782	-	1,410,782	-	1,410,782											
29 Hotel (town centre) 100 rooms	-	£92,500	-	1,881,043	-	1,881,043	-	1,881,043	-	1,881,043	-	1,881,043	-	1,881,043											
30 Community use/leisure within town/village	-	£29,071	-	1,830,602	-	1,830,602	-	1,830,602	-	1,830,602	-	1,830,602	-	1,830,602											

BENCHMARK LAND VALUE 3 (LOWER GREENFIELD)

[illegible]

WEALDEN LOCAL PLAN VIABILITY TESTING
BENCHMARK LAND VALUE 1 (BROWNFIELD SITES)

Sales value £4,580 psm

AH tenure

Rented 80%

SO 20%

Frst Hms 0%

Macro Ctrl +

			£865,000 PER HA		Residual land values									
Description	No of units	BLV	0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH	
1 Three unit development within town/village boundary	3	£86,500	380,363	353,057	326,207	299,817	273,886	248,412	223,398	198,842	174,744	151,106	127,925	
2 Five unit development - edge of village	5	£230,667	633,939	588,427	543,679	499,696	456,476	414,020	372,330	331,403	291,241	251,843	213,210	
3 Eight unit development - village centre	8	£369,067	892,113	826,642	762,272	699,002	636,833	575,763	515,796	456,928	399,162	342,495	286,929	
4 Ten unit development - edge of village	10	£461,333	1,234,571	1,150,589	1,068,019	986,860	907,113	828,777	751,853	676,339	602,238	529,548	458,268	
5 Ten unit development - rural site	10	£576,667	1,234,571	1,150,589	1,068,019	986,860	907,113	828,777	751,853	676,339	602,238	529,548	458,268	
6 Fifteen unit development - edge of village	15	£692,000	1,851,856	1,725,884	1,602,029	1,480,291	1,360,670	1,243,166	1,127,779	1,014,509	903,356	794,320	687,402	
7 Twenty unit development - within town/village boundary	20	£768,889	2,356,530	2,195,574	2,037,324	1,881,780	1,728,941	1,578,809	1,431,382	1,286,661	1,144,647	1,005,339	868,737	
8 Thirty unit development - town centre	30	£865,000	12,092,988	11,137,524	10,198,582	9,276,162	8,370,262	7,480,885	6,608,029	5,751,695	4,911,882	4,088,592	3,281,823	
9 Fifty unit development within town/village boundary	50	£1,922,222	4,554,566	4,189,855	3,831,400	3,479,202	3,133,259	2,793,573	2,460,143	2,132,969	1,812,051	1,497,389	1,188,984	
10 One hundred unit development - edge of town	100	£4,805,556	7,952,767	7,229,891	6,519,632	5,819,712	5,132,096	4,457,146	3,794,863	3,145,246	2,508,294	1,884,009	1,272,391	
11 Three hundred unit scheme - edge of town	300	£14,416,667	21,328,413	19,373,326	17,452,375	15,565,558	13,712,878	11,894,332	10,104,326	8,346,763	6,623,481	4,934,478	3,276,195	
12 Caravan Park - 20 units	20	£432,500	1,113,943	1,113,943	1,113,943	1,113,943	1,113,943	1,113,943	1,113,943	1,113,943	1,113,943	1,113,943	1,113,943	
13 Caravan Park - 40 units	40	£865,000	2,140,591	2,140,591	2,140,591	2,140,591	2,140,591	2,140,591	2,140,591	2,140,591	2,140,591	2,140,591	2,140,591	
14 Caravan Park - 100 units	100	£2,162,500	5,351,479	5,351,479	5,351,479	5,351,479	5,351,479	5,351,479	5,351,479	5,351,479	5,351,479	5,351,479	5,351,479	
15 C2 care scheme - flatted scheme in town centre	60	£576,667	- 1,145,384	- 1,357,356	- 1,565,018	- 1,768,367	- 1,967,406	- 2,162,133	- 2,352,549	- 2,538,652	- 2,720,445	- 2,897,925	- 3,071,095	
16 C2 care scheme - flatted scheme edge of town/village	80	£1,153,333	- 1,527,179	- 1,809,809	- 2,086,691	- 2,357,824	- 2,623,208	- 2,882,844	- 3,136,731	- 3,384,869	- 3,627,259	- 3,863,900	- 4,094,793	
17 C2 care scheme - houses - edge of town/village	50	£1,351,563	4,120,879	3,822,031	3,528,218	3,239,441	2,955,697	2,676,988	2,403,315	2,134,676	1,871,072	1,612,502	1,358,967	
18 Class E (retail) development - town centre	-	£15,138	89,804	89,804	89,804	89,804	89,804	89,804	89,804	89,804	89,804	89,804	89,804	
19 Class E (light industrial) development - town centre	-	£123,571	- 751,170	- 751,170	- 751,170	- 751,170	- 751,170	- 751,170	- 751,170	- 751,170	- 751,170	- 751,170	- 751,170	
20 Class E (retail) development - edge of town	-	£205,952	641,456	641,456	641,456	641,456	641,456	641,456	641,456	641,456	641,456	641,456	641,456	
21 Class E (office) development - town centre	-	£15,138	- 596,228	- 596,228	- 596,228	- 596,228	- 596,228	- 596,228	- 596,228	- 596,228	- 596,228	- 596,228	- 596,228	
22 Class E (office) development - town centre	-	£64,875	- 2,555,264	- 2,555,264	- 2,555,264	- 2,555,264	- 2,555,264	- 2,555,264	- 2,555,264	- 2,555,264	- 2,555,264	- 2,555,264	- 2,555,264	
23 Class E (office) development - edge of town	-	£154,464	- 4,258,774	- 4,258,774	- 4,258,774	- 4,258,774	- 4,258,774	- 4,258,774	- 4,258,774	- 4,258,774	- 4,258,774	- 4,258,774	- 4,258,774	
24 Industrial (B2/B8) out of town	-	£720,833	675,235	675,235	675,235	675,235	675,235	675,235	675,235	675,235	675,235	675,235	675,235	
25 Industrial (B2/B8) within town/village boundary	-	£2,883,333	2,776,046	2,776,046	2,776,046	2,776,046	2,776,046	2,776,046	2,776,046	2,776,046	2,776,046	2,776,046	2,776,046	
26 Industrial (B2/B8) edge of town/village	-	£144,167	135,047	135,047	135,047	135,047	135,047	135,047	135,047	135,047	135,047	135,047	135,047	
27 Hotel (town centre) 50 rooms	-	£108,125	- 896,712	- 896,712	- 896,712	- 896,712	- 896,712	- 896,712	- 896,712	- 896,712	- 896,712	- 896,712	- 896,712	
28 Hotel (town centre) 75 rooms	-	£162,188	- 1,410,782	- 1,410,782	- 1,410,782	- 1,410,782	- 1,410,782	- 1,410,782	- 1,410,782	- 1,410,782	- 1,410,782	- 1,410,782	- 1,410,782	
29 Hotel (town centre) 100 rooms	-	£216,250	- 1,881,043	- 1,881,043	- 1,881,043	- 1,881,043	- 1,881,043	- 1,881,043	- 1,881,043	- 1,881,043	- 1,881,043	- 1,881,043	- 1,881,043	
30 Community use/leisure within town/village	-	£67,964	- 1,830,602	- 1,830,602	- 1,830,602	- 1,830,602	- 1,830,602	- 1,830,602	- 1,830,602	- 1,830,602	- 1,830,602	- 1,830,602	- 1,830,602	

BENCHMARK LAND VALUE 2 (HIGHER GREENFIELD)

Description	No of units	BLV	0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH
1 Three unit development within town/village boundary	3	£37,000	380,363	353,057	326,207	299,817	273,886	248,412	223,398	198,842	174,744	151,106	127,925
2 Five unit development - edge of village	5	£98,667	633,939	588,427	543,679	499,696	456,476	414,020	372,330	331,403	291,241	251,843	213,210
3 Eight unit development - village centre	8	£157,867	892,113	826,642	762,272	699,002	636,833	575,763	515,796	456,928	399,162	342,495	286,929
4 Ten unit development - edge of village	10	£197,333	1,234,571	1,150,589	1,068,019	986,860	907,113	828,777	751,853	676,339	602,238	529,548	458,268
5 Ten unit development - rural site	10	£246,667	1,234,571	1,150,589	1,068,019	986,860	907,113	828,777	751,853	676,339	602,238	529,548	458,268
6 Fifteen unit development - edge of village	15	£296,000	1,851,856	1,725,884	1,602,029	1,480,291	1,360,670	1,243,166	1,127,779	1,014,509	903,356	794,320	687,402
7 Twenty unit development - within town/village boundary	20	£328,889	2,356,530	2,195,574	2,037,324	1,881,780	1,728,941	1,578,809	1,431,382	1,286,661	1,144,647	1,005,339	868,737
8 Thirty unit development - town centre	30	£370,000	12,092,988	11,137,524	10,198,582	9,276,162	8,370,262	7,480,885	6,608,029	5,751,695	4,911,882	4,088,592	3,281,823
9 Fifty unit development within town/village boundary	50	£822,222	4,554,566	4,189,855	3,831,400	3,479,202	3,133,259	2,793,573	2,460,143	2,132,969	1,812,051	1,497,389	1,188,984
10 One hundred unit development - edge of town	100	£2,055,556	7,952,767	7,229,891	6,519,632	5,819,712	5,132,096	4,457,146	3,794,863	3,145,246	2,508,294	1,884,009	1,272,391
11 Three hundred unit scheme - edge of town	300	£6,166,667	21,328,413	19,373,326	17,452,375	15,565,558	13,712,878	11,894,332	10,104,326	8,346,763	6,623,481	4,934,478	3,276,195
12 Caravan Park - 20 units	20	£185,000	1,113,943	1,113,943	1,113,943	1,113,943	1,113,943	1,113,943	1,113,943	1,113,943	1,113,943	1,113,943	1,113,943
13 Caravan Park - 40 units	40	£370,000	2,140,591	2,140,591	2,140,591	2,140,591	2,140,591	2,140,591	2,140,591	2,140,591	2,140,591	2,140,591	2,140,591
14 Caravan Park - 100 units	100	£925,000	5,351,479	5,351,479	5,351,479	5,351,479	5,351,479	5,351,479	5,351,479	5,351,479	5,351,479	5,351,479	5,351,479
15 C2 care scheme - flatted scheme in town centre	60	£246,667	- 1,145,384	- 1,357,356	- 1,565,018	- 1,768,367	- 1,967,406	- 2,162,133	- 2,352,549	- 2,538,652	- 2,720,445	- 2,897,925	- 3,071,095
16 C2 care scheme - flatted scheme edge of town/village	80	£493,333	- 1,527,179	- 1,809,809	- 2,086,691	- 2,357,824	- 2,623,208	- 2,882,844	- 3,136,731	- 3,384,869	- 3,627,259	- 3,863,900	- 4,094,793
17 C2 care scheme - houses - edge of town/village	50	£578,125	4,120,879	3,822,031	3,528,218	3,239,441	2,955,697	2,676,988	2,403,315	2,134,676	1,871,072	1,612,502	1,358,967
18 Class E (retail) development - town centre	-	£6,475	89,804	89,804	89,804	89,804	89,804	89,804	89,804	89,804	89,804	89,804	89,804
19 Class E (light industrial) development - town centre	-	£52,857	- 751,170	- 751,170	- 751,170	- 751,170	- 751,170	- 751,170	- 751,170	- 751,170	- 751,170	- 751,170	- 751,170
20 Class E (retail) development - edge of town	-	£88,095	641,456	641,456	641,456	641,456	641,456	641,456	641,456	641,456	641,456	641,456	641,456
21 Class E (office) development - town centre	-	£6,475	- 596,228	- 596,228	- 596,228	- 596,228	- 596,228	- 596,228	- 596,228	- 596,228	- 596,228	- 596,228	- 596,228
22 Class E (office) development - town centre	-	£27,750	- 2,555,264	- 2,555,264	- 2,555,264	- 2,555,264	- 2,555,264	- 2,555,264	- 2,555,264	- 2,555,264	- 2,555,264	- 2,555,264	- 2,555,264
23 Class E (office) development - edge of town	-	£66,071	- 4,258,774	- 4,258,774	- 4,258,774	- 4,258,774	- 4,258,774	- 4,258,774	- 4,258,774	- 4,258,774	- 4,258,774	- 4,258,774	- 4,258,774
24 Industrial (B2/B8) out of town	-	£308,333	675,235	675,235	675,235	675,235	675,235	675,235	675,235	675,235	675,235	675,235	675,235
25 Industrial (B2/B8) within town/village boundary	-	£1,233,333	2,776,046	2,776,046	2,776,046	2,776,046	2,776,046	2,776,046	2,776,046	2,776,046	2,776,046	2,776,046	2,776,046
26 Industrial (B2/B8) edge of town/village	-	£61,667	135,047	135,047	135,047	135,047	135,047	135,047	135,047	135,047	135,047	135,047	135,047
27 Hotel (town centre) 50 rooms	-	£46,250	- 896,712	- 896,712	- 896,712	- 896,712	- 896,712	- 896,712	- 896,712	- 896,712	- 896,712	- 896,712	- 896,712
28 Hotel (town centre) 75 rooms	-	£69,375	- 1,410,782	- 1,410,782	- 1,410,782	- 1,410,782	- 1,410,782	- 1,410,782	- 1,410,782	- 1,410,782	- 1,410,782	- 1,410,782	- 1,410,782
29 Hotel (town centre) 100 rooms	-	£92,500	- 1,881,043	- 1,881,043	- 1,881,043	- 1,881,043	- 1,881,043	- 1,881,043	- 1,881,043	- 1,881,043	- 1,881,043	- 1,881,043	- 1,881,043
30 Community use/leisure within town/village	-	£29,071	- 1,830,602	- 1,830,602	- 1,830,602	- 1,830,602	- 1,830,602	- 1,830,602	- 1,830,602	- 1,830,602	- 1,830,602	- 1,830,602	- 1,830,602

WEALDEN LOCAL PLAN VIABILITY TESTING
BENCHMARK LAND VALUE 1 (BROWNFIELD SITES)

Sales value £4,820 psm

AH tenure

Rented 80%

SO 20%

Frst Hms 0%

Macro Ctrl +

			£865,000 PER HA		Residual land values									
Description	No of units	BLV	0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH	
1 Three unit development within town/village boundary	3	£86,500	443,392	412,773	382,666	353,071	323,988	295,418	267,359	239,813	212,779	186,257	160,247	
2 Five unit development - edge of village	5	£230,667	738,987	687,955	637,776	588,452	539,980	492,364	445,599	399,689	354,632	310,429	267,080	
3 Eight unit development - village centre	8	£369,067	1,053,687	979,771	907,091	835,649	765,444	696,475	628,744	562,249	496,993	432,973	370,189	
4 Ten unit development - edge of village	10	£461,333	1,436,538	1,341,977	1,248,998	1,157,602	1,067,789	979,557	892,908	807,841	724,357	642,455	562,136	
5 Ten unit development - rural site	10	£576,667	1,436,538	1,341,977	1,248,998	1,157,602	1,067,789	979,557	892,908	807,841	724,357	642,455	562,136	
6 Fifteen unit development - edge of village	15	£692,000	2,154,807	2,012,965	1,873,497	1,736,404	1,601,682	1,469,335	1,339,361	1,211,761	1,086,535	963,682	843,203	
7 Twenty unit development - within town/village boundary	20	£768,889	2,748,383	2,566,918	2,388,490	2,213,100	2,040,747	1,871,432	1,705,154	1,541,913	1,381,711	1,224,545	1,070,416	
8 Thirty unit development - town centre	30	£865,000	13,922,464	12,868,947	11,833,544	10,816,257	9,817,084	8,836,026	7,873,083	6,928,254	6,001,540	5,092,942	4,202,457	
9 Fifty unit development within town/village boundary	50	£1,922,222	5,472,482	5,060,587	4,655,708	4,257,847	3,867,002	3,482,732	3,104,951	2,734,207	2,370,496	2,013,823	1,664,184	
10 One hundred unit development - edge of town	100	£4,805,556	9,804,414	8,984,709	8,179,184	7,387,840	6,610,676	5,847,693	5,098,890	4,363,561	3,639,954	2,930,591	2,235,474	
11 Three hundred unit scheme - edge of town	300	£14,416,667	26,374,481	24,155,578	21,975,072	19,832,964	17,729,253	15,663,939	13,637,024	11,648,506	9,698,385	7,782,453	5,900,536	
12 Caravan Park - 20 units	20	£432,500	1,198,516	1,198,516	1,198,516	1,198,516	1,198,516	1,198,516	1,198,516	1,198,516	1,198,516	1,198,516	1,198,516	
13 Caravan Park - 40 units	40	£865,000	2,309,736	2,309,736	2,309,736	2,309,736	2,309,736	2,309,736	2,309,736	2,309,736	2,309,736	2,309,736	2,309,736	
14 Caravan Park - 100 units	100	£2,162,500	5,774,342	5,774,342	5,774,342	5,774,342	5,774,342	5,774,342	5,774,342	5,774,342	5,774,342	5,774,342	5,774,342	
15 C2 care scheme - flatted scheme in town centre	60	£576,667	- 340,349 -	- 590,072 -	- 834,887 -	- 1,077,009 -	- 1,316,094 -	- 1,550,190 -	- 1,779,296 -	- 2,003,414 -	- 2,222,542 -	- 2,436,681 -	- 2,645,831 -	
16 C2 care scheme - flatted scheme edge of town/village	80	£1,153,333	- 453,797 -	- 786,762 -	- 1,113,184 -	- 1,436,012 -	- 1,754,792 -	- 2,066,920 -	- 2,372,395 -	- 2,671,218 -	- 2,963,389 -	- 3,248,908 -	- 3,527,775 -	
17 C2 care scheme - houses - edge of town/village	50	£1,351,563	4,993,813	4,649,862	4,311,671	3,979,241	3,652,573	3,331,667	3,016,522	2,707,138	2,403,517	2,105,656	1,813,557	
18 Class E (retail) development - town centre	-	£15,138	89,804	89,804	89,804	89,804	89,804	89,804	89,804	89,804	89,804	89,804	89,804	
19 Class E (light industrial) development - town centre	-	£123,571	- 751,170 -	- 751,170 -	- 751,170 -	- 751,170 -	- 751,170 -	- 751,170 -	- 751,170 -	- 751,170 -	- 751,170 -	- 751,170 -	- 751,170 -	
20 Class E (retail) development - edge of town	-	£205,952	641,456	641,456	641,456	641,456	641,456	641,456	641,456	641,456	641,456	641,456	641,456	
21 Class E (office) development - town centre	-	£15,138	- 596,228 -	- 596,228 -	- 596,228 -	- 596,228 -	- 596,228 -	- 596,228 -	- 596,228 -	- 596,228 -	- 596,228 -	- 596,228 -	- 596,228 -	
22 Class E (office) development - town centre	-	£64,875	- 2,555,264 -	- 2,555,264 -	- 2,555,264 -	- 2,555,264 -	- 2,555,264 -	- 2,555,264 -	- 2,555,264 -	- 2,555,264 -	- 2,555,264 -	- 2,555,264 -	- 2,555,264 -	
23 Class E (office) development - edge of town	-	£154,464	- 4,258,774 -	- 4,258,774 -	- 4,258,774 -	- 4,258,774 -	- 4,258,774 -	- 4,258,774 -	- 4,258,774 -	- 4,258,774 -	- 4,258,774 -	- 4,258,774 -	- 4,258,774 -	
24 Industrial (B2/B8) out of town	-	£720,833	675,235	675,235	675,235	675,235	675,235	675,235	675,235	675,235	675,235	675,235	675,235	
25 Industrial (B2/B8) within town/village boundary	-	£2,883,333	2,776,046	2,776,046	2,776,046	2,776,046	2,776,046	2,776,046	2,776,046	2,776,046	2,776,046	2,776,046	2,776,046	
26 Industrial (B2/B8) edge of town/village	-	£144,167	135,047	135,047	135,047	135,047	135,047	135,047	135,047	135,047	135,047	135,047	135,047	
27 Hotel (town centre) 50 rooms	-	£108,125	- 896,712 -	- 896,712 -	- 896,712 -	- 896,712 -	- 896,712 -	- 896,712 -	- 896,712 -	- 896,712 -	- 896,712 -	- 896,712 -	- 896,712 -	
28 Hotel (town centre) 75 rooms	-	£162,188	- 1,410,782 -	- 1,410,782 -	- 1,410,782 -	- 1,410,782 -	- 1,410,782 -	- 1,410,782 -	- 1,410,782 -	- 1,410,782 -	- 1,410,782 -	- 1,410,782 -	- 1,410,782 -	
29 Hotel (town centre) 100 rooms	-	£216,250	- 1,881,043 -	- 1,881,043 -	- 1,881,043 -	- 1,881,043 -	- 1,881,043 -	- 1,881,043 -	- 1,881,043 -	- 1,881,043 -	- 1,881,043 -	- 1,881,043 -	- 1,881,043 -	
30 Community use/leisure within town/village	-	£67,964	- 1,830,602 -	- 1,830,602 -	- 1,830,602 -	- 1,830,602 -	- 1,830,602 -	- 1,830,602 -	- 1,830,602 -	- 1,830,602 -	- 1,830,602 -	- 1,830,602 -	- 1,830,602 -	

BENCHMARK LAND VALUE 2 (HIGHER GREENFIELD)

Description	No of units	BLV	0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH
1 Three unit development within town/village boundary	3	£37,000	443,392	412,773	382,666	353,071	323,988	295,418	267,359	239,813	212,779	186,257	160,247
2 Five unit development - edge of village	5	£98,667	738,987	687,955	637,776	588,452	539,980	492,364	445,599	399,689	354,632	310,429	267,080
3 Eight unit development - village centre	8	£157,867	1,053,687	979,771	907,091	835,649	765,444	696,475	628,744	562,249	496,993	432,973	370,189
4 Ten unit development - edge of village	10	£197,333	1,436,538	1,341,977	1,248,998	1,157,602	1,067,789	979,557	892,908	807,841	724,357	642,455	562,136
5 Ten unit development - rural site	10	£246,667	1,436,538	1,341,977	1,248,998	1,157,602	1,067,789	979,557	892,908	807,841	724,357	642,455	562,136
6 Fifteen unit development - edge of village	15	£296,000	2,154,807	2,012,965	1,873,497	1,736,404	1,601,682	1,469,335	1,339,361	1,211,761	1,086,535	963,682	843,203
7 Twenty unit development - within town/village boundary	20	£328,889	2,748,383	2,566,918	2,388,490	2,213,100	2,040,747	1,871,432	1,705,154	1,541,913	1,381,711	1,224,545	1,070,416
8 Thirty unit development - town centre	30	£370,000	13,922,464	12,868,947	11,833,544	10,816,257	9,817,084	8,836,026	7,873,083	6,928,254	6,001,540	5,092,942	4,202,457
9 Fifty unit development within town/village boundary	50	£822,222	5,472,482	5,060,587	4,655,708	4,257,847	3,867,002	3,482,732	3,104,951	2,734,207	2,370,496	2,013,823	1,664,184
10 One hundred unit development - edge of town	100	£2,055,556	9,804,414	8,984,709	8,179,184	7,387,840	6,610,676	5,847,693	5,098,890	4,363,561	3,639,954	2,930,591	2,235,474
11 Three hundred unit scheme - edge of town	300	£6,166,667	26,374,481	24,155,578	21,975,072	19,832,964	17,729,253	15,663,939	13,637,024	11,648,506	9,698,385	7,782,453	5,900,536
12 Caravan Park - 20 units	20	£185,000	1,198,516	1,198,516	1,198,516	1,198,516	1,198,516	1,198,516	1,198,516	1,198,516	1,198,516	1,198,516	1,198,516
13 Caravan Park - 40 units	40	£370,000	2,309,736	2,309,736	2,309,736	2,309,736	2,309,736	2,309,736	2,309,736	2,309,736	2,309,736	2,309,736	2,309,736
14 Caravan Park - 100 units	100	£925,000	5,774,342	5,774,342	5,774,342	5,774,342	5,774,342	5,774,342	5,774,342	5,774,342	5,774,342	5,774,342	5,774,342
15 C2 care scheme - flatted scheme in town centre	60	£246,667	- 340,349 -	- 590,072 -	- 834,887 -	- 1,077,009 -	- 1,316,094 -	- 1,550,190 -	- 1,779,296 -	- 2,003,414 -	- 2,222,542 -	- 2,436,681 -	- 2,645,831 -
16 C2 care scheme - flatted scheme edge of town/village	80	£493,333	- 453,797 -	- 786,762 -	- 1,113,184 -	- 1,436,012 -	- 1,754,792 -	- 2,066,920 -	- 2,372,395 -	- 2,671,218 -	- 2,963,389 -	- 3,248,908 -	- 3,527,775 -
17 C2 care scheme - houses - edge of town/village	50	£578,125	4,993,813	4,649,862	4,311,671	3,979,241	3,652,573	3,331,667	3,016,522	2,707,138	2,403,517	2,105,656	1,813,557
18 Class E (retail) development - town centre	-	£6,475	89,804	89,804	89,804	89,804	89,804	89,804	89,804	89,804	89,804	89,804	89,804
19 Class E (light industrial) development - town centre	-	£52,857	- 751,170 -	- 751,170 -	- 751,170 -	- 751,170 -	- 751,170 -	- 751,170 -	- 751,170 -	- 751,170 -	- 751,170 -	- 751,170 -	- 751,170 -
20 Class E (retail) development - edge of town	-	£88,095	641,456	641,456	641,456	641,456	641,456	641,456	641,456	641,456	641,456	641,456	641,456
21 Class E (office) development - town centre	-	£6,475	- 596,228 -	- 596,228 -	- 596,228 -	- 596,228 -	- 596,228 -	- 596,228 -	- 596,228 -	- 596,228 -	- 596,228 -	- 596,228 -	- 596,228 -
22 Class E (office) development - town centre	-	£27,750	- 2,555,264 -	- 2,555,264 -	- 2,555,264 -	- 2,555,264 -	- 2,555,264 -	- 2,555,264 -	- 2,555,264 -	- 2,555,264 -	- 2,555,264 -	- 2,555,264 -	- 2,555,264 -
23 Class E (office) development - edge of town	-	£66,071	- 4,258,774 -	- 4,258,774 -	- 4,258,774 -	- 4,258,774 -	- 4,258,774 -	- 4,258,774 -	- 4,258,774 -	- 4,258,774 -	- 4,258,774 -	- 4,258,774 -	- 4,258,774 -
24 Industrial (B2/B8) out of town	-	£308,333	675,235	675,235	675,235	675,235	675,235	675,235	675,235	675,235	675,235	675,235	675,235
25 Industrial (B2/B8) within town/village boundary	-	£1,233,333	2,776,046	2,776,046	2,776,046	2,776,046	2,776,046	2,776,046	2,776,046	2,776,046	2,776,046	2,776,046	2,776,046
26 Industrial (B2/B8) edge of town/village	-	£61,667	135,047	135,047	135,047	135,047	135,047	135,047	135,047	135,047	135,047	135,047	135,047
27 Hotel (town centre) 50 rooms	-	£46,250	- 896,712 -	- 896,712 -	- 896,712 -	- 896,712 -	- 896,712 -	- 896,712 -	- 896,712 -	- 896,712 -	- 896,712 -	- 896,712 -	- 896,712 -
28 Hotel (town centre) 75 rooms	-	£69,375	- 1,410,782 -	- 1,410,782 -	- 1,410,782 -	- 1,410,782 -	- 1,410,782 -	- 1,410,782 -	- 1,410,782 -	- 1,410,782 -	- 1,410,782 -	- 1,410,782 -	- 1,410,782 -
29 Hotel (town centre) 100 rooms	-	£92,500	- 1,881,043 -	- 1,881,043 -	- 1,881,043 -	- 1,881,043 -	- 1,881,043 -	- 1,881,043 -	- 1,881,043 -	- 1,881,043 -	- 1,881,043 -	- 1,881,043 -	- 1,881,043 -
30 Community use/leisure within town/village	-	£29,071	1,830,602	1,830,602	1,830,602	1,830,602	1,830,602	1,830,602	1,830,602	1,830,602	1,830,602	1,830,602	1,830,602

WEALDEN LOCAL PLAN VIABILITY TESTING
BENCHMARK LAND VALUE 1 (BROWNFIELD SITES)

Sales value £5,059 psm

AH tenure

Rented 80%

SO 20%

Frst Hms 0%

Macro Ctrl +

			£865,000	PER HA											
Description			No of units	BLV	0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH
1	Three unit development within town/village boundary		3	£86,500	486,784	454,018	421,800	390,128	359,002	328,422	298,388	268,902	239,961	211,567	183,719
2	Five unit development - edge of village		5	£230,667	811,306	756,697	702,999	650,213	598,336	547,369	497,314	448,169	399,934	352,611	306,197
3	Eight unit development - village centre		8	£369,067	1,162,948	1,083,691	1,005,757	929,144	853,854	779,885	707,239	635,914	565,911	497,230	429,871
4	Ten unit development - edge of village		10	£461,333	1,573,113	1,471,854	1,372,285	1,274,405	1,178,213	1,083,710	990,896	899,770	810,335	722,588	636,530
5	Ten unit development - rural site		10	£576,667	1,573,113	1,471,854	1,372,285	1,274,405	1,178,213	1,083,710	990,896	899,770	810,335	722,588	636,530
6	Fifteen unit development - edge of village		15	£692,000	2,359,670	2,207,782	2,058,427	1,911,607	1,767,319	1,625,565	1,486,344	1,349,656	1,215,502	1,083,882	954,794
7	Twenty unit development - within town/village boundary		20	£768,889	3,011,545	2,817,210	2,626,119	2,438,268	2,253,660	2,072,294	1,894,169	1,719,287	1,547,646	1,379,247	1,214,091
8	Thirty unit development - town centre		30	£865,000	15,250,041	14,128,265	13,025,702	11,942,353	10,878,216	9,833,293	8,807,584	7,801,087	6,813,804	5,845,734	4,896,877
9	Fifty unit development within town/village boundary		50	£1,922,222	6,069,883	5,628,958	5,195,509	4,769,538	4,351,046	3,940,031	3,536,494	3,140,435	2,751,298	2,369,159	1,994,516
10	One hundred unit development - edge of town		100	£4,805,556	11,033,623	10,154,037	9,289,585	8,440,264	7,606,073	6,787,015	5,983,088	5,194,291	4,420,627	3,660,440	2,913,732
11	Three hundred unit scheme - edge of town		300	£14,416,667	29,669,890	27,294,254	24,956,198	22,659,079	20,402,898	18,187,654	16,013,348	13,879,980	11,787,548	9,736,054	7,721,759
12	Caravan Park - 20 units		20	£432,500	1,177,693	1,177,693	1,177,693	1,177,693	1,177,693	1,177,693	1,177,693	1,177,693	1,177,693	1,177,693	1,177,693
13	Caravan Park - 40 units		40	£865,000	2,268,091	2,268,091	2,268,091	2,268,091	2,268,091	2,268,091	2,268,091	2,268,091	2,268,091	2,268,091	2,268,091
14	Caravan Park - 100 units		100	£2,162,500	5,670,227	5,670,227	5,670,227	5,670,227	5,670,227	5,670,227	5,670,227	5,670,227	5,670,227	5,670,227	5,670,227
15	C2 care scheme - flatted scheme in town centre		60	£576,667	72,172	- 194,769	- 457,621	- 715,283	- 968,209	- 1,219,790	- 1,466,095	- 1,707,121	- 1,942,870	- 2,173,340	- 2,398,534
16	C2 care scheme - flatted scheme edge of town/village		80	£1,153,333	96,230	- 259,692	- 610,162	- 953,710	- 1,290,946	- 1,626,388	- 1,954,794	- 2,276,162	- 2,590,493	- 2,897,787	- 3,198,044
17	C2 care scheme - houses - edge of town/village		50	£1,351,563	5,550,381	5,180,258	4,816,310	4,458,538	4,106,940	3,761,517	3,422,269	3,089,137	2,762,010	2,441,061	2,126,289
18	Class E (retail) development - town centre		-	£15,138	89,804	89,804	89,804	89,804	89,804	89,804	89,804	89,804	89,804	89,804	89,804
19	Class E (light industrial) development - town centre		-	£123,571	751,170	- 751,170	- 751,170	- 751,170	- 751,170	- 751,170	- 751,170	- 751,170	- 751,170	- 751,170	- 751,170
20	Class E (retail) development - edge of town		-	£205,952	641,456	641,456	641,456	641,456	641,456	641,456	641,456	641,456	641,456	641,456	641,456
21	Class E (office) development - town centre		-	£15,138	596,228	- 596,228	- 596,228	- 596,228	- 596,228	- 596,228	- 596,228	- 596,228	- 596,228	- 596,228	- 596,228
22	Class E (office) development - town centre		-	£64,875	2,555,264	- 2,555,264	- 2,555,264	- 2,555,264	- 2,555,264	- 2,555,264	- 2,555,264	- 2,555,264	- 2,555,264	- 2,555,264	- 2,555,264
23	Class E (office) development - edge of town		-	£154,464	4,258,774	- 4,258,774	- 4,258,774	- 4,258,774	- 4,258,774	- 4,258,774	- 4,258,774	- 4,258,774	- 4,258,774	- 4,258,774	- 4,258,774
24	Industrial (B2/B8) out of town		-	£720,833	675,235	675,235	675,235	675,235	675,235	675,235	675,235	675,235	675,235	675,235	675,235
25	Industrial (B2/B8) within town/village boundary		-	£2,883,333	2,776,046	2,776,046	2,776,046	2,776,046	2,776,046	2,776,046	2,776,046	2,776,046	2,776,046	2,776,046	2,776,046
26	Industrial (B2/B8) edge of town/village		-	£144,167	135,047	135,047	135,047	135,047	135,047	135,047	135,047	135,047	135,047	135,047	135,047
27	Hotel (town centre) 50 rooms		-	£108,125	896,712	- 896,712	- 896,712	- 896,712	- 896,712	- 896,712	- 896,712	- 896,712	- 896,712	- 896,712	- 896,712
28	Hotel (town centre) 75 rooms		-	£162,188	1,410,782	- 1,410,782	- 1,410,782	- 1,410,782	- 1,410,782	- 1,410,782	- 1,410,782	- 1,410,782	- 1,410,782	- 1,410,782	- 1,410,782
29	Hotel (town centre) 100 rooms		-	£216,250	1,881,043	- 1,881,043	- 1,881,043	- 1,881,043	- 1,881,043	- 1,881,043	- 1,881,043	- 1,881,043	- 1,881,043	- 1,881,043	- 1,881,043
30	Community use/leisure within town/village		-	£67,964	1,830,602	- 1,830,602	- 1,830,602	- 1,830,602	- 1,830,602	- 1,830,602	- 1,830,602	- 1,830,602	- 1,830,602	- 1,830,602	- 1,830,602

BENCHMARK LAND VALUE 2 (HIGHER GREENFIELD)

Description	No of units	BLV	0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH
1 Three unit development within town/village boundary	3	£37,000	486,784	454,018	421,800	390,128	359,002	328,422	298,388	268,902	239,961	211,567	183,719
2 Five unit development - edge of village	5	£98,667	811,306	756,697	702,999	650,213	598,336	547,369	497,314	448,169	399,934	352,611	306,197
3 Eight unit development - village centre	8	£157,867	1,162,948	1,083,691	1,005,757	929,144	853,854	779,885	707,239	635,914	565,911	497,230	429,871
4 Ten unit development - edge of village	10	£197,333	1,573,113	1,471,854	1,372,285	1,274,405	1,178,213	1,083,710	990,896	899,770	810,335	722,588	636,530
5 Ten unit development - rural site	10	£246,667	1,573,113	1,471,854	1,372,285	1,274,405	1,178,213	1,083,710	990,896	899,770	810,335	722,588	636,530
6 Fifteen unit development - edge of village	15	£296,000	2,359,670	2,207,782	2,058,427	1,911,607	1,767,319	1,625,565	1,486,344	1,349,656	1,215,502	1,083,882	954,794
7 Twenty unit development - within town/village boundary	20	£328,889	3,011,545	2,817,210	2,626,119	2,438,268	2,253,660	2,072,294	1,894,169	1,719,287	1,547,646	1,379,247	1,214,091
8 Thirty unit development - town centre	30	£370,000	15,250,041	14,128,265	13,025,702	11,942,353	10,878,216	9,833,293	8,807,584	7,801,087	6,813,804	5,845,734	4,896,877
9 Fifty unit development within town/village boundary	50	£822,222	6,069,883	5,628,958	5,195,509	4,769,538	4,351,046	3,940,031	3,536,494	3,140,435	2,751,298	2,369,159	1,994,516
10 One hundred unit development - edge of town	100	£2,055,556	11,033,623	10,154,037	9,289,585	8,440,264	7,606,073	6,787,015	5,983,088	5,194,291	4,420,627	3,660,440	2,913,732
11 Three hundred unit scheme - edge of town	300	£6,166,667	29,669,890	27,294,254	24,956,198	22,659,079	20,402,898	18,187,654	16,013,348	13,879,980	11,787,548	9,736,054	7,721,759
12 Caravan Park - 20 units	20	£185,000	1,177,693	1,177,693	1,177,693	1,177,693	1,177,693	1,177,693	1,177,693	1,177,693	1,177,693	1,177,693	1,177,693
13 Caravan Park - 40 units	40	£370,000	2,268,091	2,268,091	2,268,091	2,268,091	2,268,091	2,268,091	2,268,091	2,268,091	2,268,091	2,268,091	2,268,091
14 Caravan Park - 100 units	100	£925,000	5,670,227	5,670,227	5,670,227	5,670,227	5,670,227	5,670,227	5,670,227	5,670,227	5,670,227	5,670,227	5,670,227
15 C2 care scheme - flatted scheme in town centre	60	£246,667	72,172	- 194,769	- 457,621	- 715,283	- 968,209	- 1,219,790	- 1,466,095	- 1,707,121	- 1,942,870	- 2,173,340	- 2,398,534
16 C2 care scheme - flatted scheme edge of town/village	80	£493,333	96,230	- 259,692	- 610,162	- 953,710	- 1,290,946	- 1,626,388	- 1,954,794	- 2,276,162	- 2,590,493	- 2,897,787	- 3,198,044
17 C2 care scheme - houses - edge of town/village	50	£578,125	5,550,381	5,180,258	4,816,310	4,458,538	4,106,940	3,761,517	3,422,269	3,089,137	2,762,010	2,441,061	2,126,289
18 Class E (retail) development - town centre	-	£6,475	89,804	89,804	89,804	89,804	89,804	89,804	89,804	89,804	89,804	89,804	89,804
19 Class E (light industrial) development - town centre	-	£52,857	751,170	- 751,170	- 751,170	- 751,170	- 751,170	- 751,170	- 751,170	- 751,170	- 751,170	- 751,170	- 751,170
20 Class E (retail) development - edge of town	-	£88,095	641,456	641,456	641,456	641,456	641,456	641,456	641,456	641,456	641,456	641,456	641,456
21 Class E (office) development - town centre	-	£6,475	596,228	- 596,228	- 596,228	- 596,228	- 596,228	- 596,228	- 596,228	- 596,228	- 596,228	- 596,228	- 596,228
22 Class E (office) development - town centre	-	£27,750	2,555,264	- 2,555,264	- 2,555,264	- 2,555,264	- 2,555,264	- 2,555,264	- 2,555,264	- 2,555,264	- 2,555,264	- 2,555,264	- 2,555,264
23 Class E (office) development - edge of town	-	£66,071	4,258,774	- 4,258,774	- 4,258,774	- 4,258,774	- 4,258,774	- 4,258,774	- 4,258,774	- 4,258,774	- 4,258,774	- 4,258,774	- 4,258,774
24 Industrial (B2/B8) out of town	-	£308,333	675,235	675,235	675,235	675,235	675,235	675,235	675,235	675,235	675,235	675,235	675,235
25 Industrial (B2/B8) within town/village boundary	-	£1,233,333	2,776,046	2,776,046	2,776,046	2,776,046	2,776,046	2,776,046	2,776,046	2,776,046	2,776,046	2,776,046	2,776,046
26 Industrial (B2/B8) edge of town/village	-	£61,667	135,047	135,047	135,047	135,047	135,047	135,047	135,047	135,047	135,047	135,047	135,047
27 Hotel (town centre) 50 rooms	-	£46,250	896,712	- 896,712	- 896,712	- 896,712	- 896,712	- 896,712	- 896,712	- 896,712	- 896,712	- 896,712	- 896,712
28 Hotel (town centre) 75 rooms	-	£69,375	1,410,782	- 1,410,782	- 1,410,782	- 1,410,782	- 1,410,782	- 1,410,782	- 1,410,782	- 1,410,782	- 1,410,782	- 1,410,782	- 1,410,782
29 Hotel (town centre) 100 rooms	-	£92,500	1,881,043	- 1,881,043	- 1,881,043	- 1,881,043	- 1,881,043	- 1,881,043	- 1,881,043	- 1,881,043	- 1,881,043	- 1,881,043	- 1,881,043
30 Community use/leisure within town/village	-	£29,071	1,830,602	- 1,830,602	- 1,830,602	- 1,830,602	- 1,830,602	- 1,830,602	- 1,830,602	- 1,830,602	- 1,830,602	- 1,830,602	- 1,830,602

WEALDEN LOCAL PLAN VIABILITY TESTING
BENCHMARK LAND VALUE 1 (BROWNFIELD SITES)

Sales value £5,299 psm

AH tenure

Rented 80%

SO 20%

Frst Hms 0%

Macro Ctrl +

		£865,000 PER HA		Residual land values										
	Description	No of units	BLV	0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH
1	Three unit development within town/village boundary	3	£86,500	549,812	513,735	478,259	443,381	409,104	375,427	342,350	309,872	277,995	246,718	216,040
2	Five unit development - edge of village	5	£230,667	916,354	856,226	797,097	738,969	681,840	625,712	570,583	516,455	463,325	411,197	360,067
3	Eight unit development - village centre	8	£369,067	1,324,521	1,236,820	1,150,576	1,065,791	982,465	900,597	820,187	741,235	663,742	587,708	513,131
4	Ten unit development - edge of village	10	£461,333	1,773,499	1,661,746	1,551,852	1,443,817	1,337,641	1,233,323	1,130,865	1,030,264	931,524	834,641	739,617
5	Ten unit development - rural site	10	£576,667	1,773,499	1,661,746	1,551,852	1,443,817	1,337,641	1,233,323	1,130,865	1,030,264	931,524	834,641	739,617
6	Fifteen unit development - edge of village	15	£692,000	2,660,249	2,492,619	2,327,778	2,165,726	2,006,461	1,849,985	1,696,297	1,545,397	1,397,285	1,251,961	1,109,427
7	Twenty unit development - within town/village boundary	20	£768,889	3,403,398	3,188,556	2,977,285	2,769,589	2,565,466	2,364,916	2,167,941	1,974,538	1,784,708	1,598,453	1,415,770
8	Thirty unit development - town centre	30	£865,000	17,079,517	15,859,687	14,660,665	13,482,448	12,325,038	11,188,434	10,072,637	8,977,646	7,903,462	6,850,084	5,817,511
9	Fifty unit development within town/village boundary	50	£1,922,222	6,983,870	6,495,119	6,014,620	5,542,371	5,078,372	4,622,624	4,175,127	3,735,880	3,304,884	2,882,139	2,467,644
10	One hundred unit development - edge of town	100	£4,805,556	12,885,269	11,908,856	10,949,138	10,006,116	9,079,790	8,170,160	7,277,226	6,400,987	5,541,445	4,698,598	3,872,447
11	Three hundred unit scheme - edge of town	300	£14,416,667	34,684,169	32,047,841	29,456,598	26,910,442	24,409,372	21,953,389	19,540,450	17,168,838	14,842,425	12,561,212	10,325,198
12	Caravan Park - 20 units	20	£432,500	1,262,265	1,262,265	1,262,265	1,262,265	1,262,265	1,262,265	1,262,265	1,262,265	1,262,265	1,262,265	1,262,265
13	Caravan Park - 40 units	40	£865,000	2,437,236	2,437,236	2,437,236	2,437,236	2,437,236	2,437,236	2,437,236	2,437,236	2,437,236	2,437,236	2,437,236
14	Caravan Park - 100 units	100	£2,162,500	6,093,091	6,093,091	6,093,091	6,093,091	6,093,091	6,093,091	6,093,091	6,093,091	6,093,091	6,093,091	6,093,091
15	C2 care scheme - flatted scheme in town centre	60	£576,667	862,650	557,851	258,822	34,964	326,840	612,860	893,022	1,171,883	1,444,967	1,712,096	1,973,270
16	C2 care scheme - flatted scheme edge of town/village	80	£1,153,333	1,150,200	743,801	345,095	46,618	435,787	817,147	1,190,696	1,562,510	1,926,623	2,282,795	2,631,026
17	C2 care scheme - houses - edge of town/village	50	£1,351,563	6,414,069	5,999,284	5,591,394	5,190,398	4,796,298	4,409,091	4,028,779	3,655,361	3,288,838	2,929,210	2,576,476
18	Class E (retail) development - town centre	-	£15,138	89,804	89,804	89,804	89,804	89,804	89,804	89,804	89,804	89,804	89,804	89,804
19	Class E (light industrial) development - town centre	-	£123,571	751,170	751,170	751,170	751,170	751,170	751,170	751,170	751,170	751,170	751,170	751,170
20	Class E (retail) development - edge of town	-	£205,952	641,456	641,456	641,456	641,456	641,456	641,456	641,456	641,456	641,456	641,456	641,456
21	Class E (office) development - town centre	-	£15,138	596,228	596,228	596,228	596,228	596,228	596,228	596,228	596,228	596,228	596,228	596,228
22	Class E (office) development - town centre	-	£64,875	2,555,264	2,555,264	2,555,264	2,555,264	2,555,264	2,555,264	2,555,264	2,555,264	2,555,264	2,555,264	2,555,264
23	Class E (office) development - edge of town	-	£154,464	4,258,774	4,258,774	4,258,774	4,258,774	4,258,774	4,258,774	4,258,774	4,258,774	4,258,774	4,258,774	4,258,774
24	Industrial (B2/B8) out of town	-	£720,833	675,235	675,235	675,235	675,235	675,235	675,235	675,235	675,235	675,235	675,235	675,235
25	Industrial (B2/B8) within town/village boundary	-	£2,883,333	2,776,046	2,776,046	2,776,046	2,776,046	2,776,046	2,776,046	2,776,046	2,776,046	2,776,046	2,776,046	2,776,046
26	Industrial (B2/B8) edge of town/village	-	£144,167	135,047	135,047	135,047	135,047	135,047	135,047	135,047	135,047	135,047	135,047	135,047
27	Hotel (town centre) 50 rooms	-	£108,125	896,712	896,712	896,712	896,712	896,712	896,712	896,712	896,712	896,712	896,712	896,712
28	Hotel (town centre) 75 rooms	-	£162,188	1,410,782	1,410,782	1,410,782	1,410,782	1,410,782	1,410,782	1,410,782	1,410,782	1,410,782	1,410,782	1,410,782
29	Hotel (town centre) 100 rooms	-	£216,250	1,881,043	1,881,043	1,881,043	1,881,043	1,881,043	1,881,043	1,881,043	1,881,043	1,881,043	1,881,043	1,881,043
30	Community use/leisure within town/village	-	£67,964	1,830,602	1,830,602	1,830,602	1,830,602	1,830,602	1,830,602	1,830,602	1,830,602	1,830,602	1,830,602	1,830,602

BENCHMARK LAND VALUE 2 (HIGHER GREENFIELD)

		£370,000 PER HA		Residual land values										
	Description	No of units	BLV	0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH
1	Three unit development within town/village boundary	3	£37,000	549,812	513,735	478,259	443,381	409,104	375,427	342,350	309,872	277,995	246,718	216,040
2	Five unit development - edge of village	5	£98,667	916,354	856,226	797,097	738,969	681,840	625,712	570,583	516,455	463,325	411,197	360,067
3	Eight unit development - village centre	8	£157,867	1,324,521	1,236,820	1,150,576	1,065,791	982,465	900,597	820,187	741,235	663,742	587,708	513,131
4	Ten unit development - edge of village	10	£197,333	1,773,499	1,661,746	1,551,852	1,443,817	1,337,641	1,233,323	1,130,865	1,030,264	931,524	834,641	739,617
5	Ten unit development - rural site	10	£246,667	1,773,499	1,661,746	1,551,852	1,443,817	1,337,641	1,233,323	1,130,865	1,030,264	931,524	834,641	739,617
6	Fifteen unit development - edge of village	15	£296,000	2,660,249	2,492,619	2,327,778	2,165,726	2,006,461	1,849,985	1,696,297	1,545,397	1,397,285	1,251,961	1,109,427
7	Twenty unit development - within town/village boundary	20	£328,889	3,403,398	3,188,556	2,977,285	2,769,589	2,565,466	2,364,916	2,167,941	1,974,538	1,784,708	1,598,453	1,415,770
8	Thirty unit development - town centre	30	£370,000	17,079,517	15,859,687	14,660,665	13,482,448	12,325,038	11,188,434	10,072,637	8,977,646	7,903,462	6,850,084	5,817,511
9	Fifty unit development within town/village boundary	50	£822,222	6,983,870	6,495,119	6,014,620	5,542,371	5,078,372	4,622,624	4,175,127	3,735,880	3,304,884	2,882,139	2,467,644
10	One hundred unit development - edge of town	100	£2,055,556	12,885,269	11,908,856	10,949,138	10,006,116	9,079,790	8,170,160	7,277,226	6,400,987	5,541,445	4,698,598	3,872,447
11	Three hundred unit scheme - edge of town	300	£6,166,667	34,684,169	32,047,841	29,456,598	26,910,442	24,409,372	21,953,389	19,540,450	17,168,838	14,842,425	12,561,212	10,325,198
12	Caravan Park - 20 units	20	£185,000	1,262,265	1,262,265	1,262,265	1,262,265	1,262,265	1,262,265	1,262,265	1,262,265	1,262,265	1,262,265	1,262,265
13	Caravan Park - 40 units	40	£370,000	2,437,236	2,437,236	2,437,236	2,437,236	2,437,236	2,437,236	2,437,236	2,437,236	2,437,236	2,437,236	2,437,236
14	Caravan Park - 100 units	100	£925,000	6,093,091	6,093,091	6,093,091	6,093,091	6,093,091	6,093,091	6,093,091	6,093,091	6,093,091	6,093,091	6,093,091
15	C2 care scheme - flatted scheme in town centre	60	£246,667	862,650	557,851	258,822	34,964	326,840	612,860	893,022	1,171,883	1,444,967	1,712,096	1,973,270
16	C2 care scheme - flatted scheme edge of town/village	80	£493,333	1,150,200	743,801	345,095	46,618	435,787	817,147	1,190,696	1,562,510	1,926,623	2,282,795	2,631,026
17	C2 care scheme - houses - edge of town/village	50	£578,125	6,414,069	5,999,284	5,591,394	5,190,398	4,796,298	4,409,091	4,028,779	3,655,361	3,288,838	2,929,210	2,576,476
18	Class E (retail) development - town centre	-	£6,475	89,804	89,804	89,804	89,804	89,804	89,804	89,804	89,804	89,804	89,804	89,804
19	Class E (light industrial) development - town centre	-	£52,857	751,170	751,170	751,170	751,170	751,170	751,170	751,170	751,170	751,170	751,170	751,170
20	Class E (retail) development - edge of town	-	£88,095	641,456	641,456	641,456	641,456	641,456	641,456	641,456	641,456	641,456	641,456	641,456
21	Class E (office) development - town centre	-	£6,475	596,228	596,228	596,228	596,228	596,228	596,228	596,228	596,228	596,228	596,228	596,228
22	Class E (office) development - town centre	-	£27,750	2,555,264	2,555,264	2,555,264	2,555,264	2,555,264	2,555,264	2,555,264	2,555,264	2,555,264	2,555,264	2,555,264
23	Class E (office) development - edge of town	-	£66,071	4,258,774	4,258,774	4,258,774	4,258,774	4,258,774	4,258,774	4,258,774	4,258,774	4,258,774	4,258,774	4,258,774
24	Industrial (B2/B8) out of town	-	£308,333	675,235	675,235	675,235	675,235	675,235	675,235	675,235	675,235	675,235	675,235	675,235
25	Industrial (B2/B8) within town/village boundary	-	£1,233,333	2,776,046	2,776,046	2,776,046	2,776,046	2,776,046	2,776,046	2,776,046	2,776,046	2,776,046	2,776,046	2,776,046
26	Industrial (B2/B8) edge of town/village	-	£61,667	135,047	135,047	135,047	135,047	135,047	135,047	135,047	135,047	135,047	135,047	135,047
27	Hotel (town centre) 50 rooms	-	£46,250	896,712	896,712	896,712	896,712	896,712	896,712	896,712	896,712	896,712	896,712	896,712
28	Hotel (town centre) 75 rooms	-	£69,375	1,410,782	1,410,782	1,410,782	1,410,782	1,410,782	1,410,782	1,410,782	1,410,782	1,410,782	1,410,782	1,410,782
29	Hotel (town centre) 100 rooms	-	£92,500	1,881,043	1,881,043	1,881,043	1,881,043	1,881,043	1,881,043	1,881,043	1,881,043	1,881,043	1,881,043	1,881,043
30	Community use/leisure within town/village	-	£29,071	1,830,602	1,830,602	1,830,602	1,830,602	1,830,602	1,830,602	1,830,602	1,830,602	1,830,602	1,830,602	1,830,602

BENCHMARK LAND VALUE 3 (LOWER GREENFIELD)

WEALDEN LOCAL PLAN VIABILITY TESTING
BENCHMARK LAND VALUE 1 (BROWNFIELD SITES)

Sales value £5,538 psm

AH tenure

Rented 80%

SO 20%

Frst Hms 0%

Macro Ctrl +

			£865,000 PER HA		Residual land values									
Description	No of units	BLV	0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH	
1 Three unit development within town/village boundary	3	£86,500	612,840	573,452	534,716	496,635	459,208	422,433	386,311	350,844	316,030	281,869	248,362	
2 Five unit development - edge of village	5	£230,667	1,021,400	955,753	891,194	827,725	765,345	704,054	643,853	584,740	526,716	469,782	413,937	
3 Eight unit development - village centre	8	£369,067	1,484,745	1,388,712	1,294,271	1,201,424	1,110,171	1,020,511	932,444	845,969	761,088	677,801	596,106	
4 Ten unit development - edge of village	10	£461,333	1,973,565	1,851,323	1,731,110	1,612,925	1,496,768	1,382,640	1,270,540	1,160,468	1,052,425	946,410	842,424	
5 Ten unit development - rural site	10	£576,667	1,973,565	1,851,323	1,731,110	1,612,925	1,496,768	1,382,640	1,270,540	1,160,468	1,052,425	946,410	842,424	
6 Fifteen unit development - edge of village	15	£692,000	2,960,348	2,776,984	2,596,665	2,419,387	2,245,152	2,073,959	1,905,810	1,740,702	1,578,636	1,419,615	1,263,635	
7 Twenty unit development - within town/village boundary	20	£768,889	3,795,251	3,559,900	3,328,453	3,100,910	2,877,273	2,657,540	2,441,712	2,229,789	2,021,772	1,817,658	1,617,450	
8 Thirty unit development - town centre	30	£865,000	18,908,993	17,591,110	16,295,628	15,022,544	13,771,860	12,543,576	11,337,691	10,154,205	8,993,120	7,854,433	6,738,147	
9 Fifty unit development within town/village boundary	50	£1,922,222	7,897,857	7,361,282	6,833,731	6,315,203	5,805,698	5,305,218	4,813,760	4,331,327	3,857,915	3,393,529	2,938,164	
10 One hundred unit development - edge of town	100	£4,805,556	14,736,916	13,663,674	12,608,691	11,571,968	10,553,507	9,553,305	8,571,364	7,607,682	6,662,261	5,735,100	4,826,201	
11 Three hundred unit scheme - edge of town	300	£14,416,667	39,698,450	36,799,897	33,950,668	31,150,762	28,400,179	25,698,920	23,046,983	20,444,368	17,891,077	15,386,370	12,924,900	
12 Caravan Park - 20 units	20	£432,500	1,346,838	1,346,838	1,346,838	1,346,838	1,346,838	1,346,838	1,346,838	1,346,838	1,346,838	1,346,838	1,346,838	
13 Caravan Park - 40 units	40	£865,000	2,606,382	2,606,382	2,606,382	2,606,382	2,606,382	2,606,382	2,606,382	2,606,382	2,606,382	2,606,382	2,606,382	
14 Caravan Park - 100 units	100	£2,162,500	6,515,954	6,515,954	6,515,954	6,515,954	6,515,954	6,515,954	6,515,954	6,515,954	6,515,954	6,515,954	6,515,954	
15 C2 care scheme - flatted scheme in town centre	60	£576,667	1,650,630	1,307,545	968,387	635,657	309,352	- 10,687	- 328,921	- 640,632	- 947,065	- 1,250,851	- 1,548,005	
16 C2 care scheme - flatted scheme edge of town/village	80	£1,153,333	2,200,840	1,743,393	1,291,183	847,542	412,469	- 14,249	- 438,562	- 854,175	- 1,262,753	- 1,667,802	- 2,064,007	
17 C2 care scheme - houses - edge of town/village	50	£1,351,563	7,277,758	6,818,311	6,366,477	5,922,259	5,485,654	5,056,664	4,635,288	4,221,527	3,815,380	3,416,846	3,025,927	
18 Class E (retail) development - town centre	-	£15,138	89,804	89,804	89,804	89,804	89,804	89,804	89,804	89,804	89,804	89,804	89,804	
19 Class E (light industrial) development - town centre	-	£123,571	751,170	751,170	751,170	751,170	751,170	751,170	751,170	751,170	751,170	751,170	751,170	
20 Class E (retail) development - edge of town	-	£205,952	641,456	641,456	641,456	641,456	641,456	641,456	641,456	641,456	641,456	641,456	641,456	
21 Class E (office) development - town centre	-	£15,138	596,228	596,228	596,228	596,228	596,228	596,228	596,228	596,228	596,228	596,228	596,228	
22 Class E (office) development - town centre	-	£64,875	2,555,264	2,555,264	2,555,264	2,555,264	2,555,264	2,555,264	2,555,264	2,555,264	2,555,264	2,555,264	2,555,264	
23 Class E (office) development - edge of town	-	£154,464	4,258,774	4,258,774	4,258,774	4,258,774	4,258,774	4,258,774	4,258,774	4,258,774	4,258,774	4,258,774	4,258,774	
24 Industrial (B2/B8) out of town	-	£720,833	675,235	675,235	675,235	675,235	675,235	675,235	675,235	675,235	675,235	675,235	675,235	
25 Industrial (B2/B8) within town/village boundary	-	£2,883,333	2,776,046	2,776,046	2,776,046	2,776,046	2,776,046	2,776,046	2,776,046	2,776,046	2,776,046	2,776,046	2,776,046	
26 Industrial (B2/B8) edge of town/village	-	£144,167	135,047	135,047	135,047	135,047	135,047	135,047	135,047	135,047	135,047	135,047	135,047	
27 Hotel (town centre) 50 rooms	-	£108,125	896,712	896,712	896,712	896,712	896,712	896,712	896,712	896,712	896,712	896,712	896,712	
28 Hotel (town centre) 75 rooms	-	£162,188	1,410,782	1,410,782	1,410,782	1,410,782	1,410,782	1,410,782	1,410,782	1,410,782	1,410,782	1,410,782	1,410,782	
29 Hotel (town centre) 100 rooms	-	£216,250	1,881,043	1,881,043	1,881,043	1,881,043	1,881,043	1,881,043	1,881,043	1,881,043	1,881,043	1,881,043	1,881,043	
30 Community use/leisure within town/village	-	£67,964	1,830,602	1,830,602	1,830,602	1,830,602	1,830,602	1,830,602	1,830,602	1,830,602	1,830,602	1,830,602	1,830,602	

BENCHMARK LAND VALUE 2 (HIGHER GREENFIELD)

Description	No of units	BLV	0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH
1 Three unit development within town/village boundary	3	£37,000	612,840	573,452	534,716	496,635	459,208	422,433	386,311	350,844	316,030	281,869	248,362
2 Five unit development - edge of village	5	£98,667	1,021,400	955,753	891,194	827,725	765,345	704,054	643,853	584,740	526,716	469,782	413,937
3 Eight unit development - village centre	8	£157,867	1,484,745	1,388,712	1,294,271	1,201,424	1,110,171	1,020,511	932,444	845,969	761,088	677,801	596,106
4 Ten unit development - edge of village	10	£197,333	1,973,565	1,851,323	1,731,110	1,612,925	1,496,768	1,382,640	1,270,540	1,160,468	1,052,425	946,410	842,424
5 Ten unit development - rural site	10	£246,667	1,973,565	1,851,323	1,731,110	1,612,925	1,496,768	1,382,640	1,270,540	1,160,468	1,052,425	946,410	842,424
6 Fifteen unit development - edge of village	15	£296,000	2,960,348	2,776,984	2,596,665	2,419,387	2,245,152	2,073,959	1,905,810	1,740,702	1,578,636	1,419,615	1,263,635
7 Twenty unit development - within town/village boundary	20	£328,889	3,795,251	3,559,900	3,328,453	3,100,910	2,877,273	2,657,540	2,441,712	2,229,789	2,021,772	1,817,658	1,617,450
8 Thirty unit development - town centre	30	£370,000	18,908,993	17,591,110	16,295,628	15,022,544	13,771,860	12,543,576	11,337,691	10,154,205	8,993,120	7,854,433	6,738,147
9 Fifty unit development within town/village boundary	50	£822,222	7,897,857	7,361,282	6,833,731	6,315,203	5,805,698	5,305,218	4,813,760	4,331,327	3,857,915	3,393,529	2,938,164
10 One hundred unit development - edge of town	100	£2,055,556	14,736,916	13,663,674	12,608,691	11,571,968	10,553,507	9,553,305	8,571,364	7,607,682	6,662,261	5,735,100	4,826,201
11 Three hundred unit scheme - edge of town	300	£6,166,667	39,698,450	36,799,897	33,950,668	31,150,762	28,400,179	25,698,920	23,046,983	20,444,368	17,891,077	15,386,370	12,924,900
12 Caravan Park - 20 units	20	£185,000	1,346,838	1,346,838	1,346,838	1,346,838	1,346,838	1,346,838	1,346,838	1,346,838	1,346,838	1,346,838	1,346,838
13 Caravan Park - 40 units	40	£370,000	2,606,382	2,606,382	2,606,382	2,606,382	2,606,382	2,606,382	2,606,382	2,606,382	2,606,382	2,606,382	2,606,382
14 Caravan Park - 100 units	100	£925,000	6,515,954	6,515,954	6,515,954	6,515,954	6,515,954	6,515,954	6,515,954	6,515,954	6,515,954	6,515,954	6,515,954
15 C2 care scheme - flatted scheme in town centre	60	£246,667	1,650,630	1,307,545	968,387	635,657	309,352	- 10,687	- 328,921	- 640,632	- 947,065	- 1,250,851	- 1,548,005
16 C2 care scheme - flatted scheme edge of town/village	80	£493,333	2,200,840	1,743,393	1,291,183	847,542	412,469	- 14,249	- 438,562	- 854,175	- 1,262,753	- 1,667,802	- 2,064,007
17 C2 care scheme - houses - edge of town/village	50	£578,125	7,277,758	6,818,311	6,366,477	5,922,259	5,485,654	5,056,664	4,635,288	4,221,527	3,815,380	3,416,846	3,025,927
18 Class E (retail) development - town centre	-	£6,475	89,804	89,804	89,804	89,804	89,804	89,804	89,804	89,804	89,804	89,804	89,804
19 Class E (light industrial) development - town centre	-	£52,857	751,170	- 751,170	- 751,170	- 751,170	- 751,170	- 751,170	- 751,170	- 751,170	- 751,170	- 751,170	- 751,170
20 Class E (retail) development - edge of town	-	£88,095	641,456	641,456	641,456	641,456	641,456	641,456	641,456	641,456	641,456	641,456	641,456
21 Class E (office) development - town centre	-	£6,475	596,228	- 596,228	- 596,228	- 596,228	- 596,228	- 596,228	- 596,228	- 596,228	- 596,228	- 596,228	- 596,228
22 Class E (office) development - town centre	-	£27,750	2,555,264	- 2,555,264	- 2,555,264	- 2,555,264	- 2,555,264	- 2,555,264	- 2,555,264	- 2,555,264	- 2,555,264	- 2,555,264	- 2,555,264
23 Class E (office) development - edge of town	-	£66,071	4,258,774	- 4,258,774	- 4,258,774	- 4,258,774	- 4,258,774	- 4,258,774	- 4,258,774	- 4,258,774	- 4,258,774	- 4,258,774	- 4,258,774
24 Industrial (B2/B8) out of town	-	£308,333	675,235	675,235	675,235	675,235	675,235	675,235	675,235	675,235	675,235	675,235	675,235
25 Industrial (B2/B8) within town/village boundary	-	£1,233,333	2,776,046	2,776,046	2,776,046	2,776,046	2,776,046	2,776,046	2,776,046	2,776,046	2,776,046	2,776,046	2,776,046
26 Industrial (B2/B8) edge of town/village	-	£61,667	135,047	135,047	135,047	135,047	135,047	135,047	135,047	135,047	135,047	135,047	135,047
27 Hotel (town centre) 50 rooms	-	£46,250	896,712	- 896,712	- 896,712	- 896,712	- 896,712	- 896,712	- 896,712	- 896,712	- 896,712	- 896,712	- 896,712
28 Hotel (town centre) 75 rooms	-	£69,375	1,410,782	- 1,410,782	- 1,410,782	- 1,410,782	- 1,410,782	- 1,410,782	- 1,410,782	- 1,410,782	- 1,410,782	- 1,410,782	- 1,410,782
29 Hotel (town centre) 100 rooms	-	£92,500	1,881,043	- 1,881,043	- 1,881,043	- 1,881,043	- 1,881,043	- 1,881,043	- 1,881,043	- 1,881,043	- 1,881,043	- 1,881,043	- 1,881,043
30 Community use/leisure within town/village	-	£29,071	1,830,602	- 1,830,602	- 1,830,602	- 1,830,602	- 1,830,602	- 1,830,602	- 1,830,602	- 1,830,602	- 1,830,602	- 1,830,602	- 1,830,602

WEALDEN LOCAL PLAN VIABILITY TESTING
BENCHMARK LAND VALUE 1 (BROWNFIELD SITES)

Sales value £5,778 psm

AH tenure

Rented 80%

SO 20%

Frst Hms 0%

Macro Ctrl +

			£865,000 PER HA		Residual land values									
Description	No of units	BLV	0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH	
1 Three unit development within town/village boundary	3	£86,500	675,869	633,168	591,175	549,889	509,310	469,438	430,273	391,816	354,064	317,021	280,684	
2 Five unit development - edge of village	5	£230,667	1,126,448	1,055,280	985,292	916,482	848,850	782,397	717,122	653,025	590,107	528,368	467,806	
3 Eight unit development - village centre	8	£369,067	1,644,797	1,540,391	1,437,713	1,336,764	1,237,543	1,140,050	1,044,286	950,250	857,943	767,365	678,515	
4 Ten unit development - edge of village	10	£461,333	2,173,631	2,040,900	1,910,367	1,782,032	1,655,895	1,531,955	1,410,215	1,290,671	1,173,326	1,058,179	945,229	
5 Ten unit development - rural site	10	£576,667	2,173,631	2,040,900	1,910,367	1,782,032	1,655,895	1,531,955	1,410,215	1,290,671	1,173,326	1,058,179	945,229	
6 Fifteen unit development - edge of village	15	£692,000	3,260,447	3,061,351	2,865,550	2,673,048	2,483,842	2,297,934	2,115,322	1,936,007	1,759,989	1,587,268	1,417,843	
7 Twenty unit development - within town/village boundary	20	£768,889	4,187,105	3,931,244	3,679,620	3,432,232	3,189,079	2,950,164	2,715,485	2,485,041	2,258,834	2,036,863	1,819,128	
8 Thirty unit development - town centre	30	£865,000	20,738,469	19,322,533	17,930,590	16,562,639	15,218,681	13,898,717	12,602,744	11,330,764	10,082,777	8,858,782	7,658,781	
9 Fifty unit development within town/village boundary	50	£1,922,222	8,811,844	8,227,444	7,652,842	7,088,035	6,533,026	5,987,811	5,452,394	4,926,772	4,410,946	3,904,917	3,408,685	
10 One hundred unit development - edge of town	100	£4,805,556	16,588,564	15,418,491	14,268,243	13,137,821	12,027,223	10,936,450	9,865,500	8,814,377	7,783,078	6,771,603	5,779,954	
11 Three hundred unit scheme - edge of town	300	£14,416,667	44,712,729	41,551,953	38,444,738	35,391,082	32,390,986	29,444,450	26,551,473	23,712,056	20,926,199	18,193,901	15,515,162	
12 Caravan Park - 20 units	20	£432,500	1,431,411	1,431,411	1,431,411	1,431,411	1,431,411	1,431,411	1,431,411	1,431,411	1,431,411	1,431,411	1,431,411	
13 Caravan Park - 40 units	40	£865,000	2,775,527	2,775,527	2,775,527	2,775,527	2,775,527	2,775,527	2,775,527	2,775,527	2,775,527	2,775,527	2,775,527	
14 Caravan Park - 100 units	100	£2,162,500	6,938,816	6,938,816	6,938,816	6,938,816	6,938,816	6,938,816	6,938,816	6,938,816	6,938,816	6,938,816	6,938,816	
15 C2 care scheme - flatted scheme in town centre	60	£576,667	2,430,195	2,047,827	1,672,467	1,304,116	940,632	582,597	231,645	-	113,936	-	455,861	
16 C2 care scheme - flatted scheme edge of town/village	80	£1,153,333	3,240,259	2,730,436	2,229,956	1,738,821	1,254,177	776,796	308,859	-	151,915	-	607,814	
17 C2 care scheme - houses - edge of town/village	50	£1,351,563	8,141,446	7,637,336	7,141,561	6,654,119	6,175,012	5,704,238	5,241,798	4,787,692	4,341,921	3,904,483	3,475,379	
18 Class E (retail) development - town centre	-	£15,138	89,804	89,804	89,804	89,804	89,804	89,804	89,804	89,804	89,804	89,804	89,804	
19 Class E (light industrial) development - town centre	-	£123,571	751,170	751,170	751,170	751,170	751,170	751,170	751,170	751,170	751,170	751,170	751,170	
20 Class E (retail) development - edge of town	-	£205,952	641,456	641,456	641,456	641,456	641,456	641,456	641,456	641,456	641,456	641,456	641,456	
21 Class E (office) development - town centre	-	£15,138	596,228	596,228	596,228	596,228	596,228	596,228	596,228	596,228	596,228	596,228	596,228	
22 Class E (office) development - town centre	-	£64,875	2,555,264	2,555,264	2,555,264	2,555,264	2,555,264	2,555,264	2,555,264	2,555,264	2,555,264	2,555,264	2,555,264	
23 Class E (office) development - edge of town	-	£154,464	4,258,774	4,258,774	4,258,774	4,258,774	4,258,774	4,258,774	4,258,774	4,258,774	4,258,774	4,258,774	4,258,774	
24 Industrial (B2/B8) out of town	-	£720,833	675,235	675,235	675,235	675,235	675,235	675,235	675,235	675,235	675,235	675,235	675,235	
25 Industrial (B2/B8) within town/village boundary	-	£2,883,333	2,776,046	2,776,046	2,776,046	2,776,046	2,776,046	2,776,046	2,776,046	2,776,046	2,776,046	2,776,046	2,776,046	
26 Industrial (B2/B8) edge of town/village	-	£144,167	135,047	135,047	135,047	135,047	135,047	135,047	135,047	135,047	135,047	135,047	135,047	
27 Hotel (town centre) 50 rooms	-	£108,125	896,712	896,712	896,712	896,712	896,712	896,712	896,712	896,712	896,712	896,712	896,712	
28 Hotel (town centre) 75 rooms	-	£162,188	1,410,782	1,410,782	1,410,782	1,410,782	1,410,782	1,410,782	1,410,782	1,410,782	1,410,782	1,410,782	1,410,782	
29 Hotel (town centre) 100 rooms	-	£216,250	1,881,043	1,881,043	1,881,043	1,881,043	1,881,043	1,881,043	1,881,043	1,881,043	1,881,043	1,881,043	1,881,043	
30 Community use/leisure within town/village	-	£67,964	1,830,602	1,830,602	1,830,602	1,830,602	1,830,602	1,830,602	1,830,602	1,830,602	1,830,602	1,830,602	1,830,602	

BENCHMARK LAND VALUE 2 (HIGHER GREENFIELD)

Description	No of units	BLV	0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH
1 Three unit development within town/village boundary	3	£37,000	675,869	633,168	591,175	549,889	509,310	469,438	430,273	391,816	354,064	317,021	280,684
2 Five unit development - edge of village	5	£98,667	1,126,448	1,055,280	985,292	916,482	848,850	782,397	717,122	653,025	590,107	528,368	467,806
3 Eight unit development - village centre	8	£157,867	1,644,797	1,540,391	1,437,713	1,336,764	1,237,543	1,140,050	1,044,286	950,250	857,943	767,365	678,515
4 Ten unit development - edge of village	10	£197,333	2,173,631	2,040,900	1,910,367	1,782,032	1,655,895	1,531,955	1,410,215	1,290,671	1,173,326	1,058,179	945,229
5 Ten unit development - rural site	10	£246,667	2,173,631	2,040,900	1,910,367	1,782,032	1,655,895	1,531,955	1,410,215	1,290,671	1,173,326	1,058,179	945,229
6 Fifteen unit development - edge of village	15	£296,000	3,260,447	3,061,351	2,865,550	2,673,048	2,483,842	2,297,934	2,115,322	1,936,007	1,759,989	1,587,268	1,417,843
7 Twenty unit development - within town/village boundary	20	£328,889	4,187,105	3,931,244	3,679,620	3,432,232	3,189,079	2,950,164	2,715,485	2,485,041	2,258,834	2,036,863	1,819,128
8 Thirty unit development - town centre	30	£370,000	20,738,469	19,322,533	17,930,590	16,562,639	15,218,681	13,898,717	12,602,744	11,330,764	10,082,777	8,858,782	7,658,781
9 Fifty unit development within town/village boundary	50	£822,222	8,811,844	8,227,444	7,652,842	7,088,035	6,533,026	5,987,811	5,452,394	4,926,772	4,410,946	3,904,917	3,408,685
10 One hundred unit development - edge of town	100	£2,055,556	16,588,564	15,418,491	14,268,243	13,137,821	12,027,223	10,936,450	9,865,500	8,814,377	7,783,078	6,771,603	5,779,954
11 Three hundred unit scheme - edge of town	300	£6,166,667	44,712,729	41,551,953	38,444,738	35,391,082	32,390,986	29,444,450	26,551,473	23,712,056	20,926,199	18,193,901	15,515,162
12 Caravan Park - 20 units	20	£185,000	1,431,411	1,431,411	1,431,411	1,431,411	1,431,411	1,431,411	1,431,411	1,431,411	1,431,411	1,431,411	1,431,411
13 Caravan Park - 40 units	40	£370,000	2,775,527	2,775,527	2,775,527	2,775,527	2,775,527	2,775,527	2,775,527	2,775,527	2,775,527	2,775,527	2,775,527
14 Caravan Park - 100 units	100	£925,000	6,938,816	6,938,816	6,938,816	6,938,816	6,938,816	6,938,816	6,938,816	6,938,816	6,938,816	6,938,816	6,938,816
15 C2 care scheme - flatted scheme in town centre	60	£246,667	2,430,195	2,047,827	1,672,467	1,304,116	940,632	582,597	231,645	-	113,936	-	455,861
16 C2 care scheme - flatted scheme edge of town/village	80	£493,333	3,240,259	2,730,436	2,229,956	1,738,821	1,254,177	776,796	308,859	-	151,915	-	607,814
17 C2 care scheme - houses - edge of town/village	50	£578,125	8,141,446	7,637,336	7,141,561	6,654,119	6,175,012	5,704,238	5,241,798	4,787,692	4,341,921	3,904,483	3,475,379
18 Class E (retail) development - town centre	-	£6,475	89,804	89,804	89,804	89,804	89,804	89,804	89,804	89,804	89,804	89,804	89,804
19 Class E (light industrial) development - town centre	-	£52,857	751,170	751,170	751,170	751,170	751,170	751,170	751,170	751,170	751,170	751,170	751,170
20 Class E (retail) development - edge of town	-	£88,095	641,456	641,456	641,456	641,456	641,456	641,456	641,456	641,456	641,456	641,456	641,456
21 Class E (office) development - town centre	-	£6,475	596,228	596,228	596,228	596,228	596,228	596,228	596,228	596,228	596,228	596,228	596,228
22 Class E (office) development - town centre	-	£27,750	2,555,264	2,555,264	2,555,264	2,555,264	2,555,264	2,555,264	2,555,264	2,555,264	2,555,264	2,555,264	2,555,264
23 Class E (office) development - edge of town	-	£66,071	4,258,774	4,258,774	4,258,774	4,258,774	4,258,774	4,258,774	4,258,774	4,258,774	4,258,774	4,258,774	4,258,774
24 Industrial (B2/B8) out of town	-	£308,333	675,235	675,235	675,235	675,235	675,235	675,235	675,235	675,235	675,235	675,235	675,235
25 Industrial (B2/B8) within town/village boundary	-	£1,233,333	2,776,046	2,776,046	2,776,046	2,776,046	2,776,046	2,776,046	2,776,046	2,776,046	2,776,046	2,776,046	2,776,046
26 Industrial (B2/B8) edge of town/village	-	£61,667	135,047	135,047	135,047	135,047	135,047	135,047	135,047	135,047	135,047	135,047	135,047
27 Hotel (town centre) 50 rooms	-	£46,250	896,712	896,712	896,712	896,712	896,712	896,712	896,712	896,712	896,712	896,712	896,712
28 Hotel (town centre) 75 rooms	-	£69,375	1,410,782	1,410,782	1,410,782	1,410,782	1,410,782	1,410,782	1,410,782	1,410,782	1,410,782	1,410,782	1,410,782
29 Hotel (town centre) 100 rooms	-	£92,500	1,881,043	1,881,043	1,881,043	1,881,043	1,881,043	1,881,043	1,881,043	1,881,043	1,881,043	1,881,043	1,881,043
30 Community use/leisure within town/village	-	£29,071	1,830,602	1,830,602	1,830,602	1,830,602	1,830,602	1,830,602	1,830,602	1,830,602	1,830,602	1,830,602	1,830,602

BENCHMARK LAND VALUE 3 (LOWER GREENFIELD)

Description	No of units	BLV	0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH
1 Three unit development within town/village boundary	3	£25,000	675,869	633,168	591,175	549,889	509,310	469,438	430,273	391,816	354,064	317,021	280,684
2 Five unit development - edge of village	5	£66,667	1,126,448	1,055,280	985,292	916,482	848,850	782,397	717,122	653,025	590,107	528,368	467,806
3 Eight unit development - village centre	8	£106,667	1,644,797	1,540,391	1,437,713	1,336,764	1,237,543	1,140,550	1,044,286	950,250	857,943	767,365	678,515
4 Ten unit development - edge of village	10	£133,333	2,173,631	2,040,900	1,910,367	1,782,032	1,655,895	1,531,955	1,410,215	1,290,671	1,173,326	1,058,179	945,229
5 Ten unit development - rural site	10	£166,667	2,173,631	2,040,900	1,910,367	1,782,032	1,655,895	1,531,955	1,410,215	1,290,671	1,173,326	1,058,179	945,229
6 Fifteen unit development - edge of village	15	£200,000	3,260,447	3,061,351	2,865,550	2,673,048	2,483,842	2,297,934	2,115,322	1,936,007	1,759,989	1,587,268	1,417,843
7 Twenty unit development - within town/village boundary	20	£222,222	4,187,105	3,931,244	3,679,520	3,432,232	3,189,079	2,950,164	2,715,485	2,485,041	2,258,834	2,036,861	1,819,128
8 Thirty unit development - town centre	30	£250,000	20,738,469	19,322,533	17,970,590	16,562,639	15,218,681	13,898,717	12,602,744	11,330,764	10,082,777	8,858,782	7,658,781
9 Fifty unit development within town/village boundary	50	£555,556	8,811,844	8,227,444	7,652,842	7,088,035	6,533,026	5,987,811	5,452,394	4,926,772	4,410,946	3,904,917	3,408,685
10 One hundred unit development - edge of town	100	£1,388,889	16,588,564	15,418,491	14,268,243	13,137,821	12,027,223	10,936,450	9,865,500	8,814,377	7,783,078	6,771,803	5,779,954
11 Three hundred unit scheme - edge of town	300	£4,166,667	44,172,729	41,551,953	38,444,738	35,391,082	32,390,986	29,444,450	26,551,473	23,712,056	20,926,199	18,193,901	15,515,162
12 Caravan Park - 20 units	20	£125,000	1,431,411	1,431,411	1,431,411	1,431,411	1,431,411	1,431,411	1,431,411	1,431,411	1,431,411	1,431,411	1,431,411
13 Caravan Park - 40 units	40	£250,000	2,775,527	2,775,527	2,775,527	2,775,527	2,775,527	2,775,527	2,775,527	2,775,527	2,775,527	2,775,527	2,775,527
14 Caravan Park - 100 units	100	£625,000	6,938,816	6,938,816	6,938,816	6,938,816	6,938,816	6,938,816	6,938,816	6,938,816	6,938,816	6,938,816	6,938,816
15 C2 care scheme - flatted scheme in town centre	60	£166,667	2,340,195	2,047,827	1,672,467	1,304,116	940,632	582,597	231,645	-	113,936	-	455,861
16 C2 care scheme - flatted scheme edge of town/village	80	£333,333	2,420,259	2,730,436	2,229,956	1,738,821	1,254,177	776,796	308,859	-	151,915	-	607,814
17 C2 care scheme - houses - edge of town/village	50	£390,625	8,141,446	7,637,336	7,141,561	6,654,119	6,175,012	5,704,238	5,241,798	4,787,692	4,341,921	3,904,483	3,475,379
18 Class E (retail) development - town centre	-	£4,375	89,804	89,804	89,804	89,804	89,804	89,804	89,804	89,804	89,804	89,804	89,804
19 Class E (light industrial) development - town centre	-	£35,714	751,107	751,107	751,107	751,107	751,107	751,107	751,107	751,107	751,107	751,107	751,107
20 Class E (retail) development - edge of town	-	£59,524	641,456	641,456	641,456	641,456	641,456	641,456	641,456	641,456	641,456	641,456	641,456
21 Class E (office) development - town centre	-	£4,375	596,228	596,228	596,228	596,228	596,228	596,228	596,228	596,228	596,228	596,228	596,228
22 Class E (office) development - town centre	-	£18,750	2,555,264	2,555,264	2,555,264	2,555,264	2,555,264	2,555,264	2,555,264	2,555,264	2,555,264	2,555,264	2,555,264
23 Class E (office) development - edge of town	-	£44,643	4,258,774	4,258,774	4,258,774	4,258,774	4,258,774	4,258,774	4,258,774	4,258,774	4,258,774	4,258,774	4,258,774
24 Industrial (B2/B8) out of town	-	£208,333	675,235	675,235	675,235	675,235	675,235	675,235	675,235	675,235	675,235	675,235	675,235
25 Industrial (B2/B8) within town/village boundary	-	£833,333	2,776,046	2,776,046	2,776,046	2,776,046	2,776,046	2,776,046	2,776,046	2,776,046	2,776,046	2,776,046	2,776,046
26 Industrial (B2/B8) edge of town/village	-	£41,667	135,047	135,047	135,047	135,047	135,047	135,047	135,047	135,047	135,047	135,047	135,047
27 Hotel (town centre) 50 rooms	-	£31,250	896,712	896,712	896,712	896,712	896,712	896,712	896,712	896,712	896,712	896,712	896,712
28 Hotel (town centre) 75 rooms	-	£46,875	1,410,782	1,410,782	1,410,782	1,410,782	1,410,782	1,410,782	1,410,782	1,410,782	1,410,782	1,410,782	1,410,782
29 Hotel (town centre) 100 rooms	-	£62,500	1,881,043	1,881,043	1,881,043	1,881,043	1,881,043	1,881,043	1,881,043	1,881,043	1,881,043	1,881,043	1,881,043
30 Community use/leisure within town/village	-	£19,643	1,830,602	1,830,602	1,830,602	1,830,602	1,830,602	1,830,602	1,830,602	1,830,602	1,830,602	1,830,602	1,830,602

WEALDEN LOCAL PLAN VIABILITY TESTING BENCHMARK LAND VALUE 1 (BROWNFIELD SITES)

Sales value £6,017 psm

AH tenure

Rented 80%

SO 20% F

t Hms 0%

Macro Ctrl +

[illegible]

BENCHMARK LAND VALUE 2 (HIGHER GREENFIELD)

[illegible]

BENCHMARK LAND VALUE 3 (LOWER GREENFIELD)

[illegible]

Appendix 8 - Appraisal results (downside)

WEALDEN LOCAL PLAN VIABILITY TESTING
BENCHMARK LAND VALUE 1 (BROWNFIELD SITES)

Sales value £4,101 psm

AH tenure

Rented 80%

SO 20%

Frst Hms 0%

Macro Ctrl +

			£865,000 PER HA		Residual land values																			
Description	No of units	BLV	0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH											
1 Three unit development within town/village boundary	3	£86,500	135,443	118,196	101,255	84,621	68,293	52,271	36,556	21,147	6,045	-	8,885	-	23,596									
2 Five unit development - edge of village	5	£230,667	225,738	196,993	168,759	141,035	113,821	87,119	60,927	35,245	10,075	-	14,809	-	39,327									
3 Eight unit development - village centre	8	£369,067	264,257	224,114	184,692	145,989	108,004	70,740	34,195	-	1,655	-	37,297	-	106,389									
4 Ten unit development - edge of village	10	£461,333	449,751	397,668	346,515	296,293	247,000	198,639	151,208	104,706	59,136	14,495	-	29,660										
5 Ten unit development - rural site	10	£576,667	449,751	397,668	346,515	296,293	247,000	198,639	151,208	104,706	59,136	14,495	-	29,660										
6 Fifteen unit development - edge of village	15	£692,000	674,625	596,501	519,773	444,439	370,501	297,959	226,812	157,060	88,704	21,744	-	44,490										
7 Twenty unit development - within town/village boundary	20	£768,889	830,006	730,404	632,585	536,549	442,296	349,828	259,144	170,242	83,123	-	2,244	-	87,070									
8 Thirty unit development - town centre	30	£865,000	4,117,153	3,547,229	2,987,712	2,438,602	1,899,900	1,371,605	853,717	346,235	-	153,141	-	647,234	-	1,130,761								
9 Fifty unit development within town/village boundary	50	£1,922,222	966,455	744,747	527,151	313,666	104,294	-	102,509	-	306,728	-	506,773	-	702,643	-	894,340	-	1,081,862					
10 One hundred unit development - edge of town	100	£4,805,556	672,674	236,876	-	193,506	-	620,270	-	1,043,320	-	1,457,801	-	1,863,714	-	2,261,059	-	2,649,835	-	3,030,044	-	3,401,684		
11 Three hundred unit scheme - edge of town	300	£14,416,667	1,511,262	329,765	-	847,562	-	2,014,160	-	3,157,565	-	4,292,863	-	5,410,481	-	6,519,378	-	7,625,072	-	8,706,412	-	9,763,399		
12 Caravan Park - 20 units	20	£432,500	785,304	785,304	785,304	785,304	785,304	785,304	785,304	785,304	785,304	785,304	785,304	785,304	785,304	785,304	785,304	785,304	785,304	785,304	785,304	785,304		
13 Caravan Park - 40 units	40	£865,000	1,483,313	1,483,313	1,483,313	1,483,313	1,483,313	1,483,313	1,483,313	1,483,313	1,483,313	1,483,313	1,483,313	1,483,313	1,483,313	1,483,313	1,483,313	1,483,313	1,483,313	1,483,313	1,483,313	1,483,313		
14 Caravan Park - 100 units	100	£2,162,500	3,708,284	3,708,284	3,708,284	3,708,284	3,708,284	3,708,284	3,708,284	3,708,284	3,708,284	3,708,284	3,708,284	3,708,284	3,708,284	3,708,284	3,708,284	3,708,284	3,708,284	3,708,284	3,708,284	3,708,284		
15 C2 care scheme - flatted scheme in town centre	60	£576,667	-	4,314,577	-	4,404,419	-	4,491,758	-	4,576,596	-	4,658,932	-	4,738,766	-	4,816,098	-	4,890,928	-	4,963,257	-	5,033,083	-	5,100,408
16 C2 care scheme - flatted scheme edge of town/village	80	£1,153,333	-	5,752,769	-	5,872,557	-	5,989,011	-	6,102,127	-	6,211,910	-	6,318,354	-	6,421,464	-	6,521,239	-	6,617,676	-	6,710,778	-	6,800,545
17 C2 care scheme - houses - edge of town/village	50	£1,351,563	-	714,389	-	546,290	-	381,289	-	219,386	-	60,583	-	96,574	-	251,510	-	403,299	-	552,369	-	700,218	-	844,872
18 Class E (retail) development - town centre	-	£15,138	-	89,804	-	89,804	-	89,804	-	89,804	-	89,804	-	89,804	-	89,804	-	89,804	-	89,804	-	89,804	-	89,804
19 Class E (light industrial) development - town centre	-	£123,571	-	751,170	-	751,170	-	751,170	-	751,170	-	751,170	-	751,170	-	751,170	-	751,170	-	751,170	-	751,170	-	751,170
20 Class E (retail) development - edge of town	-	£205,952	-	641,456	-	641,456	-	641,456	-	641,456	-	641,456	-	641,456	-	641,456	-	641,456	-	641,456	-	641,456	-	641,456
21 Class E (office) development - town centre	-	£15,138	-	596,228	-	596,228	-	596,228	-	596,228	-	596,228	-	596,228	-	596,228	-	596,228	-	596,228	-	596,228	-	596,228
22 Class E (office) development - town centre	-	£64,875	-	2,555,264	-	2,555,264	-	2,555,264	-	2,555,264	-	2,555,264	-	2,555,264	-	2,555,264	-	2,555,264	-	2,555,264	-	2,555,264	-	2,555,264
23 Class E (office) development - edge of town	-	£154,464	-	4,258,774	-	4,258,774	-	4,258,774	-	4,258,774	-	4,258,774	-	4,258,774	-	4,258,774	-	4,258,774	-	4,258,774	-	4,258,774	-	4,258,774
24 Industrial (B2/B8) out of town	-	£720,833	-	675,235	-	675,235	-	675,235	-	675,235	-	675,235	-	675,235	-	675,235	-	675,235	-	675,235	-	675,235	-	675,235
25 Industrial (B2/B8) within town/village boundary	-	£2,883,333	-	2,776,046	-	2,776,046	-	2,776,046	-	2,776,046	-	2,776,046	-	2,776,046	-	2,776,046	-	2,776,046	-	2,776,046	-	2,776,046	-	2,776,046
26 Industrial (B2/B8) edge of town/village	-	£144,167	-	135,047	-	135,047	-	135,047	-	135,047	-	135,047	-	135,047	-	135,047	-	135,047	-	135,047	-	135,047	-	135,047
27 Hotel (town centre) 50 rooms	-	£108,125	-	896,712	-	896,712	-	896,712	-	896,712	-	896,712	-	896,712	-	896,712	-	896,712	-	896,712	-	896,712	-	896,712
28 Hotel (town centre) 75 rooms	-	£162,188	-	1,410,782	-	1,410,782	-	1,410,782	-	1,410,782	-	1,410,782	-	1,410,782	-	1,410,782	-	1,410,782	-	1,410,782	-	1,410,782	-	1,410,782
29 Hotel (town centre) 100 rooms	-	£216,250	-	1,881,043	-	1,881,043	-	1,881,043	-	1,881,043	-	1,881,043	-	1,881,043	-	1,881,043	-	1,881,043	-	1,881,043	-	1,881,043	-	1,881,043
30 Community use/leisure within town/village	-	£67,964	-	1,830,602	-	1,830,602	-	1,830,602	-	1,830,602	-	1,830,602	-	1,830,602	-	1,830,602	-	1,830,602	-	1,830,602	-	1,830,602	-	1,830,602

BENCHMARK LAND VALUE 2 (HIGHER GREENFIELD)

Description	No of units	BLV	0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH
1 Three unit development within town/village boundary	3	£37,000	135,443	118,196	101,255	84,621	68,293	52,271	36,556	21,147	6,045	8,885	23,596
2 Five unit development - edge of village	5	£98,667	225,738	196,993	168,759	141,035	113,821	87,119	60,927	35,245	10,075	14,809	39,327
3 Eight unit development - village centre	8	£157,867	264,257	224,114	184,692	145,989	108,004	70,740	34,195	1,655	37,297	72,208	106,389
4 Ten unit development - edge of village	10	£197,333	449,751	397,668	346,515	296,293	247,000	198,639	151,208	104,706	59,136	14,495	29,660
5 Ten unit development - rural site	10	£246,667	449,751	397,668	346,515	296,293	247,000	198,639	151,208	104,706	59,136	14,495	29,660
6 Fifteen unit development - edge of village	15	£296,000	674,625	596,501	519,773	444,439	370,501	297,959	226,812	157,060	88,704	21,744	44,490
7 Twenty unit development - within town/village boundary	20	£328,889	830,006	730,404	632,585	536,549	442,296	349,828	259,144	170,242	83,123	2,244	87,070
8 Thirty unit development - town centre	30	£370,000	4,117,153	3,547,229	2,987,712	2,438,602	1,899,900	1,371,605	853,717	346,235	153,141	647,234	1,130,761
9 Fifty unit development within town/village boundary	50	£822,222	966,455	744,747	527,151	313,666	104,294	102,509	306,728	506,773	702,643	894,340	1,081,862
10 One hundred unit development - edge of town	100	£2,055,556	672,674	236,876	193,506	620,270	1,043,320	1,457,801	1,863,714	2,261,059	2,649,835	3,030,044	3,401,684
11 Three hundred unit scheme - edge of town	300	£6,166,667	1,511,262	329,765	847,562	2,014,160	3,157,565	4,292,863	5,410,481	6,519,378	7,625,072	8,706,412	9,763,399
12 Caravan Park - 20 units	20	£185,000	785,304	785,304	785,304	785,304	785,304	785,304	785,304	785,304	785,304	785,304	785,304
13 Caravan Park - 40 units	40	£370,000	1,483,313	1,483,313	1,483,313	1,483,313	1,483,313	1,483,313	1,483,313	1,483,313	1,483,313	1,483,313	1,483,313
14 Caravan Park - 100 units	100	£925,000	3,708,284	3,708,284	3,708,284	3,708,284	3,708,284	3,708,284	3,708,284	3,708,284	3,708,284	3,708,284	3,708,284
15 C2 care scheme - flatted scheme in town centre	60	£246,667	4,314,577	4,404,419	4,491,758	4,576,596	4,658,932	4,738,766	4,816,098	4,890,928	4,963,257	5,033,083	5,100,408
16 C2 care scheme - flatted scheme edge of town/village	80	£493,333	5,752,769	5,872,557	5,989,011	6,102,127	6,211,910	6,318,354	6,421,464	6,521,239	6,617,676	6,710,778	6,800,545
17 C2 care scheme - houses - edge of town/village	50	£578,125	714,389	546,290	381,289	219,386	60,583	96,574	251,510	403,299	552,369	700,218	844,872
18 Class E (retail) development - town centre	-	£6,475	89,804	89,804	89,804	89,804	89,804	89,804	89,804	89,804	89,804	89,804	89,804
19 Class E (light industrial) development - town centre	-	£52,857	751,170	751,170	751,170	751,170	751,170	751,170	751,170	751,170	751,170	751,170	751,170
20 Class E (retail) development - edge of town	-	£88,095	641,456	641,456	641,456	641,456	641,456	641,456	641,456	641,456	641,456	641,456	641,456
21 Class E (office) development - town centre	-	£6,475	596,228	596,228	596,228	596,228	596,228	596,228	596,228	596,228	596,228	596,228	596,228
22 Class E (office) development - town centre	-	£27,750	2,555,264	2,555,264	2,555,264	2,555,264	2,555,264	2,555,264	2,555,264	2,555,264	2,555,264	2,555,264	2,555,264
23 Class E (office) development - edge of town	-	£66,071	4,258,774	4,258,774	4,258,774	4,258,774	4,258,774	4,258,774	4,258,774	4,258,774	4,258,774	4,258,774	4,258,774
24 Industrial (B2/B8) out of town	-	£308,333	675,235	675,235	675,235	675,235	675,235	675,235	675,235	675,235	675,235	675,235	675,235
25 Industrial (B2/B8) within town/village boundary	-	£1,233,333	2,776,046	2,776,046	2,776,046	2,776,046	2,776,046	2,776,046	2,776,046	2,776,046	2,776,046	2,776,046	2,776,046
26 Industrial (B2/B8) edge of town/village	-	£61,667	135,047	135,047	135,047	135,047	135,047	135,047	135,047	135,047	135,047	135,047	135,047
27 Hotel (town centre) 50 rooms	-	£46,250	896,712	896,712	896,712	896,712	896,712	896,712	896,712	896,712	896,712	896,712	896,712
28 Hotel (town centre) 75 rooms	-	£69,375	1,410,782	1,410,782	1,410,782	1,410,782	1,410,782	1,410,782	1,410,782	1,410,782	1,410,782	1,410,782	1,410,782
29 Hotel (town centre) 100 rooms	-	£92,500	1,881,043	1,881,043	1,881,043	1,881,043	1,881,043	1,881,043	1,881,043	1,881,043	1,881,043	1,881,043	1,881,043
30 Community use/leisure within town/village	-	£29,071	1,830,602	1,830,602	1,830,602	1,830,602	1,830,602	1,830,602	1,830,602	1,830,602	1,830,602	1,830,602	1,830,602

WEALDEN LOCAL PLAN VIABILITY TESTING
BENCHMARK LAND VALUE 1 (BROWNFIELD SITES)

Sales value £4,341 psm

AH tenure

Rented 80%

SO 20%

Frst Hms 0%

Macro Ctrl +

			£865,000	PER HA											
Description			No of units	BLV	0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH
1	Three unit development within town/village boundary		3	£86,500	191,530	171,335	151,496	132,009	112,878	94,100	75,676	57,606	39,891	22,528	5,520
2	Five unit development - edge of village		5	£230,667	319,216	285,559	252,493	220,016	188,130	156,833	126,127	96,010	66,484	37,547	9,201
3	Eight unit development - village centre		8	£369,067	408,035	360,378	313,561	267,586	222,451	178,156	134,704	92,092	50,321	9,390	31,168
4	Ten unit development - edge of village		10	£461,333	629,474	567,977	507,562	448,230	389,980	332,813	276,728	221,726	167,806	114,969	63,214
5	Ten unit development - rural site		10	£576,667	629,474	567,977	507,562	448,230	389,980	332,813	276,728	221,726	167,806	114,969	63,214
6	Fifteen unit development - edge of village		15	£692,000	944,210	851,964	761,342	672,344	584,970	499,219	415,091	332,588	251,709	172,453	94,821
7	Twenty unit development - within town/village boundary		20	£768,889	1,182,530	1,064,984	948,995	835,088	723,262	613,519	505,857	400,277	296,779	195,363	96,029
8	Thirty unit development - town centre		30	£865,000	5,683,398	5,030,038	4,388,439	3,758,599	3,140,521	2,534,204	1,939,648	1,356,852	785,818	226,543	325,866
9	Fifty unit development within town/village boundary		50	£1,922,222	1,790,418	1,527,660	1,269,671	1,016,452	766,906	520,934	279,777	43,435	190,963	421,135	646,420
10	One hundred unit development - edge of town		100	£4,805,556	2,356,693	1,832,887	1,318,826	814,507	319,935	167,411	649,893	1,129,172	1,598,417	2,057,629	2,506,806
11	Three hundred unit scheme - edge of town		300	£14,416,667	6,104,948	4,694,287	3,309,892	1,941,201	597,806	730,067	2,055,029	3,355,506	4,644,276	5,923,805	7,200,893
12	Caravan Park - 20 units		20	£432,500	860,562	860,562	860,562	860,562	860,562	860,562	860,562	860,562	860,562	860,562	860,562
13	Caravan Park - 40 units		40	£865,000	1,633,830	1,633,830	1,633,830	1,633,830	1,633,830	1,633,830	1,633,830	1,633,830	1,633,830	1,633,830	1,633,830
14	Caravan Park - 100 units		100	£2,162,500	4,084,574	4,084,574	4,084,574	4,084,574	4,084,574	4,084,574	4,084,574	4,084,574	4,084,574	4,084,574	4,084,574
15	C2 care scheme - flatted scheme in town centre		60	£576,667	3,588,834	3,716,121	3,840,303	3,961,380	4,079,353	4,194,220	4,305,982	4,414,639	4,520,192	4,622,639	4,721,982
16	C2 care scheme - flatted scheme edge of town/village		80	£1,153,333	4,785,112	4,954,828	5,120,404	5,281,841	5,439,137	5,592,293	5,741,309	5,886,186	6,026,922	6,163,518	6,295,975
17	C2 care scheme - houses - edge of town/village		50	£1,351,563	1,501,546	1,292,791	1,087,789	886,541	689,046	495,305	305,317	119,082	64,367	245,821	423,464
18	Class E (retail) development - town centre		-	£15,138	89,804	89,804	89,804	89,804	89,804	89,804	89,804	89,804	89,804	89,804	89,804
19	Class E (light industrial) development - town centre		-	£123,571	751,170	751,170	751,170	751,170	751,170	751,170	751,170	751,170	751,170	751,170	751,170
20	Class E (retail) development - edge of town		-	£205,952	641,456	641,456	641,456	641,456	641,456	641,456	641,456	641,456	641,456	641,456	641,456
21	Class E (office) development - town centre		-	£15,138	596,228	596,228	596,228	596,228	596,228	596,228	596,228	596,228	596,228	596,228	596,228
22	Class E (office) development - town centre		-	£64,875	2,555,264	2,555,264	2,555,264	2,555,264	2,555,264	2,555,264	2,555,264	2,555,264	2,555,264	2,555,264	2,555,264
23	Class E (office) development - edge of town		-	£154,464	4,258,774	4,258,774	4,258,774	4,258,774	4,258,774	4,258,774	4,258,774	4,258,774	4,258,774	4,258,774	4,258,774
24	Industrial (B2/B8) out of town		-	£720,833	675,235	675,235	675,235	675,235	675,235	675,235	675,235	675,235	675,235	675,235	675,235
25	Industrial (B2/B8) within town/village boundary		-	£2,883,333	2,776,046	2,776,046	2,776,046	2,776,046	2,776,046	2,776,046	2,776,046	2,776,046	2,776,046	2,776,046	2,776,046
26	Industrial (B2/B8) edge of town/village		-	£144,167	135,047	135,047	135,047	135,047	135,047	135,047	135,047	135,047	135,047	135,047	135,047
27	Hotel (town centre) 50 rooms		-	£108,125	896,712	896,712	896,712	896,712	896,712	896,712	896,712	896,712	896,712	896,712	896,712
28	Hotel (town centre) 75 rooms		-	£162,188	1,410,782	1,410,782	1,410,782	1,410,782	1,410,782	1,410,782	1,410,782	1,410,782	1,410,782	1,410,782	1,410,782
29	Hotel (town centre) 100 rooms		-	£216,250	1,881,043	1,881,043	1,881,043	1,881,043	1,881,043	1,881,043	1,881,043	1,881,043	1,881,043	1,881,043	1,881,043
30	Community use/leisure within town/village		-	£67,964	1,830,602	1,830,602	1,830,602	1,830,602	1,830,602	1,830,602	1,830,602	1,830,602	1,830,602	1,830,602	1,830,602

BENCHMARK LAND VALUE 2 (HIGHER GREENFIELD)

Description	No of units	BLV	0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH
1 Three unit development within town/village boundary	3	£37,000	191,530	171,335	151,496	132,009	112,878	94,100	75,676	57,606	39,891	22,528	5,520
2 Five unit development - edge of village	5	£98,667	319,216	285,559	252,493	220,016	188,130	156,833	126,127	96,010	66,484	37,547	9,201
3 Eight unit development - village centre	8	£157,867	408,035	360,378	313,561	267,586	222,451	178,156	134,704	92,092	50,321	9,390	31,168
4 Ten unit development - edge of village	10	£197,333	629,474	567,977	507,562	448,230	389,980	332,813	276,728	221,726	167,806	114,969	63,214
5 Ten unit development - rural site	10	£246,667	629,474	567,977	507,562	448,230	389,980	332,813	276,728	221,726	167,806	114,969	63,214
6 Fifteen unit development - edge of village	15	£296,000	944,210	851,964	761,342	672,344	584,970	499,219	415,091	332,588	251,709	172,453	94,821
7 Twenty unit development - within town/village boundary	20	£328,889	1,182,530	1,064,984	948,995	835,088	723,262	613,519	505,857	400,277	296,779	195,363	96,029
8 Thirty unit development - town centre	30	£370,000	5,683,398	5,030,038	4,388,439	3,758,599	3,140,521	2,534,204	1,939,648	1,356,852	785,818	226,543	325,866
9 Fifty unit development within town/village boundary	50	£822,222	1,790,418	1,527,660	1,269,671	1,016,452	766,906	520,934	279,777	43,435	190,963	421,135	646,420
10 One hundred unit development - edge of town	100	£2,055,556	2,356,693	1,832,887	1,318,826	814,507	319,935	167,411	649,893	1,129,172	1,598,417	2,057,629	2,506,806
11 Three hundred unit scheme - edge of town	300	£6,166,667	6,104,948	4,694,287	3,309,892	1,941,201	597,806	730,067	2,055,029	3,355,506	4,644,276	5,923,805	7,200,893
12 Caravan Park - 20 units	20	£185,000	860,562	860,562	860,562	860,562	860,562	860,562	860,562	860,562	860,562	860,562	860,562
13 Caravan Park - 40 units	40	£370,000	1,633,830	1,633,830	1,633,830	1,633,830	1,633,830	1,633,830	1,633,830	1,633,830	1,633,830	1,633,830	1,633,830
14 Caravan Park - 100 units	100	£925,000	4,084,574	4,084,574	4,084,574	4,084,574	4,084,574	4,084,574	4,084,574	4,084,574	4,084,574	4,084,574	4,084,574
15 C2 care scheme - flatted scheme in town centre	60	£246,667	3,588,834	3,716,121	3,840,303	3,961,380	4,079,353	4,194,220	4,305,982	4,414,639	4,520,192	4,622,639	4,721,982
16 C2 care scheme - flatted scheme edge of town/village	80	£493,333	4,785,112	4,954,828	5,120,404	5,281,841	5,439,137	5,592,293	5,741,309	5,886,186	6,026,922	6,163,518	6,295,975
17 C2 care scheme - houses - edge of town/village	50	£578,125	1,501,546	1,292,791	1,087,789	886,541	689,046	495,305	305,317	119,082	64,367	245,821	423,464
18 Class E (retail) development - town centre	-	£6,475	89,804	89,804	89,804	89,804	89,804	89,804	89,804	89,804	89,804	89,804	89,804
19 Class E (light industrial) development - town centre	-	£52,857	751,170	751,170	751,170	751,170	751,170	751,170	751,170	751,170	751,170	751,170	751,170
20 Class E (retail) development - edge of town	-	£88,095	641,456	641,456	641,456	641,456	641,456	641,456	641,456	641,456	641,456	641,456	641,456
21 Class E (office) development - town centre	-	£6,475	596,228	596,228	596,228	596,228	596,228	596,228	596,228	596,228	596,228	596,228	596,228
22 Class E (office) development - town centre	-	£27,750	2,555,264	2,555,264	2,555,264	2,555,264	2,555,264	2,555,264	2,555,264	2,555,264	2,555,264	2,555,264	2,555,264
23 Class E (office) development - edge of town	-	£66,071	4,258,774	4,258,774	4,258,774	4,258,774	4,258,774	4,258,774	4,258,774	4,258,774	4,258,774	4,258,774	4,258,774
24 Industrial (B2/B8) out of town	-	£308,333	675,235	675,235	675,235	675,235	675,235	675,235	675,235	675,235	675,235	675,235	675,235
25 Industrial (B2/B8) within town/village boundary	-	£1,233,333	2,776,046	2,776,046	2,776,046	2,776,046	2,776,046	2,776,046	2,776,046	2,776,046	2,776,046	2,776,046	2,776,046
26 Industrial (B2/B8) edge of town/village	-	£61,667	135,047	135,047	135,047	135,047	135,047	135,047	135,047	135,047	135,047	135,047	135,047
27 Hotel (town centre) 50 rooms	-	£46,250	896,712	896,712	896,712	896,712	896,712	896,712	896,712	896,712	896,712	896,712	896,712
28 Hotel (town centre) 75 rooms	-	£69,375	1,410,782	1,410,782	1,410,782	1,410,782	1,410,782	1,410,782	1,410,782	1,410,782	1,410,782	1,410,782	1,410,782
29 Hotel (town centre) 100 rooms	-	£92,500	1,881,043	1,881,043	1,881,043	1,881,043	1,881,043	1,881,043	1,881,043	1,881,043	1,881,043	1,881,043	1,881,043
30 Community use/leisure within town/village	-	£29,071	1,830,602	1,830,602	1,830,602	1,830,602	1,830,602	1,830,602	1,830,602	1,830,602	1,830,602	1,830,602	1,830,602

BENCHMARK LAND VALUE 3 (LOWER GREENFIELD)

Description	No of units	BLV	0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH
1 Three unit development within town/village boundary	3	£25,000	191,530	171,335	151,496	132,009	112,878	94,100	75,676	57,606	39,891	22,528	5,520
2 Five unit development - edge of village	5	£66,667	319,216	285,559	252,493	220,016	188,130	156,833	126,127	96,010	66,484	37,547	9,201
3 Eight unit development - village centre	8	£106,667	408,035	360,378	313,561	267,586	222,451	178,156	134,704	92,092	50,321	9,390	31,168
4 Ten unit development - edge of village	10	£133,333	629,474	567,977	507,562	448,230	389,980	332,813	276,728	221,726	167,806	114,969	63,214
5 Ten unit development - rural site	10	£166,667	629,474	567,977	507,562	448,230	389,980	332,813	276,728	221,726	167,806	114,969	63,214
6 Fifteen unit development - edge of village	15	£200,000	944,210	851,964	761,342	672,344	584,970	495,919	415,091	331,528	251,709	172,453	94,821
7 Twenty unit development - within town/village boundary	20	£222,222	1,182,530	1,064,984	948,995	835,088	723,262	613,519	505,857	400,277	296,779	195,363	96,029
8 Thirty unit development - town centre	30	£250,000	5,683,398	5,030,038	4,388,439	3,758,599	3,140,521	2,534,204	1,939,648	1,356,852	785,818	226,543	325,866
9 Fifty unit development within town/village boundary	50	£555,556	1,790,418	1,527,660	1,269,671	1,016,452	766,906	520,934	279,777	43,435	190,963	421,135	646,420
10 One hundred unit development - edge of town	100	£1,388,889	2,356,693	1,832,887	1,318,826	814,507	319,935	167,411	64,893	1,129,172	1,598,417	2,057,629	2,506,806
11 Three hundred unit scheme - edge of town	300	£4,166,667	6,104,948	4,694,287	3,309,892	1,941,201	597,806	730,067	2,055,029	3,355,506	4,644,276	5,923,805	7,200,893
12 Caravan Park - 20 units	20	£125,000	860,562	860,562	860,562	860,562	860,562	860,562	860,562	860,562	860,562	860,562	860,562
13 Caravan Park - 40 units	40	£250,000	1,633,830	1,633,830	1,633,830	1,633,830	1,633,830	1,633,830	1,633,830	1,633,830	1,633,830	1,633,830	1,633,830
14 Caravan Park - 100 units	100	£625,000	4,084,574	4,084,574	4,084,574	4,084,574	4,084,574	4,084,574	4,084,574	4,084,574	4,084,574	4,084,574	4,084,574
15 C2 care scheme - flatted scheme in town centre	60	£166,667	3,598,834	3,716,121	3,640,303	3,961,380	4,079,353	4,194,220	4,305,982	4,414,639	4,520,192	4,622,639	4,721,982
16 C2 care scheme - flatted scheme edge of town/village	80	£333,333	4,785,112	4,954,828	5,120,404	5,281,841	5,439,137	5,592,293	5,741,309	5,886,186	6,026,922	6,163,518	6,295,975
17 C2 care scheme - houses - edge of town/village	50	£390,625	1,501,546	1,292,791	1,087,789	886,541	689,046	495,305	305,317	119,082	64,367	245,821	423,464
18 Class E (retail) development - town centre	-	£4,375	89,804	89,804	89,804	89,804	89,804	89,804	89,804	89,804	89,804	89,804	89,804
19 Class E (light industrial) development - town centre	-	£35,714	751,107	751,107	751,107	751,107	751,107	751,107	751,107	751,107	751,107	751,107	751,107
20 Class E (retail) development - edge of town	-	£59,524	641,456	641,456	641,456	641,456	641,456	641,456	641,456	641,456	641,456	641,456	641,456
21 Class E (office) development - town centre	-	£4,375	596,228	596,228	596,228	596,228	596,228	596,228	596,228	596,228	596,228	596,228	596,228
22 Class E (office) development - town centre	-	£18,750	2,555,264	2,555,264	2,555,264	2,555,264	2,555,264	2,555,264	2,555,264	2,555,264	2,555,264	2,555,264	2,555,264
23 Class E (office) development - edge of town	-	£44,643	4,258,774	4,258,774	4,258,774	4,258,774	4,258,774	4,258,774	4,258,774	4,258,774	4,258,774	4,258,774	4,258,774
24 Industrial (B2/B8) out of town	-	£208,333	675,235	675,235	675,235	675,235	675,235	675,235	675,235	675,235	675,235	675,235	675,235
25 Industrial (B2/B8) within town/village boundary	-	£833,333	2,776,046	2,776,046	2,776,046	2,776,046	2,776,046	2,776,046	2,776,046	2,776,046	2,776,046	2,776,046	2,776,046
26 Industrial (B2/B8) edge of town/village	-	£41,667	135,047	135,047	135,047	135,047	135,047	135,047	135,047	135,047	135,047	135,047	135,047
27 Hotel (town centre) 50 rooms	-	£31,250	896,712	896,712	896,712	896,712	896,712	896,712	896,712	896,712	896,712	896,712	896,712
28 Hotel (town centre) 75 rooms	-	£46,875	1,410,782	1,410,782	1,410,782	1,410,782	1,410,782	1,410,782	1,410,782	1,410,782	1,410,782	1,410,782	1,410,782
29 Hotel (town centre) 100 rooms	-	£62,500	1,881,043	1,881,043	1,881,043	1,881,043	1,881,043	1,881,043	1,881,043	1,881,043	1,881,043	1,881,043	1,881,043
30 Community use/leisure within town/village	-	£19,643	1,830,602	1,830,602	1,830,602	1,830,602	1,830,602	1,830,602	1,830,602	1,830,602	1,830,602	1,830,602	1,830,602

WEALDEN LOCAL PLAN VIABILITY TESTING
BENCHMARK LAND VALUE 1 (BROWNFIELD SITES)

Sales value £4,580 psm

AH tenure

Rented 80%

SO 20%

Frst Hms 0%

Macro Ctrl +

			£865,000 PER HA		Residual land values									
Description	No of units	BLV	0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH	
1 Three unit development within town/village boundary	3	£86,500	247,617	224,475	201,736	179,399	157,462	135,928	114,796	94,065	73,736	53,808	34,283	
2 Five unit development - edge of village	5	£230,667	412,693	374,125	336,226	298,998	262,437	226,547	191,327	156,775	122,894	89,681	57,137	
3 Eight unit development - village centre	8	£369,067	551,814	496,641	442,431	389,183	336,897	285,573	235,213	185,814	137,377	89,903	43,391	
4 Ten unit development - edge of village	10	£461,333	809,197	738,286	668,608	600,166	532,959	466,986	402,247	338,744	276,475	215,441	155,641	
5 Ten unit development - rural site	10	£576,667	809,197	738,286	668,608	600,166	532,959	466,986	402,247	338,744	276,475	215,441	155,641	
6 Fifteen unit development - edge of village	15	£692,000	1,213,796	1,107,429	1,002,913	900,250	799,438	700,479	603,372	508,116	414,713	323,162	233,462	
7 Twenty unit development - within town/village boundary	20	£768,889	1,531,227	1,395,479	1,262,098	1,131,083	1,002,434	876,151	752,233	630,312	510,434	392,937	277,819	
8 Thirty unit development - town centre	30	£865,000	7,231,429	6,500,226	5,782,034	5,076,852	4,381,142	3,696,803	3,025,579	2,367,469	1,722,474	1,090,594	471,828	
9 Fifty unit development within town/village boundary	50	£1,922,222	2,611,413	2,305,720	2,005,491	1,710,724	1,421,419	1,137,577	859,198	586,026	315,897	51,286	- 210,978	
10 One hundred unit development - edge of town	100	£4,805,556	4,021,940	3,415,532	2,820,190	2,235,913	1,660,447	1,093,297	537,312	- 7,622	- 549,418	- 1,085,214	- 1,611,929	
11 Three hundred unit scheme - edge of town	300	£14,416,667	10,657,706	9,018,697	7,404,936	5,815,746	4,256,680	2,727,736	1,219,794	- 266,103	- 1,748,007	- 3,208,593	- 4,658,166	
12 Caravan Park - 20 units	20	£432,500	935,820	935,820	935,820	935,820	935,820	935,820	935,820	935,820	935,820	935,820	935,820	
13 Caravan Park - 40 units	40	£865,000	1,784,346	1,784,346	1,784,346	1,784,346	1,784,346	1,784,346	1,784,346	1,784,346	1,784,346	1,784,346	1,784,346	
14 Caravan Park - 100 units	100	£2,162,500	4,460,864	4,460,864	4,460,864	4,460,864	4,460,864	4,460,864	4,460,864	4,460,864	4,460,864	4,460,864	4,460,864	
15 C2 care scheme - flatted scheme in town centre	60	£576,667	- 2,863,091	- 3,027,824	- 3,188,848	- 3,346,165	- 3,499,773	- 3,649,674	- 3,795,865	- 3,938,350	- 4,077,126	- 4,212,195	- 4,343,554	
16 C2 care scheme - flatted scheme edge of town/village	80	£1,153,333	- 3,817,455	- 4,037,099	- 4,251,798	- 4,461,553	- 4,666,365	- 4,866,231	- 5,061,154	- 5,251,133	- 5,436,169	- 5,616,259	- 5,791,406	
17 C2 care scheme - houses - edge of town/village	50	£1,351,563	- 2,282,344	- 2,034,618	- 1,791,270	- 1,552,300	- 1,317,510	- 1,085,732	- 858,363	- 635,402	- 416,850	- 202,706	- 7,136	
18 Class E (retail) development - town centre	-	£15,138	89,804	89,804	89,804	89,804	89,804	89,804	89,804	89,804	89,804	89,804	89,804	
19 Class E (light industrial) development - town centre	-	£123,571	- 751,170	- 751,170	- 751,170	- 751,170	- 751,170	- 751,170	- 751,170	- 751,170	- 751,170	- 751,170	- 751,170	
20 Class E (retail) development - edge of town	-	£205,952	641,456	641,456	641,456	641,456	641,456	641,456	641,456	641,456	641,456	641,456	641,456	
21 Class E (office) development - town centre	-	£15,138	- 596,228	- 596,228	- 596,228	- 596,228	- 596,228	- 596,228	- 596,228	- 596,228	- 596,228	- 596,228	- 596,228	
22 Class E (office) development - town centre	-	£64,875	- 2,555,264	- 2,555,264	- 2,555,264	- 2,555,264	- 2,555,264	- 2,555,264	- 2,555,264	- 2,555,264	- 2,555,264	- 2,555,264	- 2,555,264	
23 Class E (office) development - edge of town	-	£154,464	- 4,258,774	- 4,258,774	- 4,258,774	- 4,258,774	- 4,258,774	- 4,258,774	- 4,258,774	- 4,258,774	- 4,258,774	- 4,258,774	- 4,258,774	
24 Industrial (B2/B8) out of town	-	£720,833	675,235	675,235	675,235	675,235	675,235	675,235	675,235	675,235	675,235	675,235	675,235	
25 Industrial (B2/B8) within town/village boundary	-	£2,883,333	2,776,046	2,776,046	2,776,046	2,776,046	2,776,046	2,776,046	2,776,046	2,776,046	2,776,046	2,776,046	2,776,046	
26 Industrial (B2/B8) edge of town/village	-	£144,167	135,047	135,047	135,047	135,047	135,047	135,047	135,047	135,047	135,047	135,047	135,047	
27 Hotel (town centre) 50 rooms	-	£108,125	- 896,712	- 896,712	- 896,712	- 896,712	- 896,712	- 896,712	- 896,712	- 896,712	- 896,712	- 896,712	- 896,712	
28 Hotel (town centre) 75 rooms	-	£162,188	- 1,410,782	- 1,410,782	- 1,410,782	- 1,410,782	- 1,410,782	- 1,410,782	- 1,410,782	- 1,410,782	- 1,410,782	- 1,410,782	- 1,410,782	
29 Hotel (town centre) 100 rooms	-	£216,250	- 1,881,043	- 1,881,043	- 1,881,043	- 1,881,043	- 1,881,043	- 1,881,043	- 1,881,043	- 1,881,043	- 1,881,043	- 1,881,043	- 1,881,043	
30 Community use/leisure within town/village	-	£67,964	- 1,830,602	- 1,830,602	- 1,830,602	- 1,830,602	- 1,830,602	- 1,830,602	- 1,830,602	- 1,830,602	- 1,830,602	- 1,830,602	- 1,830,602	

BENCHMARK LAND VALUE 2 (HIGHER GREENFIELD)

Description	No of units	BLV	0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH
1 Three unit development within town/village boundary	3	£37,000	247,617	224,475	201,736	179,399	157,462	135,928	114,796	94,065	73,736	53,808	34,283
2 Five unit development - edge of village	5	£98,667	412,693	374,125	336,226	298,998	262,437	226,547	191,327	156,775	122,894	89,681	57,137
3 Eight unit development - village centre	8	£157,867	551,814	496,641	442,431	389,183	336,897	285,573	235,213	185,814	137,377	89,903	43,391
4 Ten unit development - edge of village	10	£197,333	809,197	738,286	668,608	600,166	532,959	466,986	402,247	338,744	276,475	215,441	155,641
5 Ten unit development - rural site	10	£246,667	809,197	738,286	668,608	600,166	532,959	466,986	402,247	338,744	276,475	215,441	155,641
6 Fifteen unit development - edge of village	15	£296,000	1,213,796	1,107,429	1,002,913	900,250	799,438	700,479	603,372	508,116	414,713	323,162	233,462
7 Twenty unit development - within town/village boundary	20	£328,889	1,531,227	1,395,479	1,262,098	1,131,083	1,002,434	876,151	752,233	630,312	510,434	392,937	277,819
8 Thirty unit development - town centre	30	£370,000	7,231,429	6,500,226	5,782,034	5,076,852	4,381,142	3,696,803	3,025,579	2,367,469	1,722,474	1,090,594	471,828
9 Fifty unit development within town/village boundary	50	£822,222	2,611,413	2,305,720	2,005,491	1,710,724	1,421,419	1,137,577	859,198	586,026	315,897	51,286	- 210,978
10 One hundred unit development - edge of town	100	£2,055,556	4,021,940	3,415,532	2,820,190	2,235,913	1,660,447	1,093,297	537,312	- 7,622	- 549,418	- 1,085,214	- 1,611,929
11 Three hundred unit scheme - edge of town	300	£6,166,667	10,657,706	9,018,697	7,404,936	5,815,746	4,256,680	2,727,736	1,219,794	- 266,103	- 1,748,007	- 3,208,593	- 4,658,166
12 Caravan Park - 20 units	20	£185,000	935,820	935,820	935,820	935,820	935,820	935,820	935,820	935,820	935,820	935,820	935,820
13 Caravan Park - 40 units	40	£370,000	1,784,346	1,784,346	1,784,346	1,784,346	1,784,346	1,784,346	1,784,346	1,784,346	1,784,346	1,784,346	1,784,346
14 Caravan Park - 100 units	100	£925,000	4,460,864	4,460,864	4,460,864	4,460,864	4,460,864	4,460,864	4,460,864	4,460,864	4,460,864	4,460,864	4,460,864
15 C2 care scheme - flatted scheme in town centre	60	£246,667	- 2,863,091	- 3,027,824	- 3,188,848	- 3,346,165	- 3,499,773	- 3,649,674	- 3,795,865	- 3,938,350	- 4,077,126	- 4,212,195	- 4,343,554
16 C2 care scheme - flatted scheme edge of town/village	80	£493,333	- 3,817,455	- 4,037,099	- 4,251,798	- 4,461,553	- 4,666,365	- 4,866,231	- 5,061,154	- 5,251,133	- 5,436,169	- 5,616,259	- 5,791,406
17 C2 care scheme - houses - edge of town/village	50	£578,125	- 2,282,344	- 2,034,618	- 1,791,270	- 1,552,300	- 1,317,510	- 1,085,732	- 858,363	- 635,402	- 416,850	- 202,706	- 7,136
18 Class E (retail) development - town centre	-	£6,475	89,804	89,804	89,804	89,804	89,804	89,804	89,804	89,804	89,804	89,804	89,804
19 Class E (light industrial) development - town centre	-	£52,857	- 751,170	- 751,170	- 751,170	- 751,170	- 751,170	- 751,170	- 751,170	- 751,170	- 751,170	- 751,170	- 751,170
20 Class E (retail) development - edge of town	-	£88,095	641,456	641,456	641,456	641,456	641,456	641,456	641,456	641,456	641,456	641,456	641,456
21 Class E (office) development - town centre	-	£6,475	- 596,228	- 596,228	- 596,228	- 596,228	- 596,228	- 596,228	- 596,228	- 596,228	- 596,228	- 596,228	- 596,228
22 Class E (office) development - town centre	-	£27,750	- 2,555,264	- 2,555,264	- 2,555,264	- 2,555,264	- 2,555,264	- 2,555,264	- 2,555,264	- 2,555,264	- 2,555,264	- 2,555,264	- 2,555,264
23 Class E (office) development - edge of town	-	£66,071	- 4,258,774	- 4,258,774	- 4,258,774	- 4,258,774	- 4,258,774	- 4,258,774	- 4,258,774	- 4,258,774	- 4,258,774	- 4,258,774	- 4,258,774
24 Industrial (B2/B8) out of town	-	£308,333	675,235	675,235	675,235	675,235	675,235	675,235	675,235	675,235	675,235	675,235	675,235
25 Industrial (B2/B8) within town/village boundary	-	£1,233,333	2,776,046	2,776,046	2,776,046	2,776,046	2,776,046	2,776,046	2,776,046	2,776,046	2,776,046	2,776,046	2,776,046
26 Industrial (B2/B8) edge of town/village	-	£61,667	135,047	135,047	135,047	135,047	135,047	135,047	135,047	135,047	135,047	135,047	135,047
27 Hotel (town centre) 50 rooms	-	£46,250	- 896,712	- 896,712	- 896,712	- 896,712	- 896,712	- 896,712	- 896,712	- 896,712	- 896,712	- 896,712	- 896,712
28 Hotel (town centre) 75 rooms	-	£69,375	- 1,410,782	- 1,410,782	- 1,410,782	- 1,410,782	- 1,410,782	- 1,410,782	- 1,410,782	- 1,410,782	- 1,410,782	- 1,410,782	- 1,410,782
29 Hotel (town centre) 100 rooms	-	£92,500	- 1,881,043	- 1,881,043	- 1,881,043	- 1,881,043	- 1,881,043	- 1,881,043	- 1,881,043	- 1,881,043	- 1,881,043	- 1,881,043	- 1,881,043
30 Community use/leisure within town/village	-	£29,071	- 1,830,602	- 1,830,602	- 1,830,602	- 1,830,602	- 1,830,602	- 1,830,602	- 1,830,602	- 1,830,602	- 1,830,602	- 1,830,602	- 1,830,602

BENCHMARK LAND

**WEALDEN LOCAL PLAN VIABILITY TESTING
BENCHMARK LAND VALUE 1 (BROWNFIELD SITES)**

Sales value £4,820 psm

AH tenure

Rented 80%

SO 20% F

ms 0%

Macro Ctrl +

[illegible]

BENCHMARK LAND VALUE 2 (HIGHER GREENFIELD)

[illegible]

BENCHMARK LAND VALUE 3 (LOWER GREENFIELD)

BENCHMARK LAND VALUE 3 (LOWER GREENFIELD)			£250,000	Residual land values											
Description	No of units	BLV		0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH	
1 Three unit development within town/village boundary	3	£25,000		303,702	277,615	251,976	226,787	202,047	177,757	153,916	130,524	107,582	85,088	63,044	
2 Five unit development - edge of village	5	£66,667		506,171	462,691	419,961	377,979	336,746	296,261	256,527	217,540	179,302	141,814	105,075	
3 Eight unit development - village centre	8	£106,667		695,593	632,904	571,300	510,780	451,343	392,990	335,721	279,536	224,434	170,415	117,481	
4 Ten unit development - edge of village	10	£133,333		988,920	908,595	829,655	752,104	675,938	601,160	527,767	455,763	385,145	315,914	248,070	
5 Ten unit development - rural site	10	£166,667		988,920	908,595	829,655	752,104	675,938	601,160	527,767	455,763	385,145	315,914	248,070	
6 Fifteen unit development - edge of village	15	£200,000		1,483,381	1,362,892	1,244,483	1,128,155	1,013,907	901,739	791,652	683,644	577,717	473,871	372,104	
7 Twenty unit development - within town/village boundary	20	£222,222		1,879,922	1,725,925	1,574,589	1,425,913	1,279,899	1,136,546	995,853	857,821	722,451	589,741	459,610	
8 Thirty unit development - town centre	30	£250,000		8,778,360	7,964,715	7,165,417	6,380,469	5,609,869	4,853,617	4,111,510	3,378,086	2,659,131	1,954,644	1,264,626	
9 Fifty unit development within town/village boundary	50	£555,556		3,432,408	3,083,781	2,741,310	2,404,996	2,074,838	1,750,836	1,432,989	1,121,299	815,767	516,389	221,091	
10 One hundred unit development - edge of town	100	£1,388,889		5,685,186	4,991,834	4,310,953	3,642,541	2,986,599	2,343,127	1,712,125	1,080,304	478,594	- 122,367	- 717,852	
11 Three hundred unit scheme - edge of town	300	£4,166,667		15,183,552	13,307,974	11,466,144	9,658,064	7,883,733	6,141,174	4,422,866	2,738,538	1,083,618	- 556,036	- 2,188,398	
12 Caravan Park - 20 units	20	£25,000		1,011,078	1,011,078	1,011,078	1,011,078	1,011,078	1,011,078	1,011,078	1,011,078	1,011,078	1,011,078	1,011,078	
13 Caravan Park - 40 units	40	£50,000		1,934,862	1,934,862	1,934,862	1,934,862	1,934,862	1,934,862	1,934,862	1,934,862	1,934,862	1,934,862	1,934,862	
14 Caravan Park - 100 units	100	£625,000		4,837,155	4,837,155	4,837,155	4,837,155	4,837,155	4,837,155	4,837,155	4,837,155	4,837,155	4,837,155	4,837,155	
15 C2 care scheme - flattened scheme in town centre	60	£166,667		2,137,349	- 2,339,527	- 2,537,393	- 2,730,949	- 2,920,194	- 3,105,128	- 3,285,749	- 3,462,060	- 3,634,061	- 3,801,749	- 3,965,127	
16 C2 care scheme - flattened scheme edge of town/village	80	£333,333		2,849,799	- 3,119,369	- 3,383,192	- 3,641,266	- 3,893,592	- 4,140,170	- 4,380,999	- 4,616,081	- 4,845,414	- 5,069,000	- 5,286,838	
17 C2 care scheme - houses - edge of town/village	50	£390,625		3,059,137	2,771,274	2,488,435	2,210,622	1,937,832	1,670,067	1,407,327	1,149,610	896,918	647,539	403,042	
18 Class E (retail) development - town centre	-	£4,375		89,804	89,804	89,804	89,804	89,804	89,804	89,804	89,804	89,804	89,804	89,804	
19 Class E (light industrial) development - town centre	-	£35,714		751,170	751,170	751,170	751,170	751,170	751,170	751,170	751,170	751,170	751,170	751,170	
20 Class E (retail) development - edge of town	-	£59,524		641,456	641,456	641,456	641,456	641,456	641,456	641,456	641,456	641,456	641,456	641,456	
21 Class E (office) development - town centre	-	£4,375		596,228	596,228	596,228	596,228	596,228	596,228	596,228	596,228	596,228	596,228	596,228	
22 Class E (office) development - town centre	-	£18,750		2,555,264	2,555,264	2,555,264	2,555,264	2,555,264	2,555,264	2,555,264	2,555,264	2,555,264	2,555,264	2,555,264	
23 Class E (a/office) development - edge of town	-	£44,643		4,258,774	4,258,774	4,258,774	4,258,774	4,258,774	4,258,774	4,258,774	4,258,774	4,258,774	4,258,774	4,258,774	
24 Industrial (B2/B8) out of town	-	£208,333		675,235	675,235	675,235	675,235	675,235	675,235	675,235	675,235	675,235	675,235	675,235	
25 Industrial (B2/B8) within town/village boundary	-	£833,333		2,776,046	2,776,046	2,776,046	2,776,046	2,776,046	2,776,046	2,776,046	2,776,046	2,776,046	2,776,046	2,776,046	
26 Industrial (B2/B8) edge of town/village	-	£41,667		135,047	135,047	135,047	135,047	135,047	135,047	135,047	135,047	135,047	135,047	135,047	
27 Hotel (town centre) 50 rooms	-	£31,250		896,712	896,712	896,712	896,712	896,712	896,712	896,712	896,712	896,712	896,712	896,712	
28 Hotel (town centre) 75 rooms	-	£46,875		1,410,782	1,410,782	1,410,782	1,410,782	1,410,782	1,410,782	1,410,782	1,410,782	1,410,782	1,410,782	1,410,782	
29 Hotel (town centre) 100 rooms	-	£62,500		1,881,043	1,881,043	1,881,043	1,881,043	1,881,043	1,881,043	1,881,043	1,881,043	1,881,043	1,881,043	1,881,043	
30 Community use/leisure within town/village	-	£19,643		1,830,602	1,830,602	1,830,602	1,830,602	1,830,602	1,830,602	1,830,602	1,830,602	1,830,602	1,830,602	1,830,602	

WEALDEN LOCAL PLAN VIABILITY TESTING
BENCHMARK LAND VALUE 1 (BROWNFIELD SITES)

Sales value £5,059 psm

AH tenure

Rented 80%

SO 20%

Frst Hms 0%

Macro Ctrl +

			£865,000 PER HA		Residual land values									
Description	No of units	BLV	0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH	
1 Three unit development within town/village boundary	3	£86,500	340,153	312,283	284,892	257,979	231,542	205,583	180,102	155,100	130,574	106,526	82,955	
2 Five unit development - edge of village	5	£230,667	566,922	520,473	474,820	429,964	385,904	342,640	300,171	258,500	217,623	177,543	138,259	
3 Eight unit development - village centre	8	£369,067	787,058	719,961	654,016	589,226	525,589	463,105	401,776	341,599	282,577	224,708	167,993	
4 Ten unit development - edge of village	10	£461,333	1,103,251	1,017,394	933,010	850,100	768,666	688,706	610,220	533,209	457,674	383,611	311,023	
5 Ten unit development - rural site	10	£576,667	1,103,251	1,017,394	933,010	850,100	768,666	688,706	610,220	533,209	457,674	383,611	311,023	
6 Fifteen unit development - edge of village	15	£692,000	1,654,878	1,526,090	1,399,514	1,275,151	1,153,000	1,033,060	915,331	799,814	686,509	575,417	466,536	
7 Twenty unit development - within town/village boundary	20	£768,889	2,099,926	1,935,318	1,773,540	1,614,590	1,458,470	1,305,178	1,154,715	1,007,082	862,277	720,302	581,155	
8 Thirty unit development - town centre	30	£865,000	9,823,391	8,957,098	8,105,995	7,270,086	6,449,367	5,643,841	4,853,506	4,078,362	3,314,161	2,563,299	1,827,756	
9 Fifty unit development within town/village boundary	50	£1,922,222	3,931,986	3,559,506	3,193,558	2,834,142	2,481,261	2,134,912	1,795,095	1,461,813	1,135,063	814,847	501,163	
10 One hundred unit development - edge of town	100	£4,805,556	6,716,496	5,973,714	5,244,184	4,527,906	3,824,880	3,135,104	2,458,582	1,795,310	1,143,754	501,025	- 130,287	
11 Three hundred unit scheme - edge of town	300	£14,416,667	17,933,941	15,928,597	13,957,581	12,022,387	10,123,016	8,259,467	6,430,655	4,626,960	2,859,328	1,122,890	- 597,047	
12 Caravan Park - 20 units	20	£432,500	980,941	980,941	980,941	980,941	980,941	980,941	980,941	980,941	980,941	980,941	980,941	
13 Caravan Park - 40 units	40	£865,000	1,874,588	1,874,588	1,874,588	1,874,588	1,874,588	1,874,588	1,874,588	1,874,588	1,874,588	1,874,588	1,874,588	
14 Caravan Park - 100 units	100	£2,162,500	4,686,468	4,686,468	4,686,468	4,686,468	4,686,468	4,686,468	4,686,468	4,686,468	4,686,468	4,686,468	4,686,468	
15 C2 care scheme - flatted scheme in town centre	60	£576,667	- 1,806,458	- 2,022,641	- 2,234,300	- 2,441,434	- 2,644,042	- 2,842,126	- 3,035,684	- 3,224,717	- 3,409,225	- 3,589,208	- 3,764,667	
16 C2 care scheme - flatted scheme edge of town/village	80	£1,153,333	- 2,408,610	- 2,696,856	- 2,979,067	- 3,255,245	- 3,525,390	- 3,789,501	- 4,047,578	- 4,299,623	- 4,545,634	- 4,785,611	- 5,019,555	
17 C2 care scheme - houses - edge of town/village	50	£1,351,563	3,521,194	3,211,878	2,907,922	2,609,328	2,316,095	2,028,222	1,745,711	1,468,560	1,196,770	930,341	669,091	
18 Class E (retail) development - town centre	-	£15,138	89,804	89,804	89,804	89,804	89,804	89,804	89,804	89,804	89,804	89,804	89,804	
19 Class E (light industrial) development - town centre	-	£123,571	- 751,170	- 751,170	- 751,170	- 751,170	- 751,170	- 751,170	- 751,170	- 751,170	- 751,170	- 751,170	- 751,170	
20 Class E (retail) development - edge of town	-	£205,952	641,456	641,456	641,456	641,456	641,456	641,456	641,456	641,456	641,456	641,456	641,456	
21 Class E (office) development - town centre	-	£15,138	- 596,228	- 596,228	- 596,228	- 596,228	- 596,228	- 596,228	- 596,228	- 596,228	- 596,228	- 596,228	- 596,228	
22 Class E (office) development - town centre	-	£64,875	- 2,555,264	- 2,555,264	- 2,555,264	- 2,555,264	- 2,555,264	- 2,555,264	- 2,555,264	- 2,555,264	- 2,555,264	- 2,555,264	- 2,555,264	
23 Class E (office) development - edge of town	-	£154,464	- 4,258,774	- 4,258,774	- 4,258,774	- 4,258,774	- 4,258,774	- 4,258,774	- 4,258,774	- 4,258,774	- 4,258,774	- 4,258,774	- 4,258,774	
24 Industrial (B2/B8) out of town	-	£720,833	675,235	675,235	675,235	675,235	675,235	675,235	675,235	675,235	675,235	675,235	675,235	
25 Industrial (B2/B8) within town/village boundary	-	£2,883,333	2,776,046	2,776,046	2,776,046	2,776,046	2,776,046	2,776,046	2,776,046	2,776,046	2,776,046	2,776,046	2,776,046	
26 Industrial (B2/B8) edge of town/village	-	£144,167	135,047	135,047	135,047	135,047	135,047	135,047	135,047	135,047	135,047	135,047	135,047	
27 Hotel (town centre) 50 rooms	-	£108,125	- 896,712	- 896,712	- 896,712	- 896,712	- 896,712	- 896,712	- 896,712	- 896,712	- 896,712	- 896,712	- 896,712	
28 Hotel (town centre) 75 rooms	-	£162,188	- 1,410,782	- 1,410,782	- 1,410,782	- 1,410,782	- 1,410,782	- 1,410,782	- 1,410,782	- 1,410,782	- 1,410,782	- 1,410,782	- 1,410,782	
29 Hotel (town centre) 100 rooms	-	£216,250	- 1,881,043	- 1,881,043	- 1,881,043	- 1,881,043	- 1,881,043	- 1,881,043	- 1,881,043	- 1,881,043	- 1,881,043	- 1,881,043	- 1,881,043	
30 Community use/leisure within town/village	-	£67,964	- 1,830,602	- 1,830,602	- 1,830,602	- 1,830,602	- 1,830,602	- 1,830,602	- 1,830,602	- 1,830,602	- 1,830,602	- 1,830,602	- 1,830,602	

BENCHMARK LAND VALUE 2 (HIGHER GREENFIELD)

Description	No of units	BLV	0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH
1 Three unit development within town/village boundary	3	£37,000	340,153	312,283	284,892	257,979	231,542	205,583	180,102	155,100	130,574	106,526	82,955
2 Five unit development - edge of village	5	£98,667	566,922	520,473	474,820	429,964	385,904	342,640	300,171	258,500	217,623	177,543	138,259
3 Eight unit development - village centre	8	£157,867	787,058	719,961	654,016	589,226	525,589	463,105	401,776	341,599	282,577	224,708	167,993
4 Ten unit development - edge of village	10	£197,333	1,103,251	1,017,394	933,010	850,100	768,666	688,706	610,220	533,209	457,674	383,611	311,023
5 Ten unit development - rural site	10	£246,667	1,103,251	1,017,394	933,010	850,100	768,666	688,706	610,220	533,209	457,674	383,611	311,023
6 Fifteen unit development - edge of village	15	£296,000	1,654,878	1,526,090	1,399,514	1,275,151	1,153,000	1,033,060	915,331	799,814	686,509	575,417	466,536
7 Twenty unit development - within town/village boundary	20	£328,889	2,099,926	1,935,318	1,773,540	1,614,590	1,458,470	1,305,178	1,154,715	1,007,082	862,277	720,302	581,155
8 Thirty unit development - town centre	30	£370,000	9,823,391	8,957,098	8,105,995	7,270,086	6,449,367	5,643,841	4,853,506	4,078,362	3,314,161	2,563,299	1,827,756
9 Fifty unit development within town/village boundary	50	£822,222	3,931,986	3,559,506	3,193,558	2,834,142	2,481,261	2,134,912	1,795,095	1,461,813	1,135,063	814,847	501,163
10 One hundred unit development - edge of town	100	£2,055,556	6,716,496	5,973,714	5,244,184	4,527,906	3,824,880	3,135,104	2,458,582	1,795,310	1,143,754	501,025	- 130,287
11 Three hundred unit scheme - edge of town	300	£6,166,667	17,933,941	15,928,597	13,957,581	12,022,387	10,123,016	8,259,467	6,430,655	4,626,960	2,859,328	1,122,890	- 597,047
12 Caravan Park - 20 units	20	£185,000	980,941	980,941	980,941	980,941	980,941	980,941	980,941	980,941	980,941	980,941	980,941
13 Caravan Park - 40 units	40	£370,000	1,874,588	1,874,588	1,874,588	1,874,588	1,874,588	1,874,588	1,874,588	1,874,588	1,874,588	1,874,588	1,874,588
14 Caravan Park - 100 units	100	£925,000	4,686,468	4,686,468	4,686,468	4,686,468	4,686,468	4,686,468	4,686,468	4,686,468	4,686,468	4,686,468	4,686,468
15 C2 care scheme - flatted scheme in town centre	60	£246,667	- 1,806,458	- 2,022,641	- 2,234,300	- 2,441,434	- 2,644,042	- 2,842,126	- 3,035,684	- 3,224,717	- 3,409,225	- 3,589,208	- 3,764,667
16 C2 care scheme - flatted scheme edge of town/village	80	£493,333	- 2,408,610	- 2,696,856	- 2,979,067	- 3,255,245	- 3,525,390	- 3,789,501	- 4,047,578	- 4,299,623	- 4,545,634	- 4,785,611	- 5,019,555
17 C2 care scheme - houses - edge of town/village	50	£578,125	3,521,194	3,211,878	2,907,922	2,609,328	2,316,095	2,028,222	1,745,711	1,468,560	1,196,770	930,341	669,091
18 Class E (retail) development - town centre	-	£6,475	89,804	89,804	89,804	89,804	89,804	89,804	89,804	89,804	89,804	89,804	89,804
19 Class E (light industrial) development - town centre	-	£52,857	- 751,170	- 751,170	- 751,170	- 751,170	- 751,170	- 751,170	- 751,170	- 751,170	- 751,170	- 751,170	- 751,170
20 Class E (retail) development - edge of town	-	£88,095	641,456	641,456	641,456	641,456	641,456	641,456	641,456	641,456	641,456	641,456	641,456
21 Class E (office) development - town centre	-	£6,475	- 596,228	- 596,228	- 596,228	- 596,228	- 596,228	- 596,228	- 596,228	- 596,228	- 596,228	- 596,228	- 596,228
22 Class E (office) development - town centre	-	£27,750	- 2,555,264	- 2,555,264	- 2,555,264	- 2,555,264	- 2,555,264	- 2,555,264	- 2,555,264	- 2,555,264	- 2,555,264	- 2,555,264	- 2,555,264
23 Class E (office) development - edge of town	-	£66,071	- 4,258,774	- 4,258,774	- 4,258,774	- 4,258,774	- 4,258,774	- 4,258,774	- 4,258,774	- 4,258,774	- 4,258,774	- 4,258,774	- 4,258,774
24 Industrial (B2/B8) out of town	-	£308,333	675,235	675,235	675,235	675,235	675,235	675,235	675,235	675,235	675,235	675,235	675,235
25 Industrial (B2/B8) within town/village boundary	-	£1,233,333	2,776,046	2,776,046	2,776,046	2,776,046	2,776,046	2,776,046	2,776,046	2,776,046	2,776,046	2,776,046	2,776,046
26 Industrial (B2/B8) edge of town/village	-	£61,667	135,047	135,047	135,047	135,047	135,047	135,047	135,047	135,047	135,047	135,047	135,047
27 Hotel (town centre) 50 rooms	-	£46,250	- 896,712	- 896,712	- 896,712	- 896,712	- 896,712	- 896,712	- 896,712	- 896,712	- 896,712	- 896,712	- 896,712
28 Hotel (town centre) 75 rooms	-	£69,375	- 1,410,782	- 1,410,782	- 1,410,782	- 1,410,782	- 1,410,782	- 1,410,782	- 1,410,782	- 1,410,782	- 1,410,782	- 1,410,782	- 1,410,782
29 Hotel (town centre) 100 rooms	-	£92,500	- 1,881,043	- 1,881,043	- 1,881,043	- 1,881,043	- 1,881,043	- 1,881,043	- 1,881,043	- 1,881,043	- 1,881,043	- 1,881,043	- 1,881,043
30 Community use/leisure within town/village	-	£29,071	- 1,830,602	- 1,830,602	- 1,830,602	- 1,830,602	- 1,830,602	- 1,830,602	- 1,830,602	- 1,830,602	- 1,830,602	- 1,830,602	- 1,830,602

BENCHMARK LAND VALUE 3 (LOWER GREENFIELD)

Description	No of units	BLV	0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH
1 Three unit development within town/village boundary	3	£25,000	340,153	312,283	284,892	257,979	231,542	205,583	180,102	155,100	130,574	106,526	82,955
2 Five unit development - edge of village	5	£66,667	566,922	520,473	474,820	429,964	385,904	342,640	300,171	258,500	217,623	177,543	138,259
3 Eight unit development - village centre	8	£106,667	787,058	719,961	654,016	589,226	525,589	463,105	401,776	341,599	282,577	224,708	167,993
4 Ten unit development - edge of village	10	£133,333	1,103,251	1,017,394	933,010	850,100	768,666	688,706	610,220	533,209	457,674	383,611	311,023
5 Ten unit development - rural site	10	£166,667	1,103,251	1,017,394	933,010	850,100	768,666	688,706	610,220	533,209	457,674	383,611	311,023
6 Fifteen unit development - edge of village	15	£200,000	1,654,878	1,526,090	1,399,514	1,275,151	1,153,000	1,033,060	915,331	799,814	686,509	575,417	466,536
7 Twenty unit development - within town/village boundary	20	£222,222	2,099,926	1,935,318	1,773,540	1,614,590	1,458,470	1,305,178	1,154,715	1,007,082	862,277	720,302	581,155
8 Thirty unit development - town centre	30	£250,000	9,823,391	8,957,098	8,105,995	7,270,086	6,449,367	5,643,841	4,853,506	4,078,362	3,314,161	2,563,299	1,827,756
9 Fifty unit development within town/village boundary	50	£555,556	9,931,986	3,559,506	3,193,558	2,834,142	2,481,261	2,134,912	1,795,095	1,461,813	1,135,063	814,847	501,163
10 One hundred unit development - edge of town	100	£1,388,889	6,716,496	5,973,714	5,244,184	4,527,906	3,824,880	3,135,104	2,458,582	1,795,310	1,143,754	501,025	130,287
11 Three hundred unit scheme - edge of town	300	£4,166,667	17,933,941	15,928,597	13,957,581	12,022,387	10,123,016	8,259,467	6,430,655	4,626,960	2,859,328	1,122,890	597,047
12 Caravan Park - 20 units	20	£125,000	980,941	980,941	980,941	980,941	980,941	980,941	980,941	980,941	980,941	980,941	980,941
13 Caravan Park - 40 units	40	£250,000	1,874,588	1,874,588	1,874,588	1,874,588	1,874,588	1,874,588	1,874,588	1,874,588	1,874,588	1,874,588	1,874,588
14 Caravan Park - 100 units	100	£625,000	4,686,468	4,686,468	4,686,468	4,686,468	4,686,468	4,686,468	4,686,468	4,686,468	4,686,468	4,686,468	4,686,468
15 C2 care scheme - flatted scheme in town centre	60	£166,667	1,806,458	2,022,641	2,234,300	2,441,434	2,644,042	2,842,126	3,035,684	3,224,717	3,409,225	3,589,208	3,764,667
16 C2 care scheme - flatted scheme edge of town/village	80	£333,333	2,408,610	2,696,856	2,979,067	3,255,245	3,525,390	3,789,501	4,047,578	4,299,623	4,545,634	4,785,611	5,019,555
17 C2 care scheme - houses - edge of town/village	50	£390,625	3,521,194	3,211,878	2,907,922	2,609,328	2,316,095	2,028,222	1,745,711	1,468,560	1,196,770	930,341	669,091
18 Class E (retail) development - town centre	-	£4,375	89,804	89,804	89,804	89,804	89,804	89,804	89,804	89,804	89,804	89,804	89,804
19 Class E (light industrial) development - town centre	-	£35,714	751,107	751,107	751,107	751,107	751,107	751,107	751,107	751,107	751,107	751,107	751,107
20 Class E (retail) development - edge of town	-	£59,524	641,456	641,456	641,456	641,456	641,456	641,456	641,456	641,456	641,456	641,456	641,456
21 Class E (office) development - town centre	-	£4,375	596,228	596,228	596,228	596,228	596,228	596,228	596,228	596,228	596,228	596,228	596,228
22 Class E (office) development - town centre	-	£18,750	2,555,264	2,555,264	2,555,264	2,555,264	2,555,264	2,555,264	2,555,264	2,555,264	2,555,264	2,555,264	2,555,264
23 Class E (office) development - edge of town	-	£44,643	4,258,774	4,258,774	4,258,774	4,258,774	4,258,774	4,258,774	4,258,774	4,258,774	4,258,774	4,258,774	4,258,774
24 Industrial (B2/B8) out of town	-	£208,333	675,235	675,235	675,235	675,235	675,235	675,235	675,235	675,235	675,235	675,235	675,235
25 Industrial (B2/B8) within town/village boundary	-	£833,333	2,776,046	2,776,046	2,776,046	2,776,046	2,776,046	2,776,046	2,776,046	2,776,046	2,776,046	2,776,046	2,776,046
26 Industrial (B2/B8) edge of town/village	-	£41,667	135,047	135,047	135,047	135,047	135,047	135,047	135,047	135,047	135,047	135,047	135,047
27 Hotel (town centre) 50 rooms	-	£31,250	896,712	896,712	896,712	896,712	896,712	896,712	896,712	896,712	896,712	896,712	896,712
28 Hotel (town centre) 75 rooms	-	£46,875	1,410,782	1,410,782	1,410,782	1,410,782	1,410,782	1,410,782	1,410,782	1,410,782	1,410,782	1,410,782	1,410,782
29 Hotel (town centre) 100 rooms	-	£62,500	1,881,043	1,881,043	1,881,043	1,881,043	1,881,043	1,881,043	1,881,043	1,881,043	1,881,043	1,881,043	1,881,043
30 Community use/leisure within town/village	-	£19,643	1,830,602	1,830,602	1,830,602	1,830,602	1,830,602	1,830,602	1,830,602	1,830,602	1,830,602	1,830,602	1,830,602

WEALDEN LOCAL PLAN VIABILITY TESTING
BENCHMARK LAND VALUE 1 (BROWNFIELD SITES)

Sales value £5,299 psm

AH tenure

Rented 80%

SO 20%

Frst Hms 0%

Macro Ctrl +

			£865,000 PER HA		Residual land values									
Description	No of units	BLV	0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH	
1 Three unit development within town/village boundary	3	£86,500	396,240	365,423	335,132	305,367	276,127	247,412	219,222	191,559	164,420	137,806	111,718	
2 Five unit development - edge of village	5	£230,667	660,399	609,039	558,554	508,945	460,211	412,353	365,371	319,264	274,032	229,676	186,196	
3 Eight unit development - village centre	8	£369,067	930,837	856,224	782,886	710,823	640,035	570,523	502,285	435,321	369,634	305,221	242,083	
4 Ten unit development - edge of village	10	£461,333	1,282,975	1,187,703	1,094,057	1,002,038	911,645	822,880	735,740	650,228	566,343	484,084	403,452	
5 Ten unit development - rural site	10	£576,667	1,282,975	1,187,703	1,094,057	1,002,038	911,645	822,880	735,740	650,228	566,343	484,084	403,452	
6 Fifteen unit development - edge of village	15	£692,000	1,924,463	1,781,553	1,641,085	1,503,057	1,367,468	1,234,319	1,103,611	975,343	849,514	726,126	605,177	
7 Twenty unit development - within town/village boundary	20	£768,889	2,448,623	2,265,765	2,086,031	1,909,421	1,735,936	1,565,574	1,398,336	1,234,222	1,073,231	915,365	760,622	
8 Thirty unit development - town centre	30	£865,000	11,370,322	10,421,586	9,489,380	8,573,703	7,674,555	6,791,937	5,925,848	5,076,289	4,243,260	3,426,760	2,620,555	
9 Fifty unit development within town/village boundary	50	£1,922,222	4,752,981	4,337,565	3,929,376	3,528,414	3,134,679	2,748,170	2,368,888	1,996,832	1,632,004	1,274,402	924,027	
10 One hundred unit development - edge of town	100	£4,805,556	8,373,616	7,547,607	6,734,947	5,934,533	5,148,777	4,377,677	3,621,232	2,879,444	2,152,312	1,439,837	739,576	
11 Three hundred unit scheme - edge of town	300	£14,416,667	22,424,255	20,190,781	17,996,770	15,842,222	13,725,516	11,640,687	9,595,500	7,589,957	5,624,060	3,686,390	1,786,823	
12 Caravan Park - 20 units	20	£432,500	1,056,199	1,056,199	1,056,199	1,056,199	1,056,199	1,056,199	1,056,199	1,056,199	1,056,199	1,056,199	1,056,199	
13 Caravan Park - 40 units	40	£865,000	2,025,104	2,025,104	2,025,104	2,025,104	2,025,104	2,025,104	2,025,104	2,025,104	2,025,104	2,025,104	2,025,104	
14 Caravan Park - 100 units	100	£2,162,500	5,062,759	5,062,759	5,062,759	5,062,759	5,062,759	5,062,759	5,062,759	5,062,759	5,062,759	5,062,759	5,062,759	
15 C2 care scheme - flatted scheme in town centre	60	£576,667	- 1,080,716	- 1,334,344	- 1,582,845	- 1,826,219	- 2,064,463	- 2,297,579	- 2,525,568	- 2,748,428	- 2,966,160	- 3,178,764	- 3,386,239	
16 C2 care scheme - flatted scheme edge of town/village	80	£1,153,333	- 1,440,954	- 1,779,126	- 2,110,461	- 2,434,957	- 2,752,617	- 3,063,439	- 3,367,423	- 3,664,571	- 3,954,880	- 4,238,352	- 4,514,986	
17 C2 care scheme - houses - edge of town/village	50	£1,351,563	4,297,986	3,948,534	3,605,088	3,267,651	2,936,220	2,610,798	2,291,382	1,977,974	1,670,574	1,369,181	1,073,795	
18 Class E (retail) development - town centre	-	£15,138	89,804	89,804	89,804	89,804	89,804	89,804	89,804	89,804	89,804	89,804	89,804	
19 Class E (light industrial) development - town centre	-	£123,571	- 751,170	- 751,170	- 751,170	- 751,170	- 751,170	- 751,170	- 751,170	- 751,170	- 751,170	- 751,170	- 751,170	
20 Class E (retail) development - edge of town	-	£205,952	641,456	641,456	641,456	641,456	641,456	641,456	641,456	641,456	641,456	641,456	641,456	
21 Class E (office) development - town centre	-	£15,138	- 596,228	- 596,228	- 596,228	- 596,228	- 596,228	- 596,228	- 596,228	- 596,228	- 596,228	- 596,228	- 596,228	
22 Class E (office) development - town centre	-	£64,875	- 2,555,264	- 2,555,264	- 2,555,264	- 2,555,264	- 2,555,264	- 2,555,264	- 2,555,264	- 2,555,264	- 2,555,264	- 2,555,264	- 2,555,264	
23 Class E (office) development - edge of town	-	£154,464	- 4,258,774	- 4,258,774	- 4,258,774	- 4,258,774	- 4,258,774	- 4,258,774	- 4,258,774	- 4,258,774	- 4,258,774	- 4,258,774	- 4,258,774	
24 Industrial (B2/B8) out of town	-	£720,833	675,235	675,235	675,235	675,235	675,235	675,235	675,235	675,235	675,235	675,235	675,235	
25 Industrial (B2/B8) within town/village boundary	-	£2,883,333	2,776,046	2,776,046	2,776,046	2,776,046	2,776,046	2,776,046	2,776,046	2,776,046	2,776,046	2,776,046	2,776,046	
26 Industrial (B2/B8) edge of town/village	-	£144,167	135,047	135,047	135,047	135,047	135,047	135,047	135,047	135,047	135,047	135,047	135,047	
27 Hotel (town centre) 50 rooms	-	£108,125	- 896,712	- 896,712	- 896,712	- 896,712	- 896,712	- 896,712	- 896,712	- 896,712	- 896,712	- 896,712	- 896,712	
28 Hotel (town centre) 75 rooms	-	£162,188	- 1,410,782	- 1,410,782	- 1,410,782	- 1,410,782	- 1,410,782	- 1,410,782	- 1,410,782	- 1,410,782	- 1,410,782	- 1,410,782	- 1,410,782	
29 Hotel (town centre) 100 rooms	-	£216,250	- 1,881,043	- 1,881,043	- 1,881,043	- 1,881,043	- 1,881,043	- 1,881,043	- 1,881,043	- 1,881,043	- 1,881,043	- 1,881,043	- 1,881,043	
30 Community use/leisure within town/village	-	£67,964	- 1,830,602	- 1,830,602	- 1,830,602	- 1,830,602	- 1,830,602	- 1,830,602	- 1,830,602	- 1,830,602	- 1,830,602	- 1,830,602	- 1,830,602	

BENCHMARK LAND VALUE 2 (HIGHER GREENFIELD)

Description	No of units	BLV	0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH
1 Three unit development within town/village boundary	3	£37,000	396,240	365,423	335,132	305,367	276,127	247,412	219,222	191,559	164,420	137,806	111,718
2 Five unit development - edge of village	5	£98,667	660,399	609,039	558,554	508,945	460,211	412,353	365,371	319,264	274,032	229,676	186,196
3 Eight unit development - village centre	8	£157,867	930,837	856,224	782,886	710,823	640,035	570,523	502,285	435,321	369,634	305,221	242,083
4 Ten unit development - edge of village	10	£197,333	1,282,975	1,187,703	1,094,057	1,002,038	911,645	822,880	735,740	650,228	566,343	484,084	403,452
5 Ten unit development - rural site	10	£246,667	1,282,975	1,187,703	1,094,057	1,002,038	911,645	822,880	735,740	650,228	566,343	484,084	403,452
6 Fifteen unit development - edge of village	15	£296,000	1,924,463	1,781,553	1,641,085	1,503,057	1,367,468	1,234,319	1,103,611	975,343	849,514	726,126	605,177
7 Twenty unit development - within town/village boundary	20	£328,889	2,448,623	2,265,765	2,086,031	1,909,421	1,735,936	1,565,574	1,398,336	1,234,222	1,073,231	915,365	760,622
8 Thirty unit development - town centre	30	£370,000	11,370,322	10,421,586	9,489,380	8,573,703	7,674,555	6,791,937	5,925,848	5,076,289	4,243,260	3,426,760	2,620,555
9 Fifty unit development within town/village boundary	50	£822,222	4,752,981	4,337,565	3,929,376	3,528,414	3,134,679	2,748,170	2,368,888	1,996,832	1,632,004	1,274,402	924,027
10 One hundred unit development - edge of town	100	£2,055,556	8,373,616	7,547,607	6,734,947	5,934,533	5,148,777	4,377,677	3,621,232	2,879,444	2,152,312	1,439,837	739,576
11 Three hundred unit scheme - edge of town	300	£6,166,667	22,424,255	20,190,781	17,996,770	15,842,222	13,725,516	11,640,687	9,595,500	7,589,957	5,624,060	3,686,390	1,786,823
12 Caravan Park - 20 units	20	£185,000	1,056,199	1,056,199	1,056,199	1,056,199	1,056,199	1,056,199	1,056,199	1,056,199	1,056,199	1,056,199	1,056,199
13 Caravan Park - 40 units	40	£370,000	2,025,104	2,025,104	2,025,104	2,025,104	2,025,104	2,025,104	2,025,104	2,025,104	2,025,104	2,025,104	2,025,104
14 Caravan Park - 100 units	100	£925,000	5,062,759	5,062,759	5,062,759	5,062,759	5,062,759	5,062,759	5,062,759	5,062,759	5,062,759	5,062,759	5,062,759
15 C2 care scheme - flatted scheme in town centre	60	£246,667	- 1,080,716	- 1,334,344	- 1,582,845	- 1,826,219	- 2,064,463	- 2,297,579	- 2,525,568	- 2,748,428	- 2,966,160	- 3,178,764	- 3,386,239
16 C2 care scheme - flatted scheme edge of town/village	80	£493,333	- 1,440,954	- 1,779,126	- 2,110,461	- 2,434,957	- 2,752,617	- 3,063,439	- 3,367,423	- 3,664,571	- 3,954,880	- 4,238,352	- 4,514,986
17 C2 care scheme - houses - edge of town/village	50	£578,125	4,297,986	3,948,534	3,605,088	3,267,651	2,936,220	2,610,798	2,291,382	1,977,974	1,670,574	1,369,181	1,073,795
18 Class E (retail) development - town centre	-	£6,475	89,804	89,804	89,804	89,804	89,804	89,804	89,804	89,804	89,804	89,804	89,804
19 Class E (light industrial) development - town centre	-	£52,857	- 751,170	- 751,170	- 751,170	- 751,170	- 751,170	- 751,170	- 751,170	- 751,170	- 751,170	- 751,170	- 751,170
20 Class E (retail) development - edge of town	-	£88,095	641,456	641,456	641,456	641,456	641,456	641,456	641,456	641,456	641,456	641,456	641,456
21 Class E (office) development - town centre	-	£6,475	- 596,228	- 596,228	- 596,228	- 596,228	- 596,228	- 596,228	- 596,228	- 596,228	- 596,228	- 596,228	- 596,228
22 Class E (office) development - town centre	-	£27,750	- 2,555,264	- 2,555,264	- 2,555,264	- 2,555,264	- 2,555,264	- 2,555,264	- 2,555,264	- 2,555,264	- 2,555,264	- 2,555,264	- 2,555,264
23 Class E (office) development - edge of town	-	£66,071	- 4,258,774	- 4,258,774	- 4,258,774	- 4,258,774	- 4,258,774	- 4,258,774	- 4,258,774	- 4,258,774	- 4,258,774	- 4,258,774	- 4,258,774
24 Industrial (B2/B8) out of town	-	£308,333	675,235	675,235	675,235	675,235	675,235	675,235	675,235	675,235	675,235	675,235	675,235
25 Industrial (B2/B8) within town/village boundary	-	£1,233,333	2,776,046	2,776,046	2,776,046	2,776,046	2,776,046	2,776,046	2,776,046	2,776,046	2,776,046	2,776,046	2,776,046
26 Industrial (B2/B8) edge of town/village	-	£61,667	135,047	135,047	135,047	135,047	135,047	135,047	135,047	135,047	135,047	135,047	135,047
27 Hotel (town centre) 50 rooms	-	£46,250	- 896,712	- 896,712	- 896,712	- 896,712	- 896,712	- 896,712	- 896,712	- 896,712	- 896,712	- 896,712	- 896,712
28 Hotel (town centre) 75 rooms	-	£69,375	- 1,410,782	- 1,410,782	- 1,410,782	- 1,410,782	- 1,410,782	- 1,410,782	- 1,410,782	- 1,410,782	- 1,410,782	- 1,410,782	- 1,410,782
29 Hotel (town centre) 100 rooms	-	£92,500	- 1,881,043	- 1,881,043	- 1,881,043	- 1,881,043	- 1,881,043	- 1,881,043	- 1,881,043	- 1,881,043	- 1,881,043	- 1,881,043	- 1,881,043
30 Community use/leisure within town/village	-	£29,071	- 1,830,602	- 1,830,602	- 1,830,602	- 1,830,602	- 1,830,602	- 1,830,602	- 1,830,602	- 1,830,602	- 1,830,602	- 1,830,602	- 1,830,602

WEALDEN LOCAL PLAN VIABILITY TESTING
BENCHMARK LAND VALUE 1 (BROWNFIELD SITES)

Sales value £5,538 psm

AH tenure

Rented 80%

SO 20%

Frst Hms 0%

Macro Ctrl +

			£865,000 PER HA	Residual land values											
Description	No of units	BLV	0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH		
1 Three unit development within town/village boundary	3	£86,500	452,326	418,563	385,373	352,755	320,711	289,241	258,342	228,018	198,265	169,086	140,479		
2 Five unit development - edge of village	5	£230,667	753,877	697,605	642,288	587,926	534,520	482,068	430,571	380,029	330,442	281,810	234,133		
3 Eight unit development - village centre	8	£369,067	1,074,616	992,487	911,756	832,420	754,482	677,940	602,793	529,043	456,690	385,733	316,174		
4 Ten unit development - edge of village	10	£461,333	1,462,699	1,358,012	1,255,104	1,153,974	1,054,624	957,053	861,260	767,248	675,012	584,556	495,879		
5 Ten unit development - rural site	10	£576,667	1,462,699	1,358,012	1,255,104	1,153,974	1,054,624	957,053	861,260	767,248	675,012	584,556	495,879		
6 Fifteen unit development - edge of village	15	£692,000	2,194,047	2,037,017	1,882,656	1,730,962	1,581,937	1,435,580	1,291,891	1,150,871	1,012,518	876,835	743,819		
7 Twenty unit development - within town/village boundary	20	£768,889	2,797,319	2,596,211	2,398,523	2,204,252	2,013,401	1,825,969	1,641,955	1,461,360	1,284,184	1,110,428	940,090		
8 Thirty unit development - town centre	30	£865,000	12,917,253	11,886,075	10,872,763	9,877,319	8,899,743	7,940,033	6,998,191	6,074,217	5,168,110	4,279,869	3,409,496		
9 Fifty unit development within town/village boundary	50	£1,922,222	5,570,208	5,113,397	4,664,479	4,222,686	3,788,097	3,361,429	2,942,680	2,531,852	2,128,944	1,733,957	1,346,891		
10 One hundred unit development - edge of town	100	£4,805,556	10,021,329	9,109,156	8,212,961	7,332,745	6,468,509	5,620,248	4,783,883	3,963,579	3,159,336	2,371,152	1,599,031		
11 Three hundred unit scheme - edge of town	300	£14,416,667	26,914,567	24,446,333	22,021,355	19,639,632	17,301,163	15,005,951	12,753,994	10,540,078	8,364,364	6,232,115	4,141,398		
12 Caravan Park - 20 units	20	£432,500	1,131,457	1,131,457	1,131,457	1,131,457	1,131,457	1,131,457	1,131,457	1,131,457	1,131,457	1,131,457	1,131,457		
13 Caravan Park - 40 units	40	£865,000	2,175,620	2,175,620	2,175,620	2,175,620	2,175,620	2,175,620	2,175,620	2,175,620	2,175,620	2,175,620	2,175,620		
14 Caravan Park - 100 units	100	£2,162,500	5,439,050	5,439,050	5,439,050	5,439,050	5,439,050	5,439,050	5,439,050	5,439,050	5,439,050	5,439,050	5,439,050		
15 C2 care scheme - flatted scheme in town centre	60	£576,667	- 365,474	- 651,611	- 932,110	- 1,211,003	- 1,484,884	- 1,753,033	- 2,015,452	- 2,272,139	- 2,523,095	- 2,768,320	- 3,007,813		
16 C2 care scheme - flatted scheme edge of town/village	80	£1,153,333	- 487,299	- 868,814	- 1,242,814	- 1,614,670	- 1,979,845	- 2,337,378	- 2,687,268	- 3,029,518	- 3,364,126	- 3,691,092	- 4,010,416		
17 C2 care scheme - houses - edge of town/village	50	£1,351,563	5,074,779	4,685,190	4,302,254	3,925,973	3,556,345	3,193,372	2,837,053	2,487,388	2,144,377	1,808,021	1,478,319		
18 Class E (retail) development - town centre	-	£15,138	89,804	89,804	89,804	89,804	89,804	89,804	89,804	89,804	89,804	89,804	89,804		
19 Class E (light industrial) development - town centre	-	£123,571	- 751,170	- 751,170	- 751,170	- 751,170	- 751,170	- 751,170	- 751,170	- 751,170	- 751,170	- 751,170	- 751,170		
20 Class E (retail) development - edge of town	-	£205,952	641,456	641,456	641,456	641,456	641,456	641,456	641,456	641,456	641,456	641,456	641,456		
21 Class E (office) development - town centre	-	£15,138	- 596,228	- 596,228	- 596,228	- 596,228	- 596,228	- 596,228	- 596,228	- 596,228	- 596,228	- 596,228	- 596,228		
22 Class E (office) development - town centre	-	£64,875	- 2,555,264	- 2,555,264	- 2,555,264	- 2,555,264	- 2,555,264	- 2,555,264	- 2,555,264	- 2,555,264	- 2,555,264	- 2,555,264	- 2,555,264		
23 Class E (office) development - edge of town	-	£154,464	- 4,258,774	- 4,258,774	- 4,258,774	- 4,258,774	- 4,258,774	- 4,258,774	- 4,258,774	- 4,258,774	- 4,258,774	- 4,258,774	- 4,258,774		
24 Industrial (B2/B8) out of town	-	£720,833	675,235	675,235	675,235	675,235	675,235	675,235	675,235	675,235	675,235	675,235	675,235		
25 Industrial (B2/B8) within town/village boundary	-	£2,883,333	2,776,046	2,776,046	2,776,046	2,776,046	2,776,046	2,776,046	2,776,046	2,776,046	2,776,046	2,776,046	2,776,046		
26 Industrial (B2/B8) edge of town/village	-	£144,167	135,047	135,047	135,047	135,047	135,047	135,047	135,047	135,047	135,047	135,047	135,047		
27 Hotel (town centre) 50 rooms	-	£108,125	- 896,712	- 896,712	- 896,712	- 896,712	- 896,712	- 896,712	- 896,712	- 896,712	- 896,712	- 896,712	- 896,712		
28 Hotel (town centre) 75 rooms	-	£162,188	- 1,410,782	- 1,410,782	- 1,410,782	- 1,410,782	- 1,410,782	- 1,410,782	- 1,410,782	- 1,410,782	- 1,410,782	- 1,410,782	- 1,410,782		
29 Hotel (town centre) 100 rooms	-	£216,250	- 1,881,043	- 1,881,043	- 1,881,043	- 1,881,043	- 1,881,043	- 1,881,043	- 1,881,043	- 1,881,043	- 1,881,043	- 1,881,043	- 1,881,043		
30 Community use/leisure within town/village	-	£67,964	- 1,830,602	- 1,830,602	- 1,830,602	- 1,830,602	- 1,830,602	- 1,830,602	- 1,830,602	- 1,830,602	- 1,830,602	- 1,830,602	- 1,830,602		

BENCHMARK LAND VALUE 2 (HIGHER GREENFIELD)

Description	No of units	BLV	0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH
1 Three unit development within town/village boundary	3	£37,000	452,326	418,563	385,373	352,755	320,711	289,241	258,342	228,018	198,265	169,086	140,479
2 Five unit development - edge of village	5	£98,667	753,877	697,605	642,288	587,926	534,520	482,068	430,571	380,029	330,442	281,810	234,133
3 Eight unit development - village centre	8	£157,867	1,074,616	992,487	911,756	832,420	754,482	677,940	602,793	529,043	456,690	385,733	316,174
4 Ten unit development - edge of village	10	£197,333	1,462,699	1,358,012	1,255,104	1,153,974	1,054,624	957,053	861,260	767,248	675,012	584,556	495,879
5 Ten unit development - rural site	10	£246,667	1,462,699	1,358,012	1,255,104	1,153,974	1,054,624	957,053	861,260	767,248	675,012	584,556	495,879
6 Fifteen unit development - edge of village	15	£296,000	2,194,047	2,037,017	1,882,656	1,730,962	1,581,937	1,435,580	1,291,891	1,150,871	1,012,518	876,835	743,819
7 Twenty unit development - within town/village boundary	20	£328,889	2,797,319	2,596,211	2,398,523	2,204,252	2,013,401	1,825,969	1,641,955	1,461,360	1,284,184	1,110,428	940,090
8 Thirty unit development - town centre	30	£370,000	12,917,253	11,886,075	10,872,763	9,877,319	8,899,743	7,940,033	6,998,191	6,074,217	5,168,110	4,279,869	3,409,496
9 Fifty unit development within town/village boundary	50	£822,222	5,570,208	5,113,397	4,664,479	4,222,686	3,788,097	3,361,429	2,942,680	2,531,852	2,128,944	1,733,957	1,346,891
10 One hundred unit development - edge of town	100	£2,055,556	10,021,329	9,109,156	8,212,961	7,332,745	6,468,509	5,620,248	4,783,883	3,963,579	3,159,336	2,371,152	1,599,031
11 Three hundred unit scheme - edge of town	300	£6,166,667	26,914,567	24,446,333	22,021,355	19,639,632	17,301,163	15,005,951	12,753,994	10,540,078	8,364,364	6,232,115	4,141,398
12 Caravan Park - 20 units	20	£185,000	1,131,457	1,131,457	1,131,457	1,131,457	1,131,457	1,131,457	1,131,457	1,131,457	1,131,457	1,131,457	1,131,457
13 Caravan Park - 40 units	40	£370,000	2,175,620	2,175,620	2,175,620	2,175,620	2,175,620	2,175,620	2,175,620	2,175,620	2,175,620	2,175,620	2,175,620
14 Caravan Park - 100 units	100	£925,000	5,439,050	5,439,050	5,439,050	5,439,050	5,439,050	5,439,050	5,439,050	5,439,050	5,439,050	5,439,050	5,439,050
15 C2 care scheme - flatted scheme in town centre	60	£246,667	- 365,474	- 851,611	- 932,110	- 1,211,003	- 1,484,884	- 1,753,033	- 2,015,452	- 2,272,139	- 2,523,095	- 2,768,320	- 3,007,813
16 C2 care scheme - flatted scheme edge of town/village	80	£493,333	- 487,299	- 868,814	- 1,242,814	- 1,614,670	- 1,979,845	- 2,337,378	- 2,687,268	- 3,029,518	- 3,364,126	- 3,691,092	- 4,010,416
17 C2 care scheme - houses - edge of town/village	50	£578,125	5,074,779	4,685,190	4,302,254	3,925,973	3,556,345	3,193,372	2,837,053	2,487,388	2,144,377	1,808,021	1,478,319
18 Class E (retail) development - town centre	-	£6,475	89,804	89,804	89,804	89,804	89,804	89,804	89,804	89,804	89,804	89,804	89,804
19 Class E (light industrial) development - town centre	-	£52,857	- 751,170	- 751,170	- 751,170	- 751,170	- 751,170	- 751,170	- 751,170	- 751,170	- 751,170	- 751,170	- 751,170
20 Class E (retail) development - edge of town	-	£88,095	641,456	641,456	641,456	641,456	641,456	641,456	641,456	641,456	641,456	641,456	641,456
21 Class E (office) development - town centre	-	£6,475	- 596,228	- 596,228	- 596,228	- 596,228	- 596,228	- 596,228	- 596,228	- 596,228	- 596,228	- 596,228	- 596,228
22 Class E (office) development - town centre	-	£27,750	- 2,555,264	- 2,555,264	- 2,555,264	- 2,555,264	- 2,555,264	- 2,555,264	- 2,555,264	- 2,555,264	- 2,555,264	- 2,555,264	- 2,555,264
23 Class E (office) development - edge of town	-	£66,071	- 4,258,774	- 4,258,774	- 4,258,774	- 4,258,774	- 4,258,774	- 4,258,774	- 4,258,774	- 4,258,774	- 4,258,774	- 4,258,774	- 4,258,774
24 Industrial (B2/B8) out of town	-	£308,333	675,235	675,235	675,235	675,235	675,235	675,235	675,235	675,235	675,235	675,235	675,235
25 Industrial (B2/B8) within town/village boundary	-	£1,233,333	2,776,046	2,776,046	2,776,046	2,776,046	2,776,046	2,776,046	2,776,046	2,776,046	2,776,046	2,776,046	2,776,046
26 Industrial (B2/B8) edge of town/village	-	£61,667	135,047	135,047	135,047	135,047	135,047	135,047	135,047	135,047	135,047	135,047	135,047
27 Hotel (town centre) 50 rooms	-	£46,250	- 896,712	- 896,712	- 896,712	- 896,712	- 896,712	- 896,712	- 896,712	- 896,712	- 896,712	- 896,712	- 896,712
28 Hotel (town centre) 75 rooms	-	£69,375	- 1,410,782	- 1,410,782	- 1,410,782	- 1,410,782	- 1,410,782	- 1,410,782	- 1,410,782	- 1,410,782	- 1,410,782	- 1,410,782	- 1,410,782
29 Hotel (town centre) 100 rooms	-	£92,500	- 1,881,043	- 1,881,043	- 1,881,043	- 1,881,043	- 1,881,043	- 1,881,043	- 1,881,043	- 1,881,043	- 1,881,043	- 1,881,043	- 1,881,043
30 Community use/leisure within town/village	-	£29,071	- 1,830,602	- 1,830,602	- 1,830,602	- 1,830,602	- 1,830,602	- 1,830,602	- 1,830,602	- 1,830,602	- 1,830,602	- 1,830,602	- 1,830,602

WEALDEN LOCAL PLAN VIABILITY TESTING
BENCHMARK LAND VALUE 1 (BROWNFIELD SITES)

Sales value £5,778 psm

AH tenure

Rented 80%

SO 20%

Frst Hms 0%

Macro Ctrl +

			£865,000 PER HA		Residual land values									
Description	No of units	BLV	0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH	
1 Three unit development within town/village boundary	3	£86,500	508,413	471,703	435,613	400,145	365,296	331,069	297,462	264,476	232,111	200,366	169,242	
2 Five unit development - edge of village	5	£230,667	847,355	786,171	726,022	666,908	608,827	551,781	495,770	440,793	386,851	333,943	282,070	
3 Eight unit development - village centre	8	£369,067	1,218,393	1,128,751	1,040,626	954,018	868,928	785,356	703,302	622,766	543,747	466,246	390,264	
4 Ten unit development - edge of village	10	£461,333	1,642,088	1,528,160	1,416,151	1,305,912	1,197,603	1,091,227	986,781	884,266	783,681	685,029	588,307	
5 Ten unit development - rural site	10	£576,667	1,642,088	1,528,160	1,416,151	1,305,912	1,197,603	1,091,227	986,781	884,266	783,681	685,029	588,307	
6 Fifteen unit development - edge of village	15	£692,000	2,463,132	2,292,240	2,124,226	1,958,867	1,796,406	1,636,840	1,480,171	1,326,399	1,175,523	1,027,544	882,460	
7 Twenty unit development - within town/village boundary	20	£768,889	3,146,015	2,926,657	2,711,013	2,499,082	2,290,866	2,086,364	1,885,575	1,688,500	1,495,138	1,305,491	1,119,557	
8 Thirty unit development - town centre	30	£865,000	14,464,183	13,350,563	12,256,147	11,180,936	10,124,930	9,088,130	8,070,535	7,072,144	6,092,958	5,132,979	4,192,203	
9 Fifty unit development within town/village boundary	50	£1,922,222	6,383,532	5,884,164	5,393,377	4,911,168	4,437,541	3,972,492	3,516,024	3,066,872	2,625,885	2,193,512	1,769,754	
10 One hundred unit development - edge of town	100	£4,805,556	11,669,043	10,670,705	9,689,736	8,726,141	7,779,916	6,851,061	5,939,578	5,045,466	4,166,358	3,302,468	2,456,044	
11 Three hundred unit scheme - edge of town	300	£14,416,667	31,390,616	28,694,974	26,045,940	23,437,040	20,875,190	18,360,389	15,892,635	13,471,930	11,098,272	8,766,425	6,475,469	
12 Caravan Park - 20 units	20	£432,500	1,206,715	1,206,715	1,206,715	1,206,715	1,206,715	1,206,715	1,206,715	1,206,715	1,206,715	1,206,715	1,206,715	
13 Caravan Park - 40 units	40	£865,000	2,326,136	2,326,136	2,326,136	2,326,136	2,326,136	2,326,136	2,326,136	2,326,136	2,326,136	2,326,136	2,326,136	
14 Caravan Park - 100 units	100	£2,162,500	5,815,340	5,815,340	5,815,340	5,815,340	5,815,340	5,815,340	5,815,340	5,815,340	5,815,340	5,815,340	5,815,340	
15 C2 care scheme - flatted scheme in town centre	60	£576,667	343,436	25,308	291,059	601,582	905,873	1,208,487	1,505,336	1,795,849	2,080,029	2,357,874	2,629,385	
16 C2 care scheme - flatted scheme edge of town/village	80	£1,153,333	457,915	33,743	388,079	802,109	1,207,831	1,611,316	2,007,114	2,394,465	2,773,372	3,143,833	3,505,848	
17 C2 care scheme - houses - edge of town/village	50	£1,351,563	5,846,769	5,418,140	4,996,794	4,582,729	4,175,945	3,775,947	3,382,724	2,996,802	2,618,181	2,246,861	1,882,841	
18 Class E (retail) development - town centre	-	£15,138	89,804	89,804	89,804	89,804	89,804	89,804	89,804	89,804	89,804	89,804	89,804	
19 Class E (light industrial) development - town centre	-	£123,571	751,170	751,170	751,170	751,170	751,170	751,170	751,170	751,170	751,170	751,170	751,170	
20 Class E (retail) development - edge of town	-	£205,952	641,456	641,456	641,456	641,456	641,456	641,456	641,456	641,456	641,456	641,456	641,456	
21 Class E (office) development - town centre	-	£15,138	596,228	596,228	596,228	596,228	596,228	596,228	596,228	596,228	596,228	596,228	596,228	
22 Class E (office) development - town centre	-	£64,875	2,555,264	2,555,264	2,555,264	2,555,264	2,555,264	2,555,264	2,555,264	2,555,264	2,555,264	2,555,264	2,555,264	
23 Class E (office) development - edge of town	-	£154,464	4,258,774	4,258,774	4,258,774	4,258,774	4,258,774	4,258,774	4,258,774	4,258,774	4,258,774	4,258,774	4,258,774	
24 Industrial (B2/B8) out of town	-	£720,833	675,235	675,235	675,235	675,235	675,235	675,235	675,235	675,235	675,235	675,235	675,235	
25 Industrial (B2/B8) within town/village boundary	-	£2,883,333	2,776,046	2,776,046	2,776,046	2,776,046	2,776,046	2,776,046	2,776,046	2,776,046	2,776,046	2,776,046	2,776,046	
26 Industrial (B2/B8) edge of town/village	-	£144,167	135,047	135,047	135,047	135,047	135,047	135,047	135,047	135,047	135,047	135,047	135,047	
27 Hotel (town centre) 50 rooms	-	£108,125	896,712	896,712	896,712	896,712	896,712	896,712	896,712	896,712	896,712	896,712	896,712	
28 Hotel (town centre) 75 rooms	-	£162,188	1,410,782	1,410,782	1,410,782	1,410,782	1,410,782	1,410,782	1,410,782	1,410,782	1,410,782	1,410,782	1,410,782	
29 Hotel (town centre) 100 rooms	-	£216,250	1,881,043	1,881,043	1,881,043	1,881,043	1,881,043	1,881,043	1,881,043	1,881,043	1,881,043	1,881,043	1,881,043	
30 Community use/leisure within town/village	-	£67,964	1,830,602	1,830,602	1,830,602	1,830,602	1,830,602	1,830,602	1,830,602	1,830,602	1,830,602	1,830,602	1,830,602	

BENCHMARK LAND VALUE 2 (HIGHER GREENFIELD)

Description	No of units	BLV	0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH
1 Three unit development within town/village boundary	3	£37,000	508,413	471,703	435,613	400,145	365,296	331,069	297,462	264,476	232,111	200,366	169,242
2 Five unit development - edge of village	5	£98,667	847,355	786,171	726,022	666,908	608,827	551,781	495,770	440,793	386,851	333,943	282,070
3 Eight unit development - village centre	8	£157,867	1,218,393	1,128,751	1,040,626	954,018	868,928	785,356	703,302	622,766	543,747	466,246	390,264
4 Ten unit development - edge of village	10	£197,333	1,642,088	1,528,160	1,416,151	1,305,912	1,197,603	1,091,227	986,781	884,266	783,681	685,029	588,307
5 Ten unit development - rural site	10	£246,667	1,642,088	1,528,160	1,416,151	1,305,912	1,197,603	1,091,227	986,781	884,266	783,681	685,029	588,307
6 Fifteen unit development - edge of village	15	£296,000	2,463,132	2,292,240	2,124,226	1,958,867	1,796,406	1,636,840	1,480,171	1,326,399	1,175,523	1,027,544	882,460
7 Twenty unit development - within town/village boundary	20	£328,889	3,146,015	2,926,657	2,711,013	2,499,082	2,290,866	2,086,364	1,885,575	1,688,500	1,495,138	1,305,491	1,119,557
8 Thirty unit development - town centre	30	£370,000	14,464,183	13,350,563	12,256,147	11,180,936	10,124,930	9,088,130	8,070,535	7,072,144	6,092,958	5,132,979	4,192,203
9 Fifty unit development within town/village boundary	50	£822,222	6,383,532	5,884,164	5,393,377	4,911,168	4,437,541	3,972,492	3,516,024	3,066,872	2,625,885	2,193,512	1,769,754
10 One hundred unit development - edge of town	100	£2,055,556	11,669,043	10,670,705	9,689,736	8,726,141	7,779,916	6,851,061	5,939,578	5,045,466	4,166,358	3,302,468	2,456,044
11 Three hundred unit scheme - edge of town	300	£6,166,667	31,390,616	28,694,974	26,045,940	23,437,040	20,875,190	18,360,389	15,892,635	13,471,930	11,098,272	8,766,425	6,475,469
12 Caravan Park - 20 units	20	£185,000	1,206,715	1,206,715	1,206,715	1,206,715	1,206,715	1,206,715	1,206,715	1,206,715	1,206,715	1,206,715	1,206,715
13 Caravan Park - 40 units	40	£370,000	2,326,136	2,326,136	2,326,136	2,326,136	2,326,136	2,326,136	2,326,136	2,326,136	2,326,136	2,326,136	2,326,136
14 Caravan Park - 100 units	100	£925,000	5,815,340	5,815,340	5,815,340	5,815,340	5,815,340	5,815,340	5,815,340	5,815,340	5,815,340	5,815,340	5,815,340
15 C2 care scheme - flatted scheme in town centre	60	£246,667	343,436	25,308	291,059	601,582	905,873	1,208,487	1,505,336	1,795,849	2,080,029	2,357,874	2,629,385
16 C2 care scheme - flatted scheme edge of town/village	80	£493,333	457,915	33,743	388,079	802,109	1,207,831	1,611,316	2,007,114	2,394,465	2,773,372	3,143,833	3,505,848
17 C2 care scheme - houses - edge of town/village	50	£578,125	5,846,769	5,418,140	4,996,794	4,582,729	4,175,945	3,775,947	3,382,724	2,996,802	2,618,181	2,246,861	1,882,841
18 Class E (retail) development - town centre	-	£6,475	89,804	89,804	89,804	89,804	89,804	89,804	89,804	89,804	89,804	89,804	89,804
19 Class E (light industrial) development - town centre	-	£52,857	751,170	751,170	751,170	751,170	751,170	751,170	751,170	751,170	751,170	751,170	751,170
20 Class E (retail) development - edge of town	-	£88,095	641,456	641,456	641,456	641,456	641,456	641,456	641,456	641,456	641,456	641,456	641,456
21 Class E (office) development - town centre	-	£6,475	596,228	596,228	596,228	596,228	596,228	596,228	596,228	596,228	596,228	596,228	596,228
22 Class E (office) development - town centre	-	£27,750	2,555,264	2,555,264	2,555,264	2,555,264	2,555,264	2,555,264	2,555,264	2,555,264	2,555,264	2,555,264	2,555,264
23 Class E (office) development - edge of town	-	£66,071	4,258,774	4,258,774	4,258,774	4,258,774	4,258,774	4,258,774	4,258,774	4,258,774	4,258,774	4,258,774	4,258,774
24 Industrial (B2/B8) out of town	-	£308,333	675,235	675,235	675,235	675,235	675,235	675,235	675,235	675,235	675,235	675,235	675,235
25 Industrial (B2/B8) within town/village boundary	-	£1,233,333	2,776,046	2,776,046	2,776,046	2,776,046	2,776,046	2,776,046	2,776,046	2,776,046	2,776,046	2,776,046	2,776,046
26 Industrial (B2/B8) edge of town/village	-	£61,667	135,047	135,047	135,047	135,047	135,047	135,047	135,047	135,047	135,047	135,047	135,047
27 Hotel (town centre) 50 rooms	-	£46,250	896,712	896,712	896,712	896,712	896,712	896,712	896,712	896,712	896,712	896,712	896,712
28 Hotel (town centre) 75 rooms	-	£69,375	1,410,782	1,410,782	1,410,782	1,410,782	1,410,782	1,410,782	1,410,782	1,410,782	1,410,782	1,410,782	1,410,782
29 Hotel (town centre) 100 rooms	-	£92,500	1,881,043	1,881,043	1,881,043	1,881,043	1,881,043	1,881,043	1,881,043	1,881,043	1,881,043	1,881,043	1,881,043
30 Community use/leisure within town/village	-	£29,071	1,830,602	1,830,602	1,830,602	1,830,602	1,830,602	1,830,602	1,830,602	1,830,602	1,830,602	1,830,602	1,830,602

BENCHMARK LAND VALUE 3 (LOWER GREENFIELD)

WEALDEN LOCAL PLAN VIABILITY TESTING
BENCHMARK LAND VALUE 1 (BROWNFIELD SITES)

Sales value £6,017 psm

AH tenure

Rented 80%

SO 20%

Frst Hms 0%

Macro Ctrl +

			£865,000 PER HA		Residual land values									
Description	No of units	BLV	0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH	
1 Three unit development within town/village boundary	3	£86,500	564,499	524,843	485,853	447,533	409,882	372,898	336,583	300,935	265,956	231,646	198,003	
2 Five unit development - edge of village	5	£230,667	940,833	874,737	809,756	745,889	683,136	621,496	560,970	501,559	443,260	386,076	330,006	
3 Eight unit development - village centre	8	£369,067	1,361,988	1,265,008	1,169,495	1,075,615	983,375	892,773	803,811	716,488	630,804	546,760	464,354	
4 Ten unit development - edge of village	10	£461,333	1,820,121	1,696,858	1,575,675	1,456,571	1,339,545	1,224,598	1,111,730	1,000,941	892,231	785,502	680,735	
5 Ten unit development - rural site	10	£576,667	1,820,121	1,696,858	1,575,675	1,456,571	1,339,545	1,224,598	1,111,730	1,000,941	892,231	785,502	680,735	
6 Fifteen unit development - edge of village	15	£692,000	2,730,180	2,545,287	2,363,512	2,184,856	2,009,317	1,836,896	1,667,595	1,501,411	1,338,345	1,178,252	1,021,102	
7 Twenty unit development - within town/village boundary	20	£768,889	3,494,711	3,257,103	3,023,504	2,793,913	2,568,332	2,346,758	2,129,194	1,915,638	1,706,091	1,500,553	1,299,023	
8 Thirty unit development - town centre	30	£865,000	16,011,114	14,815,051	13,639,530	12,484,553	11,350,118	10,236,226	9,142,877	8,070,072	7,017,808	5,986,088	4,974,911	
9 Fifty unit development within town/village boundary	50	£1,922,222	7,196,856	6,654,931	6,122,273	5,598,885	5,084,763	4,579,908	4,084,321	3,598,002	3,120,949	2,653,068	2,192,619	
10 One hundred unit development - edge of town	100	£4,805,556	13,316,756	12,232,253	11,166,513	10,119,536	9,091,323	8,081,872	7,091,184	6,119,259	5,166,098	4,231,700	3,313,057	
11 Three hundred unit scheme - edge of town	300	£14,416,667	35,852,641	32,923,657	30,045,356	27,217,740	24,440,807	21,714,557	19,031,275	16,398,565	13,816,697	11,285,668	8,805,482	
12 Caravan Park - 20 units	20	£432,500	1,281,973	1,281,973	1,281,973	1,281,973	1,281,973	1,281,973	1,281,973	1,281,973	1,281,973	1,281,973	1,281,973	
13 Caravan Park - 40 units	40	£865,000	2,476,652	2,476,652	2,476,652	2,476,652	2,476,652	2,476,652	2,476,652	2,476,652	2,476,652	2,476,652	2,476,652	
14 Caravan Park - 100 units	100	£2,162,500	6,191,630	6,191,630	6,191,630	6,191,630	6,191,630	6,191,630	6,191,630	6,191,630	6,191,630	6,191,630	6,191,630	
15 C2 care scheme - flatted scheme in town centre	60	£576,667	1,046,854	692,432	344,732	3,752	335,549	668,083	995,219	1,319,560	1,636,964	1,947,430	2,250,958	
16 C2 care scheme - flatted scheme edge of town/village	80	£1,153,333	1,395,806	923,243	459,642	5,003	447,398	890,777	1,326,959	1,759,414	2,182,618	2,596,573	3,001,278	
17 C2 care scheme - houses - edge of town/village	50	£1,351,563	6,615,333	6,146,962	5,686,512	5,233,985	4,789,379	4,352,696	3,923,934	3,503,094	3,090,176	2,685,181	2,287,365	
18 Class E (retail) development - town centre	-	£15,138	89,804	89,804	89,804	89,804	89,804	89,804	89,804	89,804	89,804	89,804	89,804	
19 Class E (light industrial) development - town centre	-	£123,571	751,170	751,170	751,170	751,170	751,170	751,170	751,170	751,170	751,170	751,170	751,170	
20 Class E (retail) development - edge of town	-	£205,952	641,456	641,456	641,456	641,456	641,456	641,456	641,456	641,456	641,456	641,456	641,456	
21 Class E (office) development - town centre	-	£15,138	596,228	596,228	596,228	596,228	596,228	596,228	596,228	596,228	596,228	596,228	596,228	
22 Class E (office) development - town centre	-	£64,875	2,555,264	2,555,264	2,555,264	2,555,264	2,555,264	2,555,264	2,555,264	2,555,264	2,555,264	2,555,264	2,555,264	
23 Class E (office) development - edge of town	-	£154,464	4,258,774	4,258,774	4,258,774	4,258,774	4,258,774	4,258,774	4,258,774	4,258,774	4,258,774	4,258,774	4,258,774	
24 Industrial (B2/B8) out of town	-	£720,833	675,235	675,235	675,235	675,235	675,235	675,235	675,235	675,235	675,235	675,235	675,235	
25 Industrial (B2/B8) within town/village boundary	-	£2,883,333	2,776,046	2,776,046	2,776,046	2,776,046	2,776,046	2,776,046	2,776,046	2,776,046	2,776,046	2,776,046	2,776,046	
26 Industrial (B2/B8) edge of town/village	-	£144,167	135,047	135,047	135,047	135,047	135,047	135,047	135,047	135,047	135,047	135,047	135,047	
27 Hotel (town centre) 50 rooms	-	£108,125	896,712	896,712	896,712	896,712	896,712	896,712	896,712	896,712	896,712	896,712	896,712	
28 Hotel (town centre) 75 rooms	-	£162,188	1,410,782	1,410,782	1,410,782	1,410,782	1,410,782	1,410,782	1,410,782	1,410,782	1,410,782	1,410,782	1,410,782	
29 Hotel (town centre) 100 rooms	-	£216,250	1,881,043	1,881,043	1,881,043	1,881,043	1,881,043	1,881,043	1,881,043	1,881,043	1,881,043	1,881,043	1,881,043	
30 Community use/leisure within town/village	-	£67,964	1,830,602	1,830,602	1,830,602	1,830,602	1,830,602	1,830,602	1,830,602	1,830,602	1,830,602	1,830,602	1,830,602	

BENCHMARK LAND VALUE 2 (HIGHER GREENFIELD)

Description	No of units	BLV	0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH							
1 Three unit development within town/village boundary	3	£37,000	564,499	524,843	485,853	447,533	409,882	372,898	336,583	300,935	265,956	231,646	198,003							
2 Five unit development - edge of village	5	£98,667	940,833	874,737	809,756	745,889	683,136	621,496	560,970	501,559	443,260	386,076	330,006							
3 Eight unit development - village centre	8	£157,867	1,361,988	1,265,008	1,169,495	1,075,615	983,375	892,773	803,811	716,488	630,804	546,760	464,354							
4 Ten unit development - edge of village	10	£197,333	1,820,121	1,696,858	1,575,675	1,456,571	1,339,545	1,224,598	1,111,730	1,000,941	892,231	785,502	680,735							
5 Ten unit development - rural site	10	£246,667	1,820,121	1,696,858	1,575,675	1,456,571	1,339,545	1,224,598	1,111,730	1,000,941	892,231	785,502	680,735							
6 Fifteen unit development - edge of village	15	£296,000	2,730,180	2,545,287	2,363,512	2,184,856	2,009,317	1,836,896	1,667,595	1,501,411	1,338,345	1,178,252	1,021,102							
7 Twenty unit development - within town/village boundary	20	£328,889	3,494,711	3,257,103	3,023,504	2,793,913	2,568,332	2,346,758	2,129,194	1,915,638	1,706,091	1,500,553	1,299,023							
8 Thirty unit development - town centre	30	£370,000	16,011,114	14,815,051	13,639,530	12,484,553	11,350,118	10,236,226	9,142,877	8,070,072	7,017,808	5,986,088	4,974,911							
9 Fifty unit development within town/village boundary	50	£822,222	7,196,856	6,654,931	6,122,273	5,598,885	5,084,763	4,579,908	4,084,321	3,598,002	3,120,949	2,653,068	2,192,619							
10 One hundred unit development - edge of town	100	£2,055,556	13,316,756	12,232,253	11,166,513	10,119,536	9,091,323	8,081,872	7,091,184	6,119,259	5,166,098	4,231,700	3,313,057							
11 Three hundred unit scheme - edge of town	300	£6,166,667	35,852,641	32,923,657	30,045,356	27,217,740	24,440,807	21,714,557	19,031,275	16,398,565	13,816,697	11,285,668	8,805,482							
12 Caravan Park - 20 units	20	£185,000	1,281,973	1,281,973	1,281,973	1,281,973	1,281,973	1,281,973	1,281,973	1,281,973	1,281,973	1,281,973	1,281,973							
13 Caravan Park - 40 units	40	£370,000	2,476,652	2,476,652	2,476,652	2,476,652	2,476,652	2,476,652	2,476,652	2,476,652	2,476,652	2,476,652	2,476,652							
14 Caravan Park - 100 units	100	£925,000	6,191,630	6,191,630	6,191,630	6,191,630	6,191,630	6,191,630	6,191,630	6,191,630	6,191,630	6,191,630	6,191,630							
15 C2 care scheme - flatted scheme in town centre	60	£246,667	1,046,854	692,432	344,732	3,752	335,549	-	668,083	-	995,219	-	1,636,964	-	1,947,430	-	2,250,958			
16 C2 care scheme - flatted scheme edge of town/village	80	£493,333	1,395,806	923,243	459,642	5,003	-	447,398	-	890,777	-	1,326,959	-	1,759,414	-	2,182,618	-	2,596,573	-	3,001,278
17 C2 care scheme - houses - edge of town/village	50	£578,125	6,615,333	6,146,962	5,686,512	5,233,985	4,789,379	4,352,696	3,923,934	3,503,094	3,090,176	2,685,181	2,287,365							
18 Class E (retail) development - town centre	-	£6,475	89,804	89,804	89,804	89,804	89,804	89,804	89,804	89,804	89,804	89,804	89,804							
19 Class E (light industrial) development - town centre	-	£52,857	751,170	751,170	751,170	751,170	751,170	751,170	751,170	751,170	751,170	751,170	751,170							
20 Class E (retail) development - edge of town	-	£88,095	641,456	641,456	641,456	641,456	641,456	641,456	641,456	641,456	641,456	641,456	641,456							
21 Class E (office) development - town centre	-	£6,475	596,228	596,228	596,228	596,228	596,228	596,228	596,228	596,228	596,228	596,228	596,228							
22 Class E (office) development - town centre	-	£27,750	2,555,264	2,555,264	2,555,264	2,555,264	2,555,264	2,555,264	2,555,264	2,555,264	2,555,264	2,555,264	2,555,264							
23 Class E (office) development - edge of town	-	£66,071	4,258,774	4,258,774	4,258,774	4,258,774	4,258,774	4,258,774	4,258,774	4,258,774	4,258,774	4,258,774	4,258,774							
24 Industrial (B2/B8) out of town	-	£308,333	675,235	675,235	675,235	675,235	675,235	675,235	675,235	675,235	675,235	675,235	675,235							
25 Industrial (B2/B8) within town/village boundary	-	£1,233,333	2,776,046	2,776,046	2,776,046	2,776,046	2,776,046	2,776,046	2,776,046	2,776,046	2,776,046	2,776,046	2,776,046							
26 Industrial (B2/B8) edge of town/village	-	£61,667	135,047	135,047	135,047	135,047	135,047	135,047	135,047	135,047	135,047	135,047	135,047							
27 Hotel (town centre) 50 rooms	-	£46,250	896,712	896,712	896,712	896,712	896,712	896,712	896,712	896,712	896,712	896,712	896,712							
28 Hotel (town centre) 75 rooms	-	£69,375	1,410,782	1,410,782	1,410,782	1,410,782	1,410,782	1,410,782	1,410,782	1,410,782	1,410,782	1,410,782	1,410,782							
29 Hotel (town centre) 100 rooms	-	£92,500	1,881,043	1,881,043	1,881,043	1,881,043	1,881,043	1,881,043	1,881,043	1,881,043	1,881,043	1,881,043	1,881,043							
30 Community use/leisure within town/village	-	£29,071	1,830,602	1,830,602	1,830,602	1,830,602	1,830,602	1,830,602	1,830,602	1,830,602	1,830,602	1,830,602	1,830,602							

BENCHMARK LAND VALUE 3 (LOWER GREENFIELD)

Description	No of units	BLV	0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																				
1 Three unit development within town/village boundary	3	£25,000	564,499	524,843	485,853	447,533	409,882	372,898	336,583	300,935	265,956	231,646	198,003																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																				
2 Five unit development - edge of village	5	£66,667	940,833	874,737	809,756	745,889	683,136	621,496	560,970	501,559	443,260	386,076	330,006																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																				
3 Eight unit development - village centre	8	£106,667	1,361,988	1,265,008	1,169,495	1,075,615	983,375	892,773	803,811	716,488	630,804	546,760	464,354																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																				
4 Ten unit development - edge of village	10	£133,333	1,820,121	1,696,858	1,575,675	1,456,571	1,339,545	1,224,598	1,111,730	1,000,941	892,231	785,502	680,735																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																				
5 Ten unit development - rural site	10	£166,667	1,820,121	1,696,858	1,575,675	1,456,571	1,339,545	1,224,598	1,111,730	1,000,941	892,231	785,502	680,735																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																				
6 Fifteen unit development - edge of village	15	£200,000	2,730,180	2,545,287	2,363,512	2,184,856	2,009,317	1,836,896	1,667,959	1,501,411	1,338,345	1,178,252	1,021,102																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																				
7 Twenty unit development - within town/village boundary	20	£222,222	3,494,711	3,257,103	3,023,504	2,793,912	2,568,332	2,346,758	2,129,194	1,915,638	1,706,091	1,500,553	1,299,023																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																				
8 Thirty unit development - town centre	30	£250,000	16,011,114	14,815,051	13,639,530	12,484,553	11,350,118	10,236,226	9,142,877	8,070,072	7,017,808	5,986,088	4,974,911																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																				
9 Fifty unit development within town/village boundary	50	£555,556	7,196,856	6,654,931	6,122,273	5,598,885	5,084,763	4,579,908	4,084,321	3,598,002	3,120,949	2,653,068	2,192,619																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																				
10 One hundred unit development - edge of town	100	£1,388,889	13,316,756	12,232,253	11,166,513	10,119,536	9,091,323	8,081,872	7,091,184	6,119,259	5,166,098	4,231,700	3,313,057																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																				
11 Three hundred unit scheme - edge of town	300	£4,166,667	35,852,641	32,923,657	30,045,356	27,217,740	24,440,807	21,714,557	19,031,275	16,398,565	13,816,697	11,285,668	8,805,482																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																				
12 Caravan Park - 20 units	20	£125,000	1,281,973	1,281,973	1,281,973	1,281,973	1,281,973	1,281,973	1,281,973	1,281,973	1,281,973	1,281,973	1,281,973																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																				
13 Caravan Park - 40 units	40	£250,000	2,476,652	2,476,652	2,476,652	2,476,652	2,476,652	2,476,652	2,476,652	2,476,652	2,476,652	2,476,652	2,476,652																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																				
14 Caravan Park - 100 units	100	£625,000	6,191,630	6,191,630	6,191,630	6,191,630	6,191,630	6,191,630	6,191,630	6,191,630	6,191,630	6,191,630	6,191,630																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																				
15 C2 care scheme - flatted scheme in town centre	60	£166,667	1,046,854	692,432	344,732	3,752	-	335,549	-	668,083	-	1,319,560	-	1,319,560	-	1,319,560	-	1,319,560	-	1,319,560	-	1,319,560	-	1,319,560	-	1,319,560	-	1,319,560	-	1,319,560	-	1,319,560	-	1,319,560	-	1,319,560	-	1,319,560	-	1,319,560	-	1,319,560	-	1,319,560	-	1,319,560	-	1,319,560	-	1,319,560	-	1,319,560	-	1,319,560	-	1,319,560	-	1,319,560	-	1,319,560	-	1,319,560	-	1,319,560	-	1,319,560	-	1,319,560	-	1,319,560	-	1,319,560	-	1,319,560	-	1,319,560	-	1,319,560	-	1,319,560	-	1,319,560	-	1,319,560	-	1,319,560	-	1,319,560	-	1,319,560	-	1,319,560	-	1,319,560	-	1,319,560	-	1,319,560	-	1,319,560	-	1,319,560	-	1,319,560	-	1,319,560	-	1,319,560	-	1,319,560	-	1,319,560	-	1,319,560	-	1,319,560	-	1,319,560	-	1,319,560	-	1,319,560	-	1,319,560	-	1,319,560	-	1,319,560	-	1,319,560	-	1,319,560	-	1,319,560	-	1,319,560	-	1,319,560	-	1,319,560	-	1,319,560	-	1,319,560	-	1,319,560	-	1,319,560	-	1,319,560	-	1,319,560	-	1,319,560	-	1,319,560	-	1,319,560	-	1,319,560	-	1,319,560	-	1,319,560	-	1,319,560	-	1,319,560	-	1,319,560	-	1,319,560	-	1,319,560	-	1,319,560	-	1,319,560	-	1,319,560	-	1,319,560	-	1,319,560	-	1,319,560	-	1,319,560	-	1,319,560	-	1,319,560	-	1,319,560	-	1,319,560	-	1,319,560	-	1,319,560	-	1,319,560	-	1,319,560	-	1,319,560	-	1,319,560	-	1,319,560	-	1,319,560	-	1,319,560	-	1,319,560	-	1,319,560	-	1,319,560	-	1,319,560	-	1,319,560	-	1,319,560	-	1,319,560	-	1,319,560	-	1,319,560	-	1,319,560	-	1,319,560	-	1,319,560	-	1,319,560	-	1,319,560	-	1,319,560	-	1,319,560	-	1,319,560	-	1,319,560	-	1,319,560	-	1,319,560	-	1,319,560	-	1,319,560	-	1,319,560	-	1,319,560	-	1,319,560	-	1,319,560	-	1,319,560	-	1,319,560	-	1,319,560	-	1,319,560	-	1,319,560	-	1,319,560	-	1,319,560	-	1,319,560	-	1,319,560	-	1,319,560	-	1,319,560	-	1,319,560	-	1,319,560	-	1,319,560	-	1,319,560	-	1,319,560	-	1,319,560	-	1,319,560	-	1,319,560	-	1,319,560	-	1,319,560	-	1,319,560	-	1,319,560	-	1,319,560	-	1,319,560	-	1,319,560	-	1,319,560	-	1,319,560	-	1,319,560	-	1,319,560	-	1,319,560	-	1,319,560	-	1,319,560	-	1,319,560	-	1,319,560	-	1,319,560	-	1,319,560	-	1,319,560	-	1,319,560	-	1,319,560	-	1,319,560	-	1,319,560	-	1,319,560	-	1,319,560	-	1,319,560	-	1,319,560	-	1,319,560	-	1,319,560	-	1,319,560	-	1,319,560	-	1,319,560	-	1,319,560	-	1,319,560	-	1,319,560	-	1,319,560	-	1,319,560	-	1,319,560	-	1,319,560	-	1,319,560	-	1,319,560	-	1,319,560	-	1,319,560	-	1,319,560	-	1,319,560	-	1,319,560	-	1,319,560	-	1,319,560	-	1,319,560	-	1,319,560	-	1,319,560	-	1,319,560	-	1,319,560	-	1,319,560	-	1,319,560	-	1,319,560	-	1,319,560	-	1,319,560	-	1,319,560	-	1,319,560	-	1,319,560	-	1,319,560	-	1,319,560	-	1,319,560	-	1,319,560	-	1,319,560	-	1,319,560	-	1,319,560	-	1,319,560	-	1,319,560	-	1,319,560	-	1,319,560	-	1,319,560	-	1,319,560	-	1,319,560	-	1,319,560	-	1,319,560	-	1,319,560	-	1,319,560	-	1,319,560	-	1,319,560	-	1,319,560	-	1,319,560	-	1,319,560	-	1,319,560	-	1,319,560	-	1,319,560	-	1,319,560	-	1,319,560	-	1,319,560	-	1,319,560	-	1,319,560	-	1,319,560	-	1,319,560	-	1,319,560	-	1,319,560	-	1,319,560	-	1,319,560	-	1,319,560	-	1,319,560	-	1,319,560	-	1,319,560	-	1,319,560	-	1,319,560	-	1,319,560	-	1,319,560	-	1,319,560	-	1,319,560	-	1,319,560	-	1,319,560	-	1,319,560	-	1,319,560	-	1,319,560	-	1,319,560	-	1,319,560	-	1,319,560	-	1,319,560	-	1,319,560	-	1,319,560	-	1,319,560	-	1,319,560	-	1,319,560	-	1,319,560	-	1,319,560	-	1,319,560	-	1,319,560	-	1,319,560	-	1,319,560	-	1,319,560	-	1,319,560	-	1,319,560	-	1,319,560	-	1,319,560	-	1,319,560	-	1,319,560	-	1,319,560	-

Appendix 9 - Individual policy testing results

Accessibility

Sales value (£ psm):

BLV: PREVIOUSLY DEVELOPED LAND				£4,101 psm		£4,341 psm		£4,580 psm		£4,820 psm		£5,059 psm		£5,299 psm		£5,538 psm		£5,778 psm		£6,017 psm		
	Description	No of units	Site area	BLV (£ m)	Baseline	Access	Baseline	Access	Baseline	Access	Baseline	Access	Baseline	Access	Baseline	Access	Baseline	Access	Baseline	Access	Baseline	Access
1	Three unit development within town/village boundary	3	0.03	£0.38	£0.0809	£0.0689	£0.1149	£0.1030	£0.1489	£0.1370	£0.1829	£0.1710	£0.2051	£0.1931	£0.2391	£0.2272	£0.2731	£0.2612	£0.3071	£0.2952	£0.3412	£0.3292
2	Five unit development - edge of village	5	0.05	£0.57	£0.1348	£0.1149	£0.1915	£0.1716	£0.2482	£0.2283	£0.3049	£0.2850	£0.3418	£0.3219	£0.3985	£0.3786	£0.4552	£0.4353	£0.5119	£0.4920	£0.5686	£0.5487
3	Eight unit development - village centre	8	0.04	£0.46	£0.1614	£0.1296	£0.2488	£0.2170	£0.3363	£0.3045	£0.4237	£0.3919	£0.4795	£0.4477	£0.5670	£0.5352	£0.6544	£0.6226	£0.7413	£0.7099	£0.8278	£0.7965
4	Ten unit development - edge of village	10	0.08	£0.86	£0.3036	£0.2644	£0.4128	£0.3736	£0.5220	£0.4828	£0.6311	£0.5920	£0.7008	£0.6616	£0.8098	£0.7708	£0.9179	£0.8793	£1.0260	£0.9875	£1.1341	£1.0956
5	Ten unit development - rural site	10	0.04	£0.49	£0.3036	£0.2644	£0.4128	£0.3736	£0.5220	£0.4828	£0.6311	£0.5920	£0.7008	£0.6616	£0.8098	£0.7708	£0.9179	£0.8793	£1.0260	£0.9875	£1.1341	£1.0956
6	Fifteen unit development - edge of village	15	0.10	£1.14	£0.4554	£0.3966	£0.6192	£0.5604	£0.7829	£0.7242	£0.9467	£0.8880	£1.0511	£0.9924	£1.2147	£1.1562	£1.3769	£1.3190	£1.5390	£1.4812	£1.7012	£1.6433
7	Twenty unit development - within town/village boundary	20	0.06	£0.65	£0.5666	£0.4893	£0.7785	£0.7020	£0.9904	£0.9139	£1.2024	£1.1259	£1.3364	£1.2599	£1.5484	£1.4719	£1.7603	£1.6838	£1.9723	£1.8957	£2.1842	£2.1077
8	Thirty unit development - town centre	30	0.13	£1.43	£1.5872	£1.3238	£2.4098	£2.1464	£3.2290	£2.9690	£4.0413	£3.7818	£4.5498	£4.2904	£5.3621	£5.1026	£6.1743	£5.9149	£6.9866	£6.7271	£7.7988	£7.5394
9	Fifty unit development within town/village boundary	50	0.07	£0.81	£0.5380	£0.3640	£1.0372	£0.8651	£1.5364	£1.3643	£2.0356	£1.8635	£2.3403	£2.1682	£2.8382	£2.6674	£3.3327	£3.1627	£3.8271	£3.6571	£4.3215	£4.1515
10	One hundred unit development - edge of town	100	0.18	£2.00	£0.1019	-£0.2752	£1.1263	£0.7532	£2.1381	£1.7700	£3.1497	£2.7816	£3.7789	£3.4108	£4.7843	£4.4204	£5.7862	£5.4223	£6.7881	£6.4243	£7.7901	£7.4262
11	Three hundred unit scheme - edge of town	300	0.10	£1.14	£0.0388	-£1.0040	£2.8371	£1.8250	£5.6097	£4.6040	£8.3624	£7.3603	£10.0416	£9.0395	£12.7736	£11.7804	£15.5044	£14.5112	£18.2269	£17.2414	£20.9401	£19.9546
12	Caravan Park - 20 units	20	0.25	£2.85	£0.7079	£0.7079	£0.7781	£0.7781	£0.8483	£0.8483	£0.9185	£0.9185	£0.8834	£0.8834	£0.9536	£0.9536	£1.0238	£1.0238	£1.0940	£1.0940	£1.1642	£1.1642
13	Caravan Park - 40 units	40	0.14	£1.63	£1.3284	£1.3284	£1.4689	£1.4689	£1.6093	£1.6093	£1.7498	£1.7498	£1.6794	£1.6794	£1.8199	£1.8199	£1.9603	£1.9603	£2.1008	£2.1008	£2.2412	£2.2412
14	Caravan Park - 100 units	100	0.33	£3.80	£3.3211	£3.3211	£3.6722	£3.6722	£4.0233	£4.0233	£4.3744	£4.3744	£4.1986	£4.1986	£4.5497	£4.5497	£4.9008	£4.9008	£5.2519	£5.2519	£5.6030	£5.6030
15	C2 care scheme - flatted scheme in town centre	60	0.22	£2.54	-£3.3612	-£3.5223	-£2.9168	-£3.0779	-£2.4724	-£2.6335	-£2.0279	-£2.1891	-£1.8225	-£1.9836	-£1.3781	-£1.5392	-£0.9336	-£1.0948	-£0.4935	-£0.6523	-£0.0562	-£0.2149
16	C2 care scheme - flatted scheme edge of town/village	80	0.33	£3.80	-£4.4816	-£4.6965	-£3.8890	-£4.1039	-£3.2965	-£3.5113	-£2.7039	-£2.9188	-£2.4300	-£2.6448	-£1.8374	-£2.0523	-£1.2449	-£1.4597	-£0.6581	-£0.8697	-£0.0750	-£0.2866
17	C2 care scheme - houses - edge of town/village	50	0.56	£6.34	£0.6005	£0.4119	£1.0786	£0.8929	£1.5539	£1.3682	£2.0292	£1.8435	£2.3141	£2.1284	£2.7880	£2.6037	£3.2581	£3.0752	£3.7282	£3.5453	£4.1983	£4.0154

BLV: HIGHER GREENFIELD				£4,101 psm			£4,341 psm			£4,580 psm			£4,820 psm			£5,059 psm			£5,299 psm			£5,538 psm			£5,778 psm			£6,017 psm		
	Description	No of units		BLV (£ m)	Baseline	Access	Baseline	Access	Baseline	Access	Baseline	Access	Baseline	Access	Baseline	Access	Baseline	Access	Baseline	Access	Baseline	Access	Baseline	Access	Baseline	Access				
1	Three unit development within town/village boundary	3	0.03	£0.41	£0.0809	£0.0689	£0.1149	£0.1030	£0.1489	£0.1370	£0.1829	£0.1710	£0.2051	£0.1931	£0.2391	£0.2272	£0.2731	£0.2612	£0.3071	£0.2952	£0.3412	£0.3292								
2	Five unit development - edge of village	5	0.05	£0.62	£0.1348	£0.1149	£0.1915	£0.1716	£0.2482	£0.2283	£0.3049	£0.2850	£0.3418	£0.3219	£0.3985	£0.3786	£0.4552	£0.4353	£0.5119	£0.4920	£0.5686	£0.5487								
3	Eight unit development - village centre	8	0.04	£0.50	£0.1614	£0.1296	£0.2488	£0.2170	£0.3363	£0.3045	£0.4237	£0.3919	£0.4795	£0.4477	£0.5670	£0.5352	£0.6544	£0.6226	£0.7413	£0.7099	£0.8278	£0.7965								
4	Ten unit development - edge of village	10	0.08	£0.93	£0.3036	£0.2644	£0.4128	£0.3736	£0.5220	£0.4828	£0.6311	£0.5920	£0.7008	£0.6616	£0.8098	£0.7708	£0.9179	£0.8793	£1.0260	£0.9875	£1.1341	£1.0956								
5	Ten unit development - rural site	10	0.04	£0.53	£0.3036	£0.2644	£0.4128	£0.3736	£0.5220	£0.4828	£0.6311	£0.5920	£0.7008	£0.6616	£0.8098	£0.7708	£0.9179	£0.8793	£1.0260	£0.9875	£1.1341	£1.0956								
6	Fifteen unit development - edge of village	15	0.10	£1.24	£0.4554	£0.3966	£0.6192	£0.5604	£0.7829	£0.7242	£0.9467	£0.8880	£1.0511	£0.9924	£1.2147	£1.1562	£1.3769	£1.3190	£1.5390	£1.4812	£1.7012	£1.6433								
7	Twenty unit development - within town/village boundary	20	0.06	£0.71	£0.5666	£0.4893	£0.7785	£0.7020	£0.9904	£0.9139	£1.2024	£1.1259	£1.3364	£1.2599	£1.5484	£1.4719	£1.7603	£1.6838	£1.9723	£1.8957	£2.1842	£2.1077								
8	Thirty unit development - town centre	30	0.13	£1.55	£1.5872	£1.3238	£2.4098	£2.1464	£3.2290	£2.9690	£4.0413	£3.7818	£4.5498	£4.2904	£5.3621	£5.1026	£6.1743	£5.9149	£6.9866	£6.7271	£7.7988	£7.5394								
9	Fifty unit development within town/village boundary	50	0.07	£0.88	£0.5380	£0.3640	£1.0372	£0.8651	£1.5364	£1.3643	£2.0356	£1.8635	£2.3403	£2.1682	£2.8382	£2.6674	£3.3327	£3.1627	£3.8271	£3.6571	£4.3215	£4.1515								
10	One hundred unit development - edge of town	100	0.18	£2.17	£0.1019	-£0.2752	£1.1263	£0.7532	£2.1381	£1.7700	£3.1497	£2.7816	£3.7789	£3.4108	£4.7843	£4.4204	£5.7862	£5.4223	£6.7881	£6.4243	£7.7901	£7.4262								
11	Three hundred unit scheme - edge of town	300	0.10	£1.24	£0.0388	-£1.0040	£2.8371	£1.8250	£5.6097	£4.6040	£8.3624	£7.3603	£10.0416	£9.0395	£12.7736	£11.7804	£15.5044	£14.5112	£18.2269	£17.2414	£20.9401	£19.9546								
12	Caravan Park - 20 units	20	0.25	£3.10	£0.7079	£0.7079	£0.7781	£0.7781	£0.8483	£0.8483	£0.9185	£0.9185	£0.8834	£0.8834	£0.9536	£0.9536	£1.0238	£1.0238	£1.0940	£1.0940	£1.1642	£1.1642								
13	Caravan Park - 40 units	40	0.14	£1.77	£1.3284	£1.3284	£1.4689	£1.4689	£1.6093	£1.6093	£1.7498	£1.7498	£1.6794	£1.6794	£1.8199	£1.8199	£1.9603	£1.9603	£2.1008	£2.1008	£2.2412	£2.2412								
14	Caravan Park - 100 units	100	0.33	£4.13	£3.3211	£3.3211	£3.6722	£3.6722	£4.0233	£4.0233	£4.3744	£4.3744	£4.1986	£4.1986	£4.5497	£4.5497	£4.9008	£4.9008	£5.2519	£5.2519	£5.6030	£5.6030								
15	C2 care scheme - flatted scheme in town centre	60	0.22	£2.75	-£3.3612	-£3.5223	-£2.9168	-£3.0779	-£2.4724	-£2.6335	-£2.0279	-£2.1891	-£1.8225	-£1.9836	-£1.3781	-£1.5392	-£0.9336	-£1.0948	-£0.4935	-£0.6523	-£0.0562	-£0.2149								
16	C2 care scheme - flatted scheme edge of town/village	80	0.33	£4.13	-£4.4816	-£4.6965	-£3.8890	-£4.1039	-£3.2965	-£3.5113	-£2.7039	-£2.9188	-£2.4300	-£2.6448	-£1.8374	-£2.0523	-£1.2449	-£1.4597	-£0.6581	-£0.8697	-£0.0750	-£0.2866								
17	C2 care scheme - houses - edge of town/village	50	0.56	£6.88	£0.6005	£0.4119	£1.0786	£0.8929	£1.5539	£1.3682	£2.0292	£1.8435	£2.3141	£2.1284	£2.7880	£2.6037	£3.2581	£3.0752	£3.7282	£3.5453	£4.1983	£4.0154								

BLV: LOWER GREENFIELD				£4,101 psm			£4,341 psm			£4,580 psm			£4,820 psm			£5,059 psm			£5,299 psm			£5,538 psm			£5,778 psm			£6,017 psm		
	Description	No of units		BLV (£ m)	Baseline	Access	Baseline	Access	Baseline	Access	Baseline	Access	Baseline	Access	Baseline	Access	Baseline	Access	Baseline	Access	Baseline	Access	Baseline	Access	Baseline	Access	Baseline	Access		
1	Three unit development within town/village boundary	3	0.03	£0.18	£0.0809	£0.0689	£0.1149	£0.1030	£0.1489	£0.1370	£0.1829	£0.1710	£0.2051	£0.1931	£0.2391	£0.2272	£0.2731	£0.2612	£0.3071	£0.2952	£0.3412	£0.3292								
2	Five unit development - edge of village	5	0.05	£0.26	£0.1348	£0.1149	£0.1915	£0.1716	£0.2482	£0.2283	£0.3049	£0.2850	£0.3418	£0.3219	£0.3985	£0.3786	£0.4552	£0.4353	£0.5119	£0.4920	£0.5686	£0.5487								
3	Eight unit development - village centre	8	0.04	£0.21	£0.1614	£0.1296	£0.2488	£0.2170	£0.3363	£0.3045	£0.4237	£0.3919	£0.4795	£0.4477	£0.5670	£0.5352	£0.6544	£0.6226	£0.7413	£0.7099	£0.8278	£0.7965								
4	Ten unit development - edge of village	10	0.08	£0.40	£0.3036	£0.2644	£0.4128	£0.3736	£0.5220	£0.4828	£0.6311	£0.5920	£0.7008	£0.6616	£0.8098	£0.7708	£0.9179	£0.8793	£1.0260	£0.9875	£1.1341	£1.0956								
5	Ten unit development - rural site	10	0.04	£0.23	£0.3036	£0.2644	£0.4128	£0.3736	£0.5220	£0.4828	£0.6311	£0.5920	£0.7008	£0.6616	£0.8098	£0.7708	£0.9179	£0.8793	£1.0260	£0.9875	£1.1341	£1.0956								
6	Fifteen unit development - edge of village	15	0.10	£0.53	£0.4554	£0.3966	£0.6192	£0.5604	£0.7829	£0.7242	£0.9467	£0.8880	£1.0511	£0.9924	£1.2147	£1.1562	£1.3769	£1.3190	£1.5390	£1.4812	£1.7012	£1.6433								
7	Twenty unit development - within town/village boundary	20	0.06	£0.30	£0.5666	£0.4893	£0.7785	£0.7020	£0.9904	£0.9139	£1.2024	£1.1259	£1.3364	£1.2599	£1.5484	£1.4719	£1.7603	£1.6838	£1.9723	£1.8957	£2.1842	£2.1077								
8	Thirty unit development - town centre	30	0.13	£0.66	£1.5872	£1.3238	£2.4098	£2.1464	£3.2290	£2.9690	£4.0413	£3.7818	£4.5498	£4.2904	£5.3621	£5.1026	£6.1743	£5.9149	£6.9866	£6.7271	£7.7988	£7.5394								
9	Fifty unit development within town/village boundary	50	0.07	£0.38	£0.5380	£0.3640	£1.0372	£0.8651	£1.5364	£1.3643	£2.0356	£1.8635	£2.3403	£2.1682	£2.8382	£2.6674	£3.3327	£3.1627	£3.8271	£3.6571	£4.3215	£4.1515								
10	One hundred unit development - edge of town	100	0.18	£0.92	£0.1019	£-0.2752	£1.1263	£0.7532	£2.1381	£1.7700	£3.1497	£2.7816	£3.7789	£3.4108	£4.7843	£4.4204	£5.7862	£5.4223	£6.7881	£6.4243	£7.7901	£7.4262								
11	Three hundred unit scheme - edge of town	300	0.10	£0.53	£0.0388	£-1.0040	£2.8371	£1.8250	£5.6097	£4.6040	£8.3624	£7.3603	£10.0416	£9.0395	£12.7736	£11.7804	£15.5044	£14.5112	£18.2269	£17.2414	£20.9401	£19.9546								
12	Caravan Park - 20 units	20	0.25	£1.32	£0.7079	£0.7079	£0.7781	£0.7781	£0.8483	£0.8483	£0.9185	£0.9185	£0.8834	£0.8834	£0.9536	£0.9536	£1.0238	£1.0238	£1.0940	£1.0940	£1.1642	£1.1642								
13	Caravan Park - 40 units	40	0.14	£0.75	£1.3284	£1.3284	£1.4689	£1.4689	£1.6093	£1.6093	£1.7498	£1.7498	£1.6794	£1.6794	£1.8199	£1.8199	£1.9603	£1.9603	£2.1008	£2.1008	£2.2412	£2.2412								
14	Caravan Park - 100 units	100	0.33	£1.76	£3.3211	£3.3211	£3.6722	£3.6722	£4.0233	£4.0233	£4.3744	£4.3744	£4.1986	£4.1986	£4.5497	£4.5497	£4.9008	£4.9008	£5.2519	£5.2519	£5.6030	£5.6030								
15	C2 care scheme - flatted scheme in town centre	60	0.22	£1.17	£-3.3612	£-3.5223	£-2.9168	£-3.0779	£-2.4724	£-2.6335	£-2.0279	£-2.1891	£-1.8225	£-1.9836	£-1.3781	£-1.5392	£-0.9336	£-1.0948	£-0.4935	£-0.6523	£-0.0562	£-0.2149								
16	C2 care scheme - flatted scheme edge of town/village	80	0.33	£1.76	£-4.4816	£-4.6965	£-3.8890	£-4.1039	£-3.2965	£-3.5113	£-2.7039	£-2.9188	£-2.4300	£-2.6448	£-1.8374	£-2.0523	£-1.2449	£-1.4597	£-0.6581	£-0.8697	£-0.0750	£-0.2866								
17	C2 care scheme - houses - edge of town/village	50	0.56	£2.93	£0.6005	£0.4119	£1.0786	£0.8929	£1.5539	£1.3682	£2.0292	£1.8435	£2.3141	£2.1284	£2.7880	£2.6037	£3.2581	£3.0752	£3.7282	£3.5453	£4.1983	£4.0154								

Biodiversity Net Gain

Sales value (£ psm):

BLV: PREVIOUSLY DEVELOPED LAND				£4,101 psm			£4,341 psm			£4,580 psm			£4,820 psm			£5,059 psm			£5,299 psm			£5,538 psm			£5,778 psm			£6,017 psm		
	Description	No of units	Site area	BLV (£ m)	Baseline	BNG	Baseline	BNG	Baseline	BNG	Baseline	BNG	Baseline	BNG	Baseline	BNG	Baseline	BNG	Baseline	BNG	Baseline	BNG	Baseline	BNG	Baseline	BNG	Baseline	BNG		
1	Three unit development within town/village boundary	3	0.03	£0.38	£0.0809	£0.0738	£0.1149	£0.1079	£0.1489	£0.1419	£0.1829	£0.1759	£0.2051	£0.1980	£0.2391	£0.2321	£0.2731	£0.2661	£0.3071	£0.3001	£0.3412	£0.3341								
2	Five unit development - edge of village	5	0.05	£0.57	£0.1348	£0.1231	£0.1915	£0.1798	£0.2482	£0.2365	£0.3049	£0.2932	£0.3418	£0.3301	£0.3985	£0.3868	£0.4552	£0.4435	£0.5119	£0.5001	£0.5686	£0.5568								
3	Eight unit development - village centre	8	0.04	£0.46	£0.1614	£0.1426	£0.2488	£0.2301	£0.3363	£0.3175	£0.4237	£0.4050	£0.4795	£0.4608	£0.5670	£0.5482	£0.6544	£0.6357	£0.7413	£0.7228	£0.8278	£0.8094								
4	Ten unit development - edge of village	10	0.08	£0.86	£0.3036	£0.2805	£0.4128	£0.3897	£0.5220	£0.4989	£0.6311	£0.6080	£0.7008	£0.6777	£0.8098	£0.7868	£0.9179	£0.8952	£1.0260	£1.0033	£1.1341	£1.1114								
5	Ten unit development - rural site	10	0.04	£0.49	£0.3036	£0.2805	£0.4128	£0.3897	£0.5220	£0.4989	£0.6311	£0.6080	£0.7008	£0.6777	£0.8098	£0.7868	£0.9179	£0.8952	£1.0260	£1.0033	£1.1341	£1.1114								
6	Fifteen unit development - edge of village	15	0.10	£1.14	£0.4554	£0.4207	£0.6192	£0.5845	£0.7829	£0.7483	£0.9467	£0.9121	£1.0511	£1.0165	£1.2147	£1.1803	£1.3769	£1.3427	£1.5390	£1.5049	£1.7012	£1.6671								
7	Twenty unit development - within town/village boundary	20	0.06	£0.65	£0.5666	£0.5211	£0.7785	£0.7334	£0.9904	£0.9453	£1.2024	£1.1572	£1.3364	£1.2913	£1.5484	£1.5032	£1.7603	£1.7152	£1.9723	£1.9271	£2.1842	£2.1391								
8	Thirty unit development - town centre	30	0.13	£1.43	£1.5872	£1.3956	£2.4098	£2.2182	£3.2290	£3.0403	£4.0413	£3.8525	£4.5498	£4.3610	£5.3621	£5.1733	£6.1743	£5.9856	£6.9866	£6.7978	£7.7988	£7.6101								
9	Fifty unit development within town/village boundary	50	0.07	£0.81	£0.5380	£0.4225	£1.0372	£0.9227	£1.5364	£1.4219	£2.0356	£1.9211	£2.3403	£2.2258	£2.8382	£2.7251	£3.3327	£3.2196	£3.8271	£3.7140	£4.3215	£4.2084								
10	One hundred unit development - edge of town	100	0.18	£2.00	£0.1019	-£0.1491	£1.1263	£0.8775	£2.1381	£1.8927	£3.1497	£2.9043	£3.7789	£3.5334	£4.7843	£4.5416	£5.7862	£5.5436	£6.7881	£6.5455	£7.7901	£7.5475								
11	Three hundred unit scheme - edge of town	300	0.10	£1.14	£0.0388	-£0.6536	£2.8371	£2.1622	£5.6097	£4.9413	£8.3624	£7.6942	£10.0416	£9.3734	£12.7736	£12.1113	£15.5044	£14.8421	£18.2269	£17.5698	£20.9401	£20.2830								
12	Caravan Park - 20 units	20	0.25	£2.85	£0.7079	£0.7079	£0.7781	£0.7781	£0.8483	£0.8483	£0.9185	£0.9185	£0.8834	£0.8834	£0.9536	£0.9536	£1.0238	£1.0238	£1.0940	£1.0940	£1.1642	£1.1642								
13	Caravan Park - 40 units	40	0.14	£1.63	£1.3284	£1.3284	£1.4689	£1.4689	£1.6093	£1.6093	£1.7498	£1.7498	£1.6794	£1.6794	£1.8199	£1.8199	£1.9603	£1.9603	£2.1008	£2.1008	£2.2412	£2.2412								
14	Caravan Park - 100 units	100	0.33	£3.80	£3.3211	£3.3211	£3.6722	£3.6722	£4.0233	£4.0233	£4.3744	£4.3744	£4.1986	£4.1986	£4.5497	£4.5497	£4.9008	£4.9008	£5.2519	£5.2519	£5.6030	£5.6030								
15	C2 care scheme - flatted scheme in town centre	60	0.22	£2.54	-£3.3612	-£3.5093	-£2.9168	-£3.0649	-£2.4724	-£2.6205	-£2.0279	-£2.1761	-£1.8225	-£1.9706	-£1.3781	-£1.5262	-£0.9336	-£1.0818	-£0.4935	-£0.6394	-£0.0562	-£0.2021								
16	C2 care scheme - flatted scheme edge of town/village	80	0.33	£3.80	-£4.4816	-£4.6791	-£3.8890	-£4.0865	-£3.2965	-£3.4940	-£2.7039	-£2.9014	-£2.4300	-£2.6275	-£1.8374	-£2.0349	-£1.2449	-£1.4424	-£0.6581	-£0.8526	-£0.0750	-£0.2695								
17	C2 care scheme - houses - edge of town/village	50	0.56	£6.34	£0.6005	£0.4893	£1.0786	£0.9690	£1.5539	£1.4444	£2.0292	£1.9197	£2.3141	£2.2045	£2.7880	£2.6799	£3.2581	£3.1502	£3.7282	£3.6203	£4.1983	£4.0904								

BLV: HIGHER GREENFIELD				£4,101 psm			£4,341 psm			£4,580 psm			£4,820 psm			£5,059 psm			£5,299 psm			£5,538 psm			£5,778 psm			£6,017 psm		
	Description	No of units		BLV (£ m)	Baseline	BNG	Baseline	BNG	Baseline	BNG	Baseline	BNG	Baseline	BNG	Baseline	BNG	Baseline	BNG	Baseline	BNG	Baseline	BNG	Baseline	BNG	Baseline	BNG				
1	Three unit development within town/village boundary	3	0.03	£0.41	£0.0809	£0.0738	£0.1149	£0.1079	£0.1489	£0.1419	£0.1829	£0.1759	£0.2051	£0.1980	£0.2391	£0.2321	£0.2731	£0.2661	£0.3071	£0.3001	£0.3412	£0.3341								
2	Five unit development - edge of village	5	0.05	£0.62	£0.1348	£0.1231	£0.1915	£0.1798	£0.2482	£0.2365	£0.3049	£0.2932	£0.3418	£0.3301	£0.3985	£0.3868	£0.4552	£0.4435	£0.5119	£0.5001	£0.5686	£0.5568								
3	Eight unit development - village centre	8	0.04	£0.50	£0.1614	£0.1426	£0.2488	£0.2301	£0.3363	£0.3175	£0.4237	£0.4050	£0.4795	£0.4608	£0.5670	£0.5482	£0.6544	£0.6357	£0.7413	£0.7228	£0.8278	£0.8094								
4	Ten unit development - edge of village	10	0.08	£0.93	£0.3036	£0.2805	£0.4128	£0.3897	£0.5220	£0.4989	£0.6311	£0.6080	£0.7008	£0.6777	£0.8098	£0.7868	£0.9179	£0.8952	£1.0260	£1.0033	£1.1341	£1.1114								
5	Ten unit development - rural site	10	0.04	£0.53	£0.3036	£0.2805	£0.4128	£0.3897	£0.5220	£0.4989	£0.6311	£0.6080	£0.7008	£0.6777	£0.8098	£0.7868	£0.9179	£0.8952	£1.0260	£1.0033	£1.1341	£1.1114								
6	Fifteen unit development - edge of village	15	0.10	£1.24	£0.4554	£0.4207	£0.6192	£0.5845	£0.7829	£0.7483	£0.9467	£0.9121	£1.0511	£1.0165	£1.2147	£1.1803	£1.3769	£1.3427	£1.5390	£1.5049	£1.7012	£1.6671								
7	Twenty unit development - within town/village boundary	20	0.06	£0.71	£0.5666	£0.5211	£0.7785	£0.7334	£0.9904	£0.9453	£1.2024	£1.1572	£1.3364	£1.2913	£1.5484	£1.5032	£1.7603	£1.7152	£1.9723	£1.9271	£2.1842	£2.1391								
8	Thirty unit development - town centre	30	0.13	£1.55	£1.5872	£1.3956	£2.4098	£2.2182	£3.2290	£3.0403	£4.0413	£3.8525	£4.5498	£4.3610	£5.3621	£5.1733	£6.1743	£5.9856	£6.9866	£6.7978	£7.7988	£7.6101								
9	Fifty unit development within town/village boundary	50	0.07	£0.88	£0.5380	£0.4225	£1.0372	£0.9227	£1.5364	£1.4219	£2.0356	£1.9211	£2.3403	£2.2258	£2.8382	£2.7251	£3.3327	£3.2196	£3.8271	£3.7140	£4.3215	£4.2084								
10	One hundred unit development - edge of town	100	0.18	£2.17	£0.1019	-£0.1491	£1.1263	£0.8775	£2.1381	£1.8927	£3.1497	£2.9043	£3.7789	£3.5334	£4.7843	£4.5416	£5.7862	£5.5436	£6.7881	£6.5455	£7.7901	£7.5475								
11	Three hundred unit scheme - edge of town	300	0.10	£1.24	£0.0388	-£0.6536	£2.8371	£2.1622	£5.6097	£4.9413	£8.3624	£7.6942	£10.0416	£9.3734	£12.7736	£12.1113	£15.5044	£14.8421	£18.2269	£17.5698	£20.9401	£20.2830								
12	Caravan Park - 20 units	20	0.25	£3.10	£0.7079	£0.7079	£0.7781	£0.7781	£0.8483	£0.8483	£0.9185	£0.9185	£0.8834	£0.8834	£0.9536	£0.9536	£1.0238	£1.0238	£1.0940	£1.0940	£1.1642	£1.1642								
13	Caravan Park - 40 units	40	0.14	£1.77	£1.3284	£1.3284	£1.4689	£1.4689	£1.6093	£1.6093	£1.7498	£1.7498	£1.6794	£1.6794	£1.8199	£1.8199	£1.9603	£1.9603	£2.1008	£2.1008	£2.2412	£2.2412								
14	Caravan Park - 100 units	100	0.33	£4.13	£3.3211	£3.3211	£3.6722	£3.6722	£4.0233	£4.0233	£4.3744	£4.3744	£4.1986	£4.1986	£4.5497	£4.5497	£4.9008	£4.9008	£5.2519	£5.2519	£5.6030	£5.6030								
15	C2 care scheme - flatted scheme in town centre	60	0.22	£2.75	-£3.3612	-£3.5093	-£2.9168	-£3.0649	-£2.4724	-£2.6205	-£2.0279	-£2.1761	-£1.8225	-£1.9706	-£1.3781	-£1.5262	-£0.9336	-£1.0818	-£0.4935	-£0.6394	-£0.0562	-£0.2021								
16	C2 care scheme - flatted scheme edge of town/village	80	0.33	£4.13	-£4.4816	-£4.6791	-£3.8890	-£4.0865	-£3.2965	-£3.4940	-£2.7039	-£2.9014	-£2.4300	-£2.6275	-£1.8374	-£2.0349	-£1.2449	-£1.4424	-£0.6581	-£0.8526	-£0.0750	-£0.2695								
17	C2 care scheme - houses - edge of town/village	50	0.56	£6.88	£0.6005	£0.4893	£1.0786	£0.9690	£1.5539	£1.4444	£2.0292	£1.9197	£2.3141	£2.2045	£2.7880	£2.6799	£3.2581	£3.1502	£3.7282	£3.6203	£4.1983	£4.0904								

BLV: LOWER GREENFIELD				£4,101 psm			£4,341 psm			£4,580 psm			£4,820 psm			£5,059 psm			£5,299 psm			£5,538 psm			£5,778 psm			£6,017 psm		
	Description	No of units		BLV (£ m)	Baseline	BNG	Baseline	BNG	Baseline	BNG	Baseline	BNG	Baseline	BNG	Baseline	BNG	Baseline	BNG	Baseline	BNG	Baseline	BNG	Baseline	BNG	Baseline	BNG	Baseline	BNG		
1	Three unit development within town/village boundary	3	0.03	£0.18	£0.0809	£0.0738	£0.1149	£0.1079	£0.1489	£0.1419	£0.1829	£0.1759	£0.2051	£0.1980	£0.2391	£0.2321	£0.2731	£0.2661	£0.3071	£0.3001	£0.3412	£0.3341								
2	Five unit development - edge of village	5	0.05	£0.26	£0.1348	£0.1231	£0.1915	£0.1798	£0.2482	£0.2365	£0.3049	£0.2932	£0.3418	£0.3301	£0.3985	£0.3868	£0.4552	£0.4435	£0.5119	£0.5001	£0.5686	£0.5568								
3	Eight unit development - village centre	8	0.04	£0.21	£0.1614	£0.1426	£0.2488	£0.2301	£0.3363	£0.3175	£0.4237	£0.4050	£0.4795	£0.4608	£0.5670	£0.5482	£0.6544	£0.6357	£0.7413	£0.7228	£0.8278	£0.8094								
4	Ten unit development - edge of village	10	0.08	£0.40	£0.3036	£0.2805	£0.4128	£0.3897	£0.5220	£0.4989	£0.6311	£0.6080	£0.7008	£0.6777	£0.8098	£0.7868	£0.9179	£0.8952	£1.0260	£1.0033	£1.1341	£1.1114								
5	Ten unit development - rural site	10	0.04	£0.23	£0.3036	£0.2805	£0.4128	£0.3897	£0.5220	£0.4989	£0.6311	£0.6080	£0.7008	£0.6777	£0.8098	£0.7868	£0.9179	£0.8952	£1.0260	£1.0033	£1.1341	£1.1114								
6	Fifteen unit development - edge of village	15	0.10	£0.53	£0.4554	£0.4207	£0.6192	£0.5845	£0.7829	£0.7483	£0.9467	£0.9121	£1.0511	£1.0165	£1.2147	£1.1803	£1.3769	£1.3427	£1.5390	£1.5049	£1.7012	£1.6671								
7	Twenty unit development - within town/village boundary	20	0.06	£0.30	£0.5666	£0.5211	£0.7785	£0.7334	£0.9904	£0.9453	£1.2024	£1.1572	£1.3364	£1.2913	£1.5484	£1.5032	£1.7603	£1.7152	£1.9723	£1.9271	£2.1842	£2.1391								
8	Thirty unit development - town centre	30	0.13	£0.66	£1.5872	£1.3956	£2.4098	£2.2182	£3.2290	£3.0403	£4.0413	£3.8525	£4.5498	£4.3610	£5.3621	£5.1733	£6.1743	£5.9856	£6.9866	£6.7978	£7.7988	£7.6101								
9	Fifty unit development within town/village boundary	50	0.07	£0.38	£0.5380	£0.4225	£1.0372	£0.9227	£1.5364	£1.4219	£2.0356	£1.9211	£2.3403	£2.2258	£2.8382	£2.7251	£3.3327	£3.2196	£3.8271	£3.7140	£4.3215	£4.2084								
10	One hundred unit development - edge of town	100	0.18	£0.92	£0.1019	-£0.1491	£1.1263	£0.8775	£2.1381	£1.8927	£3.1497	£2.9043	£3.7789	£3.5334	£4.7843	£4.5416	£5.7862	£5.5436	£6.7881	£6.5455	£7.7901	£7.5475								
11	Three hundred unit scheme - edge of town	300	0.10	£0.53	£0.0388	-£0.6536	£2.8371	£2.1622	£5.6097	£4.9413	£8.3624	£7.6942	£10.0416	£9.3734	£12.7736	£12.1113	£15.5044	£14.8421	£18.2269	£17.5698	£20.9401	£20.2830								
12	Caravan Park - 20 units	20	0.25	£1.32	£0.7079	£0.7079	£0.7781	£0.7781	£0.8483	£0.8483	£0.9185	£0.9185	£0.8834	£0.8834	£0.9536	£0.9536	£1.0238	£1.0238	£1.0940	£1.0940	£1.1642	£1.1642								
13	Caravan Park - 40 units	40	0.14	£0.75	£1.3284	£1.3284	£1.4689	£1.4689	£1.6093	£1.6093	£1.7498	£1.7498	£1.6794	£1.6794	£1.8199	£1.8199	£1.9603	£1.9603	£2.1008	£2.1008	£2.2412	£2.2412								
14	Caravan Park - 100 units	100	0.33	£1.76	£3.3211	£3.3211	£3.6722	£3.6722	£4.0233	£4.0233	£4.3744	£4.3744	£4.1986	£4.1986	£4.5497	£4.5497	£4.9008	£4.9008	£5.2519	£5.2519	£5.6030	£5.6030								
15	C2 care scheme - flatted scheme in town centre	60	0.22	£1.17	-£3.3612	-£3.5093	-£2.9168	-£3.0649	-£2.4724	-£2.6205	-£2.0279	-£2.1761	-£1.8225	-£1.9706	-£1.3781	-£1.5262	-£0.9336	-£1.0818	-£0.4935	-£0.6394	-£0.0562	-£0.2021								
16	C2 care scheme - flatted scheme edge of town/village	80	0.33	£1.76	-£4.4816	-£4.6791	-£3.8890	-£4.0865	-£3.2965	-£3.4940	-£2.7039	-£2.9014	-£2.4300	-£2.6275	-£1.8374	-£2.0349	-£1.2449	-£1.4424	-£0.6581	-£0.8526	-£0.0750	-£0.2695								
17	C2 care scheme - houses - edge of town/village	50	0.56	£2.93	£0.6005	£0.4893	£1.0786	£0.9690	£1.5539	£1.4444	£2.0292	£1.9197	£2.3141	£2.2045	£2.7880	£2.6799	£3.2581	£3.1502	£3.7282	£3.6203	£4.1983	£4.0904								

Electric Vehicle Charging

Sales value (£ psm):

BLV: PREVIOUSLY DEVELOPED LAND				£4,101 psm		£4,341 psm		£4,580 psm		£4,820 psm		£5,059 psm		£5,299 psm		£5,538 psm		£5,778 psm		£6,017 psm		
	Description	No of units	Site area	BLV (£ m)	Baseline	EVC	Baseline	EVC	Baseline	EVC	Baseline	EVC	Baseline	EVC	Baseline	EVC	Baseline	EVC	Baseline	EVC	Baseline	EVC
1	Three unit development within town/village boundary	3	0.03	£0.38	£0.0809	£0.0795	£0.1149	£0.1136	£0.1489	£0.1476	£0.1829	£0.1816	£0.2051	£0.2037	£0.2391	£0.2378	£0.2731	£0.2718	£0.3071	£0.3058	£0.3412	£0.3398
2	Five unit development - edge of village	5	0.05	£0.57	£0.1348	£0.1326	£0.1915	£0.1893	£0.2482	£0.2460	£0.3049	£0.3027	£0.3418	£0.3396	£0.3985	£0.3963	£0.4552	£0.4530	£0.5119	£0.5097	£0.5686	£0.5664
3	Eight unit development - village centre	8	0.04	£0.46	£0.1614	£0.1578	£0.2488	£0.2453	£0.3363	£0.3327	£0.4237	£0.4202	£0.4795	£0.4760	£0.5670	£0.5634	£0.6544	£0.6509	£0.7413	£0.7377	£0.8278	£0.8243
4	Ten unit development - edge of village	10	0.08	£0.86	£0.3036	£0.2992	£0.4128	£0.4084	£0.5220	£0.5176	£0.6311	£0.6268	£0.7008	£0.6964	£0.8098	£0.8055	£0.9179	£0.9136	£1.0260	£1.0217	£1.1341	£1.1298
5	Ten unit development - rural site	10	0.04	£0.49	£0.3036	£0.2992	£0.4128	£0.4084	£0.5220	£0.5176	£0.6311	£0.6268	£0.7008	£0.6964	£0.8098	£0.8055	£0.9179	£0.9136	£1.0260	£1.0217	£1.1341	£1.1298
6	Fifteen unit development - edge of village	15	0.10	£1.14	£0.4554	£0.4488	£0.6192	£0.6126	£0.7829	£0.7764	£0.9467	£0.9401	£1.0511	£1.0446	£1.2147	£1.2082	£1.3769	£1.3704	£1.5390	£1.5326	£1.7012	£1.6947
7	Twenty unit development - within town/village boundary	20	0.06	£0.65	£0.5666	£0.5580	£0.7785	£0.7699	£0.9904	£0.9819	£1.2024	£1.1938	£1.3364	£1.3279	£1.5484	£1.5398	£1.7603	£1.7517	£1.9723	£1.9637	£2.1842	£2.1756
8	Thirty unit development - town centre	30	0.13	£1.43	£1.5872	£1.5532	£2.4098	£2.3758	£3.2290	£3.1955	£4.0413	£4.0078	£4.5498	£4.5163	£5.3621	£5.3286	£6.1743	£6.1409	£6.9866	£6.9531	£7.7988	£7.7654
9	Fifty unit development within town/village boundary	50	0.07	£0.81	£0.5380	£0.5167	£1.0372	£1.0159	£1.5364	£1.5151	£2.0356	£2.0143	£2.3403	£2.3191	£2.8382	£2.8172	£3.3327	£3.3116	£3.8271	£3.8060	£4.3215	£4.3005
10	One hundred unit development - edge of town	100	0.18	£2.00	£0.1019	£0.0601	£1.1263	£1.0844	£2.1381	£2.0968	£3.1497	£3.1084	£3.7789	£3.7376	£4.7843	£4.7434	£5.7862	£5.7454	£6.7881	£6.7473	£7.7901	£7.7493
11	Three hundred unit scheme - edge of town	300	0.10	£1.14	£0.0388	-£0.0772	£2.8371	£2.7235	£5.6097	£5.4973	£8.3624	£8.2500	£10.0416	£9.9291	£12.7736	£12.6622	£15.5044	£15.3929	£18.2269	£18.1163	£20.9401	£20.8295
12	Caravan Park - 20 units	20	0.25	£2.85	£0.7079	£0.6991	£0.7781	£0.7693	£0.8483	£0.8395	£0.9185	£0.9097	£0.8834	£0.8746	£0.9536	£0.9448	£1.0238	£1.0150	£1.0940	£1.0852	£1.1642	£1.1555
13	Caravan Park - 40 units	40	0.14	£1.63	£1.3284	£1.3108	£1.4689	£1.4513	£1.6093	£1.5917	£1.7498	£1.7322	£1.6794	£1.6618	£1.8199	£1.8023	£1.9603	£1.9427	£2.1008	£2.0832	£2.2412	£2.2236
14	Caravan Park - 100 units	100	0.33	£3.80	£3.3211	£3.2771	£3.6722	£3.6282	£4.0233	£3.9793	£4.3744	£4.3304	£4.1986	£4.1546	£4.5497	£4.5057	£4.9008	£4.8568	£5.2519	£5.2079	£5.6030	£5.5590
15	C2 care scheme - flatted scheme in town centre	60	0.22	£2.54	-£3.3612	-£3.3717	-£2.9168	-£2.9272	-£2.4724	-£2.4828	-£2.0279	-£2.0384	-£1.8225	-£1.8329	-£1.3781	-£1.3885	-£0.9336	-£0.9441	-£0.4935	-£0.5038	-£0.0562	-£0.0665
16	C2 care scheme - flatted scheme edge of town/village	80	0.33	£3.80	-£4.4816	-£4.4955	-£3.8890	-£3.9030	-£3.2965	-£3.3104	-£2.7039	-£2.7179	-£2.4300	-£2.4439	-£1.8374	-£1.8514	-£1.2449	-£1.2588	-£0.6581	-£0.6718	-£0.0750	-£0.0887
17	C2 care scheme - houses - edge of town/village	50	0.56	£6.34	£0.6005	£0.5920	£1.0786	£1.0703	£1.5539	£1.5456	£2.0292	£2.0209	£2.3141	£2.3058	£2.7880	£2.7798	£3.2581	£3.2499	£3.7282	£3.7200	£4.1983	£4.1901

BLV: HIGHER GREENFIELD				£4,101 psm			£4,341 psm			£4,580 psm			£4,820 psm			£5,059 psm			£5,299 psm			£5,538 psm			£5,778 psm			£6,017 psm		
	Description	No of units		BLV (£ m)	Baseline	EVC	Baseline	EVC	Baseline	EVC	Baseline	EVC	Baseline	EVC	Baseline	EVC	Baseline	EVC	Baseline	EVC	Baseline	EVC	Baseline	EVC	Baseline	EVC	Baseline	EVC		
1	Three unit development within town/village boundary	3	0.03	£0.41	£0.0809	£0.0795	£0.1149	£0.1136	£0.1489	£0.1476	£0.1829	£0.1816	£0.2051	£0.2037	£0.2391	£0.2378	£0.2731	£0.2718	£0.3071	£0.3058	£0.3412	£0.3398								
2	Five unit development - edge of village	5	0.05	£0.62	£0.1348	£0.1326	£0.1915	£0.1893	£0.2482	£0.2460	£0.3049	£0.3027	£0.3418	£0.3396	£0.3985	£0.3963	£0.4552	£0.4530	£0.5119	£0.5097	£0.5686	£0.5664								
3	Eight unit development - village centre	8	0.04	£0.50	£0.1614	£0.1578	£0.2488	£0.2453	£0.3363	£0.3327	£0.4237	£0.4202	£0.4795	£0.4760	£0.5670	£0.5634	£0.6544	£0.6509	£0.7413	£0.7377	£0.8278	£0.8243								
4	Ten unit development - edge of village	10	0.08	£0.93	£0.3036	£0.2992	£0.4128	£0.4084	£0.5220	£0.5176	£0.6311	£0.6268	£0.7008	£0.6964	£0.8098	£0.8055	£0.9179	£0.9136	£1.0260	£1.0217	£1.1341	£1.1298								
5	Ten unit development - rural site	10	0.04	£0.53	£0.3036	£0.2992	£0.4128	£0.4084	£0.5220	£0.5176	£0.6311	£0.6268	£0.7008	£0.6964	£0.8098	£0.8055	£0.9179	£0.9136	£1.0260	£1.0217	£1.1341	£1.1298								
6	Fifteen unit development - edge of village	15	0.10	£1.24	£0.4554	£0.4488	£0.6192	£0.6126	£0.7829	£0.7764	£0.9467	£0.9401	£1.0511	£1.0446	£1.2147	£1.2082	£1.3769	£1.3704	£1.5390	£1.5326	£1.7012	£1.6947								
7	Twenty unit development - within town/village boundary	20	0.06	£0.71	£0.5666	£0.5580	£0.7785	£0.7699	£0.9904	£0.9819	£1.2024	£1.1938	£1.3364	£1.3279	£1.5484	£1.5398	£1.7603	£1.7517	£1.9723	£1.9637	£2.1842	£2.1756								
8	Thirty unit development - town centre	30	0.13	£1.55	£1.5872	£1.5532	£2.4098	£2.3758	£3.2290	£3.1955	£4.0413	£4.0078	£4.5498	£4.5163	£5.3621	£5.3286	£6.1743	£6.1409	£6.9866	£6.9531	£7.7988	£7.7654								
9	Fifty unit development within town/village boundary	50	0.07	£0.88	£0.5380	£0.5167	£1.0372	£1.0159	£1.5364	£1.5151	£2.0356	£2.0143	£2.3403	£2.3191	£2.8382	£2.8172	£3.3327	£3.3116	£3.8271	£3.8060	£4.3215	£4.3005								
10	One hundred unit development - edge of town	100	0.18	£2.17	£0.1019	£0.0601	£1.1263	£1.0844	£2.1381	£2.0968	£3.1497	£3.1084	£3.7789	£3.7376	£4.7843	£4.7434	£5.7862	£5.7454	£6.7881	£6.7473	£7.7901	£7.7493								
11	Three hundred unit scheme - edge of town	300	0.10	£1.24	£0.0388	-£0.0772	£2.8371	£2.7235	£5.6097	£5.4973	£8.3624	£8.2500	£10.0416	£9.9291	£12.7736	£12.6622	£15.5044	£15.3929	£18.2269	£18.1163	£20.9401	£20.8295								
12	Caravan Park - 20 units	20	0.25	£3.10	£0.7079	£0.6991	£0.7781	£0.7693	£0.8483	£0.8395	£0.9185	£0.9097	£0.8834	£0.8746	£0.9536	£0.9448	£1.0238	£1.0150	£1.0940	£1.0852	£1.1642	£1.1555								
13	Caravan Park - 40 units	40	0.14	£1.77	£1.3284	£1.3108	£1.4689	£1.4513	£1.6093	£1.5917	£1.7498	£1.7322	£1.6794	£1.6618	£1.8199	£1.8023	£1.9603	£1.9427	£2.1008	£2.0832	£2.2412	£2.2236								
14	Caravan Park - 100 units	100	0.33	£4.13	£3.3211	£3.2771	£3.6722	£3.6282	£4.0233	£3.9793	£4.3744	£4.3304	£4.1986	£4.1546	£4.5497	£4.5057	£4.9008	£4.8568	£5.2519	£5.2079	£5.6030	£5.5590								
15	C2 care scheme - flatted scheme in town centre	60	0.22	£2.75	-£3.3612	-£3.3717	-£2.9168	-£2.9272	-£2.4724	-£2.4828	-£2.0279	-£2.0384	-£1.8225	-£1.8329	-£1.3781	-£1.3885	-£0.9336	-£0.9441	-£0.4935	-£0.5038	-£0.0562	-£0.0665								
16	C2 care scheme - flatted scheme edge of town/village	80	0.33	£4.13	-£4.4816	-£4.4955	-£3.8890	-£3.9030	-£3.2965	-£3.3104	-£2.7039	-£2.7179	-£2.4300	-£2.4439	-£1.8374	-£1.8514	-£1.2449	-£1.2588	-£0.6581	-£0.6718	-£0.0750	-£0.0887								
17	C2 care scheme - houses - edge of town/village	50	0.56	£6.88	£0.6005	£0.5920	£1.0786	£1.0703	£1.5539	£1.5456	£2.0292	£2.0209	£2.3141	£2.3058	£2.7880	£2.7798	£3.2581	£3.2499	£3.7282	£3.7200	£4.1983	£4.1901								

BLV: LOWER GREENFIELD				£4,101 psm			£4,341 psm			£4,580 psm			£4,820 psm			£5,059 psm			£5,299 psm			£5,538 psm			£5,778 psm			£6,017 psm		
	Description	No of units		BLV (£ m)	Baseline	EVC	Baseline	EVC	Baseline	EVC	Baseline	EVC	Baseline	EVC	Baseline	EVC	Baseline	EVC	Baseline	EVC	Baseline	EVC	Baseline	EVC	Baseline	EVC	Baseline	EVC		
1	Three unit development within town/village boundary	3	0.03	£0.18	£0.0809	£0.0795	£0.1149	£0.1136	£0.1489	£0.1476	£0.1829	£0.1816	£0.2051	£0.2037	£0.2391	£0.2378	£0.2731	£0.2718	£0.3071	£0.3058	£0.3412	£0.3398								
2	Five unit development - edge of village	5	0.05	£0.26	£0.1348	£0.1326	£0.1915	£0.1893	£0.2482	£0.2460	£0.3049	£0.3027	£0.3418	£0.3396	£0.3985	£0.3963	£0.4552	£0.4530	£0.5119	£0.5097	£0.5686	£0.5664								
3	Eight unit development - village centre	8	0.04	£0.21	£0.1614	£0.1578	£0.2488	£0.2453	£0.3363	£0.3327	£0.4237	£0.4202	£0.4795	£0.4760	£0.5670	£0.5634	£0.6544	£0.6509	£0.7413	£0.7377	£0.8278	£0.8243								
4	Ten unit development - edge of village	10	0.08	£0.40	£0.3036	£0.2992	£0.4128	£0.4084	£0.5220	£0.5176	£0.6311	£0.6268	£0.7008	£0.6964	£0.8098	£0.8055	£0.9179	£0.9136	£1.0260	£1.0217	£1.1341	£1.1298								
5	Ten unit development - rural site	10	0.04	£0.23	£0.3036	£0.2992	£0.4128	£0.4084	£0.5220	£0.5176	£0.6311	£0.6268	£0.7008	£0.6964	£0.8098	£0.8055	£0.9179	£0.9136	£1.0260	£1.0217	£1.1341	£1.1298								
6	Fifteen unit development - edge of village	15	0.10	£0.53	£0.4554	£0.4488	£0.6192	£0.6126	£0.7829	£0.7764	£0.9467	£0.9401	£1.0511	£1.0446	£1.2147	£1.2082	£1.3769	£1.3704	£1.5390	£1.5326	£1.7012	£1.6947								
7	Twenty unit development - within town/village boundary	20	0.06	£0.30	£0.5666	£0.5580	£0.7785	£0.7699	£0.9904	£0.9819	£1.2024	£1.1938	£1.3364	£1.3279	£1.5484	£1.5398	£1.7603	£1.7517	£1.9723	£1.9637	£2.1842	£2.1756								
8	Thirty unit development - town centre	30	0.13	£0.66	£1.5872	£1.5532	£2.4098	£2.3758	£3.2290	£3.1955	£4.0413	£4.0078	£4.5498	£4.5163	£5.3621	£5.3286	£6.1743	£6.1409	£6.9866	£6.9531	£7.7988	£7.7654								
9	Fifty unit development within town/village boundary	50	0.07	£0.38	£0.5380	£0.5167	£1.0372	£1.0159	£1.5364	£1.5151	£2.0356	£2.0143	£2.3403	£2.3191	£2.8382	£2.8172	£3.3327	£3.3116	£3.8271	£3.8060	£4.3215	£4.3005								
10	One hundred unit development - edge of town	100	0.18	£0.92	£0.1019	£0.0601	£1.1263	£1.0844	£2.1381	£2.0968	£3.1497	£3.1084	£3.7789	£3.7376	£4.7843	£4.7434	£5.7862	£5.7454	£6.7881	£6.7473	£7.7901	£7.7493								
11	Three hundred unit scheme - edge of town	300	0.10	£0.53	£0.0388	-£0.0772	£2.8371	£2.7235	£5.6097	£5.4973	£8.3624	£8.2500	£10.0416	£9.9291	£12.7736	£12.6622	£15.5044	£15.3929	£18.2269	£18.1163	£20.9401	£20.8295								
12	Caravan Park - 20 units	20	0.25	£1.32	£0.7079	£0.6991	£0.7781	£0.7693	£0.8483	£0.8395	£0.9185	£0.9097	£0.8834	£0.8746	£0.9536	£0.9448	£1.0238	£1.0150	£1.0940	£1.0852	£1.1642	£1.1555								
13	Caravan Park - 40 units	40	0.14	£0.75	£1.3284	£1.3108	£1.4689	£1.4513	£1.6093	£1.5917	£1.7498	£1.7322	£1.6794	£1.6618	£1.8199	£1.8023	£1.9603	£1.9427	£2.1008	£2.0832	£2.2412	£2.2236								
14	Caravan Park - 100 units	100	0.33	£1.76	£3.3211	£3.2771	£3.6722	£3.6282	£4.0233	£3.9793	£4.3744	£4.3304	£4.1986	£4.1546	£4.5497	£4.5057	£4.9008	£4.8568	£5.2519	£5.2079	£5.6030	£5.5590								
15	C2 care scheme - flattened scheme in town centre	60	0.22	£1.17	-£3.3612	-£3.3717	-£2.9168	-£2.9272	-£2.4724	-£2.4828	-£2.0279	-£2.0384	-£1.8225	-£1.8329	-£1.3781	-£1.3885	-£0.9336	-£0.9441	-£0.4935	-£0.5039	-£0.0562	-£0.0665								
16	C2 care scheme - flattened scheme edge of town/village	80	0.33	£1.76	-£4.4816	-£4.4955	-£3.8890	-£3.9030	-£3.2965	-£3.3104	-£2.7039	-£2.7179	-£2.4300	-£2.4439	-£1.8374	-£1.8514	-£1.2449	-£1.2588	-£0.6581	-£0.6718	-£0.0750	-£0.0887								
17	C2 care scheme - houses - edge of town/village	50	0.56	£2.93	£0.6005	£0.5920	£1.0786	£1.0703	£1.5539	£1.5456	£2.0292	£2.0209	£2.3141	£2.3058	£2.7880	£2.7798	£3.2581	£3.2499	£3.7282	£3.7200	£4.1983	£4.1901								

Net zero carbon B / Y

Sales value (£ psm):

BLV: PREVIOUSLY DEVELOPED LAND				£4,101 psm		£4,341 psm		£4,580 psm		£4,820 psm		£5,059 psm		£5,299 psm		£5,538 psm		£5,778 psm		£6,017 psm		
	Description	No of units	Site area	BLV (£ m)	Baseline	NZC B/Y	Baseline	NZC B/Y	Baseline	NZC B/Y	Baseline	NZC B/Y	Baseline	NZC B/Y	Baseline	NZC B/Y	Baseline	NZC B/Y	Baseline	NZC B/Y	Baseline	NZC B/Y
1	Three unit development within town/village boundary	3	0.03	£0.38	£0.0809	-£0.0022	£0.1149	£0.0319	£0.1489	£0.0659	£0.1829	£0.0999	£0.2051	£0.1221	£0.2391	£0.1561	£0.2731	£0.1901	£0.3071	£0.2241	£0.3412	£0.2581
2	Five unit development - edge of village	5	0.05	£0.57	£0.1348	-£0.0036	£0.1915	£0.0531	£0.2482	£0.1098	£0.3049	£0.1665	£0.3418	£0.2034	£0.3985	£0.2601	£0.4552	£0.3168	£0.5119	£0.3735	£0.5686	£0.4302
3	Eight unit development - village centre	8	0.04	£0.46	£0.1614	-£0.0607	£0.2488	£0.0277	£0.3363	£0.1151	£0.4237	£0.2026	£0.4795	£0.2584	£0.5670	£0.3458	£0.6544	£0.4333	£0.7413	£0.5207	£0.8278	£0.6082
4	Ten unit development - edge of village	10	0.08	£0.86	£0.3036	£0.0313	£0.4128	£0.1405	£0.5220	£0.2497	£0.6311	£0.3588	£0.7008	£0.4285	£0.8098	£0.5377	£0.9179	£0.6468	£1.0260	£0.7560	£1.1341	£0.8652
5	Ten unit development - rural site	10	0.04	£0.49	£0.3036	£0.0313	£0.4128	£0.1405	£0.5220	£0.2497	£0.6311	£0.3588	£0.7008	£0.4285	£0.8098	£0.5377	£0.9179	£0.6468	£1.0260	£0.7560	£1.1341	£0.8652
6	Fifteen unit development - edge of village	15	0.10	£1.14	£0.4554	£0.0469	£0.6192	£0.2107	£0.7829	£0.3745	£0.9467	£0.5383	£1.0511	£0.6427	£1.2147	£0.8065	£1.3769	£0.9703	£1.5390	£1.1340	£1.7012	£1.2978
7	Twenty unit development - within town/village boundary	20	0.06	£0.65	£0.5666	£0.0269	£0.7785	£0.2416	£0.9904	£0.4562	£1.2024	£0.6705	£1.3364	£0.8045	£1.5484	£1.0165	£1.7603	£1.2284	£1.9723	£1.4404	£2.1842	£1.6523
8	Thirty unit development - town centre	30	0.13	£1.43	£1.5872	-£0.6754	£2.4098	£0.1574	£3.2290	£0.9800	£4.0413	£1.8026	£4.5498	£2.3168	£5.3621	£3.1395	£6.1743	£3.9557	£6.9866	£4.7680	£7.7988	£5.5802
9	Fifty unit development within town/village boundary	50	0.07	£0.81	£0.5380	-£0.8439	£1.0372	-£0.3299	£1.5364	£0.1814	£2.0356	£0.6863	£2.3403	£0.9910	£2.8382	£1.4902	£3.3327	£1.9895	£3.8271	£2.4887	£4.3215	£2.9879
10	One hundred unit development - edge of town	100	0.18	£2.00	£0.1019	-£2.9073	£1.1263	-£1.8512	£2.1381	-£0.7950	£3.1497	£0.2436	£3.7789	£0.8797	£4.7843	£1.8979	£5.7862	£2.9095	£6.7881	£3.9211	£7.7901	£4.9306
11	Three hundred unit scheme - edge of town	300	0.10	£1.14	£0.0388	-£8.3791	£2.8371	-£5.3692	£5.6097	-£2.4392	£8.3624	£0.4265	£10.0416	£2.1297	£12.7736	£4.9099	£15.5044	£7.6725	£18.2269	£10.4252	£20.9401	£13.1611
12	Caravan Park - 20 units	20	0.25	£2.85	£0.7079	£0.7079	£0.7781	£0.7781	£0.8483	£0.8483	£0.9185	£0.9185	£0.8834	£0.8834	£0.9536	£0.9536	£1.0238	£1.0238	£1.0940	£1.0940	£1.1642	£1.1642
13	Caravan Park - 40 units	40	0.14	£1.63	£1.3284	£1.3284	£1.4689	£1.4689	£1.6093	£1.6093	£1.7498	£1.7498	£1.6794	£1.6794	£1.8199	£1.8199	£1.9603	£1.9603	£2.1008	£2.1008	£2.2412	£2.2412
14	Caravan Park - 100 units	100	0.33	£3.80	£3.3211	£3.3211	£3.6722	£3.6722	£4.0233	£4.0233	£4.3744	£4.3744	£4.1986	£4.1986	£4.5497	£4.5497	£4.9008	£4.9008	£5.2519	£5.2519	£5.6030	£5.6030
15	C2 care scheme - flatted scheme in town centre	60	0.22	£2.54	-£3.3612	-£5.1069	-£2.9168	-£4.6625	-£2.4724	-£4.2181	-£2.0279	-£3.7737	-£1.8225	-£3.5682	-£1.3781	-£3.1238	-£0.9336	-£2.6794	-£0.4935	-£2.2350	-£0.0562	-£1.7905
16	C2 care scheme - flatted scheme edge of town/village	80	0.33	£3.80	-£4.4816	-£6.8092	-£3.8890	-£6.2167	-£3.2965	-£5.6241	-£2.7039	-£5.0316	-£2.4300	-£4.7576	-£1.8374	-£4.1651	-£1.2449	-£3.5725	-£0.6581	-£2.9799	-£0.0750	-£2.3874
17	C2 care scheme - houses - edge of town/village	50	0.56	£6.34	£0.6005	-£0.7246	£1.0786	-£0.2321	£1.5539	£0.2532	£2.0292	£0.7349	£2.3141	£1.0229	£2.7880	£1.4983	£3.2581	£1.9736	£3.7282	£2.4489	£4.1983	£2.9242

BLV: HIGHER GREENFIELD				£4,101 psm			£4,341 psm			£4,580 psm			£4,820 psm			£5,059 psm			£5,299 psm			£5,538 psm			£5,778 psm			£6,017 psm		
	Description	No of units		BLV (£ m)	Baseline	NZC B/Y	Baseline	NZC B/Y	Baseline	NZC B/Y	Baseline	NZC B/Y	Baseline	NZC B/Y	Baseline	NZC B/Y	Baseline	NZC B/Y	Baseline	NZC B/Y	Baseline	NZC B/Y	Baseline	NZC B/Y	Baseline	NZC B/Y	Baseline	NZC B/Y		
1	Three unit development within town/village boundary	3	0.03	£0.41	£0.0809	-£0.0022	£0.1149	£0.0319	£0.1489	£0.0659	£0.1829	£0.0999	£0.2051	£0.1221	£0.2391	£0.1561	£0.2731	£0.1901	£0.3071	£0.2241	£0.3412	£0.2581								
2	Five unit development - edge of village	5	0.05	£0.62	£0.1348	-£0.0036	£0.1915	£0.0531	£0.2482	£0.1098	£0.3049	£0.1665	£0.3418	£0.2034	£0.3985	£0.2601	£0.4552	£0.3168	£0.5119	£0.3735	£0.5686	£0.4302								
3	Eight unit development - village centre	8	0.04	£0.50	£0.1614	-£0.0607	£0.2488	£0.0277	£0.3363	£0.1151	£0.4237	£0.2026	£0.4795	£0.2584	£0.5670	£0.3458	£0.6544	£0.4333	£0.7413	£0.5207	£0.8278	£0.6082								
4	Ten unit development - edge of village	10	0.08	£0.93	£0.3036	£0.0313	£0.4128	£0.1405	£0.5220	£0.2497	£0.6311	£0.3588	£0.7008	£0.4285	£0.8098	£0.5377	£0.9179	£0.6468	£1.0260	£0.7560	£1.1341	£0.8652								
5	Ten unit development - rural site	10	0.04	£0.53	£0.3036	£0.0313	£0.4128	£0.1405	£0.5220	£0.2497	£0.6311	£0.3588	£0.7008	£0.4285	£0.8098	£0.5377	£0.9179	£0.6468	£1.0260	£0.7560	£1.1341	£0.8652								
6	Fifteen unit development - edge of village	15	0.10	£1.24	£0.4554	£0.0469	£0.6192	£0.2107	£0.7829	£0.3745	£0.9467	£0.5383	£1.0511	£0.6427	£1.2147	£0.8065	£1.3769	£0.9703	£1.5390	£1.1340	£1.7012	£1.2978								
7	Twenty unit development - within town/village boundary	20	0.06	£0.71	£0.5666	£0.0269	£0.7785	£0.2416	£0.9904	£0.4562	£1.2024	£0.6705	£1.3364	£0.8045	£1.5484	£1.0165	£1.7603	£1.2284	£1.9723	£1.4404	£2.1842	£1.6523								
8	Thirty unit development - town centre	30	0.13	£1.55	£1.5872	-£0.6754	£2.4098	£0.1574	£3.2290	£0.9800	£4.0413	£1.8026	£4.5498	£2.3168	£5.3621	£3.1395	£6.1743	£3.9557	£6.9866	£4.7680	£7.7988	£5.5802								
9	Fifty unit development within town/village boundary	50	0.07	£0.88	£0.5380	-£0.8439	£1.0372	-£0.3299	£1.5364	£0.1814	£2.0356	£0.6863	£2.3403	£0.9910	£2.8382	£1.4902	£3.3327	£1.9895	£3.8271	£2.4887	£4.3215	£2.9879								
10	One hundred unit development - edge of town	100	0.18	£2.17	£0.1019	-£2.9073	£1.1263	-£1.8512	£2.1381	-£0.7950	£3.1497	£0.2436	£3.7789	£0.8797	£4.7843	£1.8979	£5.7862	£2.9095	£6.7881	£3.9211	£7.7901	£4.9306								
11	Three hundred unit scheme - edge of town	300	0.10	£1.24	£0.0388	-£8.3791	£2.8371	-£5.3692	£5.6097	-£2.4392	£8.3624	£0.4265	£10.0416	£2.1297	£12.7736	£4.9099	£15.5044	£7.6725	£18.2269	£10.4252	£20.9401	£13.1611								
12	Caravan Park - 20 units	20	0.25	£3.10	£0.7079	£0.7079	£0.7781	£0.7781	£0.8483	£0.8483	£0.9185	£0.9185	£0.8834	£0.8834	£0.9536	£0.9536	£1.0238	£1.0238	£1.0940	£1.0940	£1.1642	£1.1642								
13	Caravan Park - 40 units	40	0.14	£1.77	£1.3284	£1.3284	£1.4689	£1.4689	£1.6093	£1.6093	£1.7498	£1.7498	£1.6794	£1.6794	£1.8199	£1.8199	£1.9603	£1.9603	£2.1008	£2.1008	£2.2412	£2.2412								
14	Caravan Park - 100 units	100	0.33	£4.13	£3.3211	£3.3211	£3.6722	£3.6722	£4.0233	£4.0233	£4.3744	£4.3744	£4.1986	£4.1986	£4.5497	£4.5497	£4.9008	£4.9008	£5.2519	£5.2519	£5.6030	£5.6030								
15	C2 care scheme - flatted scheme in town centre	60	0.22	£2.75	-£3.3612	-£5.1069	-£2.9168	-£4.6625	-£2.4724	-£4.2181	-£2.0279	-£3.7737	-£1.8225	-£3.5682	-£1.3781	-£3.1238	-£0.9336	-£2.6794	-£0.4935	-£2.2350	-£0.0562	-£1.7905								
16	C2 care scheme - flatted scheme edge of town/village	80	0.33	£4.13	-£4.4816	-£6.8092	-£3.8890	-£6.2167	-£3.2965	-£5.6241	-£2.7039	-£5.0316	-£2.4300	-£4.7576	-£1.8374	-£4.1651	-£1.2449	-£3.5725	-£0.6581	-£2.9799	-£0.0750	-£2.3874								
17	C2 care scheme - houses - edge of town/village	50	0.56	£6.88	£0.6005	-£0.7246	£1.0786	-£0.2321	£1.5539	£0.2532	£2.0292	£0.7349	£2.3141	£1.0229	£2.7880	£1.4983	£3.2581	£1.9736	£3.7282	£2.4489	£4.1983	£2.9242								

BLV: LOWER GREENFIELD				£4,101 psm			£4,341 psm			£4,580 psm			£4,820 psm			£5,059 psm			£5,299 psm			£5,538 psm			£5,778 psm			£6,017 psm		
	Description	No of units		BLV (£ m)	Baseline	NZC B/Y	Baseline	NZC B/Y	Baseline	NZC B/Y	Baseline	NZC B/Y	Baseline	NZC B/Y	Baseline	NZC B/Y	Baseline	NZC B/Y	Baseline	NZC B/Y	Baseline	NZC B/Y	Baseline	NZC B/Y	Baseline	NZC B/Y				
1	Three unit development within town/village boundary	3	0.03	£0.18	£0.0809	-£0.0022	£0.1149	£0.0319	£0.1489	£0.0659	£0.1829	£0.0999	£0.2051	£0.1221	£0.2391	£0.1561	£0.2731	£0.1901	£0.3071	£0.2241	£0.3412	£0.2581								
2	Five unit development - edge of village	5	0.05	£0.26	£0.1348	-£0.0036	£0.1915	£0.0531	£0.2482	£0.1098	£0.3049	£0.1665	£0.3418	£0.2034	£0.3985	£0.2601	£0.4552	£0.3168	£0.5119	£0.3735	£0.5686	£0.4302								
3	Eight unit development - village centre	8	0.04	£0.21	£0.1614	-£0.0607	£0.2488	£0.0277	£0.3363	£0.1151	£0.4237	£0.2026	£0.4795	£0.2584	£0.5670	£0.3458	£0.6544	£0.4333	£0.7413	£0.5207	£0.8278	£0.6082								
4	Ten unit development - edge of village	10	0.08	£0.40	£0.3036	£0.0313	£0.4128	£0.1405	£0.5220	£0.2497	£0.6311	£0.3588	£0.7008	£0.4285	£0.8098	£0.5377	£0.9179	£0.6468	£1.0260	£0.7560	£1.1341	£0.8652								
5	Ten unit development - rural site	10	0.04	£0.23	£0.3036	£0.0313	£0.4128	£0.1405	£0.5220	£0.2497	£0.6311	£0.3588	£0.7008	£0.4285	£0.8098	£0.5377	£0.9179	£0.6468	£1.0260	£0.7560	£1.1341	£0.8652								
6	Fifteen unit development - edge of village	15	0.10	£0.53	£0.4554	£0.0469	£0.6192	£0.2107	£0.7829	£0.3745	£0.9467	£0.5383	£1.0511	£0.6427	£1.2147	£0.8065	£1.3769	£0.9703	£1.5390	£1.1340	£1.7012	£1.2978								
7	Twenty unit development - within town/village boundary	20	0.06	£0.30	£0.5666	£0.0269	£0.7785	£0.2416	£0.9904	£0.4562	£1.2024	£0.6705	£1.3364	£0.8045	£1.5484	£1.0165	£1.7603	£1.2284	£1.9723	£1.4404	£2.1842	£1.6523								
8	Thirty unit development - town centre	30	0.13	£0.66	£1.5872	-£0.6754	£2.4098	£0.1574	£3.2290	£0.9800	£4.0413	£1.8026	£4.5498	£2.3168	£5.3621	£3.1395	£6.1743	£3.9557	£6.9866	£4.7680	£7.7988	£5.5802								
9	Fifty unit development within town/village boundary	50	0.07	£0.38	£0.5380	-£0.8439	£1.0372	-£0.3299	£1.5364	£0.1814	£2.0356	£0.6863	£2.3403	£0.9910	£2.8382	£1.4902	£3.3327	£1.8995	£3.8271	£2.4887	£4.3215	£2.9879								
10	One hundred unit development - edge of town	100	0.18	£0.92	£0.1019	-£2.9073	£1.1263	-£1.8512	£2.1381	-£0.7950	£3.1497	£0.2436	£3.7789	£0.8797	£4.7843	£1.8979	£5.7862	£2.9095	£6.7881	£3.9211	£7.7901	£4.9306								
11	Three hundred unit scheme - edge of town	300	0.10	£0.53	£0.0388	-£8.3791	£2.8371	-£5.3692	£5.6097	-£2.4392	£8.3624	£0.4265	£10.0416	£2.1297	£12.7736	£4.9099	£15.5044	£7.6725	£18.2269	£10.4252	£20.9401	£13.1611								
12	Caravan Park - 20 units	20	0.25	£1.32	£0.7079	£0.7079	£0.7781	£0.7781	£0.8483	£0.8483	£0.9185	£0.9185	£0.8834	£0.8834	£0.9536	£0.9536	£1.0238	£1.0238	£1.0940	£1.0940	£1.1642	£1.1642								
13	Caravan Park - 40 units	40	0.14	£0.75	£1.3284	£1.3284	£1.4689	£1.4689	£1.6093	£1.6093	£1.7498	£1.7498	£1.6794	£1.6794	£1.8199	£1.8199	£1.9603	£1.9603	£2.1008	£2.1008	£2.2412	£2.2412								
14	Caravan Park - 100 units	100	0.33	£1.76	£3.3211	£3.3211	£3.6722	£3.6722	£4.0233	£4.0233	£4.3744	£4.3744	£4.1986	£4.1986	£4.5497	£4.5497	£4.9008	£4.9008	£5.2519	£5.2519	£5.6030	£5.6030								
15	C2 care scheme - flatted scheme in town centre	60	0.22	£1.17	-£3.3612	-£5.1069	-£2.9169	-£4.6625	-£2.4724	-£4.2181	-£2.0279	-£3.7737	-£1.8225	-£3.5682	-£1.3781	-£3.1238	-£0.9336	-£2.6794	-£0.4935	-£2.2350	-£0.0562	-£1.7905								
16	C2 care scheme - flatted scheme edge of town/village	80	0.33	£1.76	-£4.4816	-£6.8092	-£3.8890	-£6.2167	-£3.2965	-£5.6241	-£2.7039	-£5.0316	-£2.4300	-£4.7576	-£1.8374	-£4.1651	-£1.2449	-£3.5725	-£0.6581	-£2.9799	-£0.0750	-£2.3874								
17	C2 care scheme - houses - edge of town/village	50	0.56	£2.93	£0.6005	-£0.7246	£1.0786	-£0.2321	£1.5539	£0.2532	£2.0292	£0.7349	£2.3141	£1.0229	£2.7880	£1.4983	£3.2581	£1.9736	£3.7282	£2.4489	£4.1983	£2.9242								

Net zero carbon A / X

Sales value (£ psm):

BLV: PREVIOUSLY DEVELOPED LAND				£4,101 psm			£4,341 psm			£4,580 psm			£4,820 psm			£5,059 psm			£5,299 psm			£5,538 psm			£5,778 psm			£6,017 psm		
	Description	No of units	Site area	BLV (£ m)	Baseline	NZC A/X	Baseline	NZC A/X	Baseline	NZC A/X	Baseline	NZC A/X	Baseline	NZC A/X	Baseline	NZC A/X	Baseline	NZC A/X	Baseline	NZC A/X	Baseline	NZC A/X	Baseline	NZC A/X	Baseline	NZC A/X	Baseline	NZC A/X		
1	Three unit development within town/village boundary	3	0.03	£0.38	£0.0809	£0.0532	£0.1149	£0.0872	£0.1489	£0.1212	£0.1829	£0.1553	£0.2051	£0.1774	£0.2391	£0.2114	£0.2731	£0.2454	£0.3071	£0.2795	£0.3412	£0.3135								
2	Five unit development - edge of village	5	0.05	£0.57	£0.1348	£0.0887	£0.1915	£0.1454	£0.2482	£0.2021	£0.3049	£0.2588	£0.3418	£0.2957	£0.3985	£0.3524	£0.4552	£0.4091	£0.5119	£0.4658	£0.5686	£0.5225								
3	Eight unit development - village centre	8	0.04	£0.46	£0.1614	£0.0877	£0.2488	£0.1751	£0.3363	£0.2626	£0.4237	£0.3500	£0.4795	£0.4058	£0.5670	£0.4933	£0.6544	£0.5807	£0.7413	£0.6682	£0.8278	£0.7552								
4	Ten unit development - edge of village	10	0.08	£0.86	£0.3036	£0.2128	£0.4128	£0.3220	£0.5220	£0.4312	£0.6311	£0.5404	£0.7008	£0.6100	£0.8098	£0.7192	£0.9179	£0.8284	£1.0260	£0.9366	£1.1341	£1.0447								
5	Ten unit development - rural site	10	0.04	£0.49	£0.3036	£0.2128	£0.4128	£0.3220	£0.5220	£0.4312	£0.6311	£0.5404	£0.7008	£0.6100	£0.8098	£0.7192	£0.9179	£0.8284	£1.0260	£0.9366	£1.1341	£1.0447								
6	Fifteen unit development - edge of village	15	0.10	£1.14	£0.4554	£0.3192	£0.6192	£0.4830	£0.7829	£0.6468	£0.9467	£0.8106	£1.0511	£0.9150	£1.2147	£1.0788	£1.3769	£1.2426	£1.5390	£1.4049	£1.7012	£1.5671								
7	Twenty unit development - within town/village boundary	20	0.06	£0.65	£0.5666	£0.3869	£0.7785	£0.6012	£0.9904	£0.8131	£1.2024	£1.0251	£1.3364	£1.1591	£1.5484	£1.3711	£1.7603	£1.5830	£1.9723	£1.7950	£2.1842	£2.0069								
8	Thirty unit development - town centre	30	0.13	£1.43	£1.5872	£0.8364	£2.4098	£1.6590	£3.2290	£2.4816	£4.0413	£3.3017	£4.5498	£3.8103	£5.3621	£4.6225	£6.1743	£5.4348	£6.9866	£6.2471	£7.7988	£7.0593								
9	Fifty unit development within town/village boundary	50	0.07	£0.81	£0.5380	£0.0821	£1.0372	£0.5874	£1.5364	£1.0866	£2.0356	£1.5859	£2.3403	£1.8906	£2.8382	£2.3898	£3.3327	£2.8886	£3.8271	£3.3830	£4.3215	£3.8774								
10	One hundred unit development - edge of town	100	0.18	£2.00	£0.1019	-£0.8930	£1.1263	£0.1491	£2.1381	£1.1735	£3.1497	£2.1855	£3.7789	£2.8147	£4.7843	£3.8263	£5.7862	£4.8330	£6.7881	£5.8350	£7.7901	£6.8369								
11	Three hundred unit scheme - edge of town	300	0.10	£1.14	£0.0388	-£2.7071	£2.8371	£0.1680	£5.6097	£2.9650	£8.3624	£5.7376	£10.0416	£7.4167	£12.7736	£10.1694	£15.5044	£12.9028	£18.2269	£15.6335	£20.9401	£18.3586								
12	Caravan Park - 20 units	20	0.25	£2.85	£0.7079	£0.7079	£0.7781	£0.7781	£0.8483	£0.8483	£0.9185	£0.9185	£0.8834	£0.8834	£0.9536	£0.9536	£1.0238	£1.0238	£1.0940	£1.0940	£1.1642	£1.1642								
13	Caravan Park - 40 units	40	0.14	£1.63	£1.3284	£1.3284	£1.4689	£1.4689	£1.6093	£1.6093	£1.7498	£1.7498	£1.6794	£1.6794	£1.8199	£1.8199	£1.9603	£1.9603	£2.1008	£2.1008	£2.2412	£2.2412								
14	Caravan Park - 100 units	100	0.33	£3.80	£3.3211	£3.3211	£3.6722	£3.6722	£4.0233	£4.0233	£4.3744	£4.3744	£4.1986	£4.1986	£4.5497	£4.5497	£4.9008	£4.9008	£5.2519	£5.2519	£5.6030	£5.6030								
15	C2 care scheme - flatted scheme in town centre	60	0.22	£2.54	-£3.3612	-£3.9431	-£2.9168	-£3.4987	-£2.4724	-£3.0543	-£2.0279	-£2.6099	-£1.8225	-£2.4044	-£1.3781	-£1.9600	-£0.9336	-£1.5156	-£0.4935	-£1.0711	-£0.0562	-£0.6294								
16	C2 care scheme - flatted scheme edge of town/village	80	0.33	£3.80	-£4.4816	-£5.2575	-£3.8890	-£4.6649	-£3.2965	-£4.0724	-£2.7039	-£3.4798	-£2.4300	-£3.2058	-£1.8374	-£2.6133	-£1.2449	-£2.0207	-£0.6581	-£1.4282	-£0.0750	-£0.8392								
17	C2 care scheme - houses - edge of town/village	50	0.56	£6.34	£0.6005	£0.1635	£1.0786	£0.6453	£1.5539	£1.1235	£2.0292	£1.5989	£2.3141	£1.8837	£2.7880	£2.3590	£3.2581	£2.8342	£3.7282	£3.3043	£4.1983	£3.7744								

BLV: HIGHER GREENFIELD				£4,101 psm			£4,341 psm			£4,580 psm			£4,820 psm			£5,059 psm			£5,299 psm			£5,538 psm			£5,778 psm			£6,017 psm		
	Description	No of units		BLV (£ m)	Baseline	NZC A/X	Baseline	NZC A/X	Baseline	NZC A/X	Baseline	NZC A/X	Baseline	NZC A/X	Baseline	NZC A/X	Baseline	NZC A/X	Baseline	NZC A/X	Baseline	NZC A/X	Baseline	NZC A/X	Baseline	NZC A/X	Baseline	NZC A/X		
1	Three unit development within town/village boundary	3	0.03	£0.41	£0.0809	£0.0532	£0.1149	£0.0872	£0.1489	£0.1212	£0.1829	£0.1553	£0.2051	£0.1774	£0.2391	£0.2114	£0.2731	£0.2454	£0.3071	£0.2795	£0.3412	£0.3135								
2	Five unit development - edge of village	5	0.05	£0.62	£0.1348	£0.0887	£0.1915	£0.1454	£0.2482	£0.2021	£0.3049	£0.2588	£0.3418	£0.2957	£0.3985	£0.3524	£0.4552	£0.4091	£0.5119	£0.4658	£0.5686	£0.5225								
3	Eight unit development - village centre	8	0.04	£0.50	£0.1614	£0.0877	£0.2488	£0.1751	£0.3363	£0.2626	£0.4237	£0.3500	£0.4795	£0.4058	£0.5670	£0.4933	£0.6544	£0.5807	£0.7413	£0.6682	£0.8278	£0.7552								
4	Ten unit development - edge of village	10	0.08	£0.93	£0.3036	£0.2128	£0.4128	£0.3220	£0.5220	£0.4312	£0.6311	£0.5404	£0.7008	£0.6100	£0.8098	£0.7192	£0.9179	£0.8284	£1.0260	£0.9366	£1.1341	£1.0447								
5	Ten unit development - rural site	10	0.04	£0.53	£0.3036	£0.2128	£0.4128	£0.3220	£0.5220	£0.4312	£0.6311	£0.5404	£0.7008	£0.6100	£0.8098	£0.7192	£0.9179	£0.8284	£1.0260	£0.9366	£1.1341	£1.0447								
6	Fifteen unit development - edge of village	15	0.10	£1.24	£0.4554	£0.3192	£0.6192	£0.4830	£0.7829	£0.6468	£0.9467	£0.8106	£1.0511	£0.9150	£1.2147	£1.0788	£1.3769	£1.2426	£1.5390	£1.4049	£1.7012	£1.5671								
7	Twenty unit development - within town/village boundary	20	0.06	£0.71	£0.5666	£0.3869	£0.7785	£0.6012	£0.9904	£0.8131	£1.2024	£1.0251	£1.3364	£1.1591	£1.5484	£1.3711	£1.7603	£1.5830	£1.9723	£1.7950	£2.1842	£2.0069								
8	Thirty unit development - town centre	30	0.13	£1.55	£1.5872	£0.8364	£2.4098	£1.6590	£3.2290	£2.4816	£4.0413	£3.3017	£4.5498	£3.8103	£5.3621	£4.6225	£6.1743	£5.4348	£6.9866	£6.2471	£7.7988	£7.0593								
9	Fifty unit development within town/village boundary	50	0.07	£0.88	£0.5380	£0.0821	£1.0372	£0.5874	£1.5364	£1.0866	£2.0356	£1.5859	£2.3403	£1.8906	£2.8382	£2.3898	£3.3327	£2.8886	£3.8271	£3.3830	£4.3215	£3.8774								
10	One hundred unit development - edge of town	100	0.18	£2.17	£0.1019	-£0.8930	£1.1263	£0.1491	£2.1381	£1.1735	£3.1497	£2.1855	£3.7789	£2.8147	£4.7843	£3.8263	£5.7862	£4.8330	£6.7881	£5.8350	£7.7901	£6.8369								
11	Three hundred unit scheme - edge of town	300	0.10	£1.24	£0.0388	-£2.7071	£2.8371	£0.1680	£5.6097	£2.9650	£8.3624	£5.7376	£10.0416	£7.4167	£12.7736	£10.1694	£15.5044	£12.9028	£18.2269	£15.6335	£20.9401	£18.3586								
12	Caravan Park - 20 units	20	0.25	£3.10	£0.7079	£0.7079	£0.7781	£0.7781	£0.8483	£0.8483	£0.9185	£0.9185	£0.8834	£0.8834	£0.9536	£0.9536	£1.0238	£1.0238	£1.0940	£1.0940	£1.1642	£1.1642								
13	Caravan Park - 40 units	40	0.14	£1.77	£1.3284	£1.3284	£1.4689	£1.4689	£1.6093	£1.6093	£1.7498	£1.7498	£1.6794	£1.6794	£1.8199	£1.8199	£1.9603	£1.9603	£2.1008	£2.1008	£2.2412	£2.2412								
14	Caravan Park - 100 units	100	0.33	£4.13	£3.3211	£3.3211	£3.6722	£3.6722	£4.0233	£4.0233	£4.3744	£4.3744	£4.1986	£4.1986	£4.5497	£4.5497	£4.9008	£4.9008	£5.2519	£5.2519	£5.6030	£5.6030								
15	C2 care scheme - flatted scheme in town centre	60	0.22	£2.75	-£3.3612	-£3.9431	-£2.9168	-£3.4987	-£2.4724	-£3.0543	-£2.0279	-£2.6099	-£1.8225	-£2.4044	-£1.3781	-£1.9600	-£0.9336	-£1.5156	-£0.4935	-£1.0711	-£0.0562	-£0.6294								
16	C2 care scheme - flatted scheme edge of town/village	80	0.33	£4.13	-£4.4816	-£5.2575	-£3.8890	-£4.6649	-£3.2965	-£4.0724	-£2.7039	-£3.4798	-£2.4300	-£3.2058	-£1.8374	-£2.6133	-£1.2449	-£2.0207	-£0.6581	-£1.4282	-£0.0750	-£0.8392								
17	C2 care scheme - houses - edge of town/village	50	0.56	£6.88	£0.6005	£0.1635	£1.0786	£0.6453	£1.5539	£1.1235	£2.0292	£1.5989	£2.3141	£1.8837	£2.7880	£2.3590	£3.2581	£2.8342	£3.7282	£3.3043	£4.1983	£3.7744								

BLV: LOWER GREENFIELD				£4,101 psm			£4,341 psm			£4,580 psm			£4,820 psm			£5,059 psm			£5,299 psm			£5,538 psm			£5,778 psm			£6,017 psm		
	Description	No of units		BLV (£ m)	Baseline	NZC A/X	Baseline	NZC A/X	Baseline	NZC A/X	Baseline	NZC A/X	Baseline	NZC A/X	Baseline	NZC A/X	Baseline	NZC A/X	Baseline	NZC A/X	Baseline	NZC A/X	Baseline	NZC A/X	Baseline	NZC A/X	Baseline	NZC A/X		
1	Three unit development within town/village boundary	3	0.03	£0.18	£0.0809	£0.0532	£0.1149	£0.0872	£0.1489	£0.1212	£0.1829	£0.1553	£0.2051	£0.1774	£0.2391	£0.2114	£0.2731	£0.2454	£0.3071	£0.2795	£0.3412	£0.3135								
2	Five unit development - edge of village	5	0.05	£0.26	£0.1348	£0.0887	£0.1915	£0.1454	£0.2482	£0.2021	£0.3049	£0.2588	£0.3418	£0.2957	£0.3985	£0.3524	£0.4552	£0.4091	£0.5119	£0.4658	£0.5686	£0.5225								
3	Eight unit development - village centre	8	0.04	£0.21	£0.1614	£0.0877	£0.2488	£0.1751	£0.3363	£0.2626	£0.4237	£0.3500	£0.4795	£0.4058	£0.5670	£0.4933	£0.6544	£0.5807	£0.7413	£0.6682	£0.8278	£0.7552								
4	Ten unit development - edge of village	10	0.08	£0.40	£0.3036	£0.2128	£0.4128	£0.3220	£0.5220	£0.4312	£0.6311	£0.5404	£0.7008	£0.6100	£0.8098	£0.7192	£0.9179	£0.8284	£1.0260	£0.9366	£1.1341	£1.0447								
5	Ten unit development - rural site	10	0.04	£0.23	£0.3036	£0.2128	£0.4128	£0.3220	£0.5220	£0.4312	£0.6311	£0.5404	£0.7008	£0.6100	£0.8098	£0.7192	£0.9179	£0.8284	£1.0260	£0.9366	£1.1341	£1.0447								
6	Fifteen unit development - edge of village	15	0.10	£0.53	£0.4554	£0.3192	£0.6192	£0.4830	£0.7829	£0.6468	£0.9467	£0.8106	£1.0511	£0.9150	£1.2147	£1.0788	£1.3769	£1.2426	£1.5390	£1.4049	£1.7012	£1.5671								
7	Twenty unit development - within town/village boundary	20	0.06	£0.30	£0.5666	£0.3869	£0.7785	£0.6012	£0.9904	£0.8131	£1.2024	£1.0251	£1.3364	£1.1591	£1.5484	£1.3711	£1.7603	£1.5830	£1.9723	£1.7950	£2.1842	£2.0069								
8	Thirty unit development - town centre	30	0.13	£0.66	£1.5872	£0.8364	£2.4098	£1.6590	£3.2290	£2.4816	£4.0413	£3.3017	£4.5498	£3.8103	£5.3621	£4.6225	£6.1743	£5.4348	£6.9866	£6.2471	£7.7988	£7.0593								
9	Fifty unit development within town/village boundary	50	0.07	£0.38	£0.5380	£0.0821	£1.0372	£0.5874	£1.5364	£1.0866	£2.0356	£1.5859	£2.3403	£1.8906	£2.8382	£2.3898	£3.3327	£2.8886	£3.8271	£3.3830	£4.3215	£3.8774								
10	One hundred unit development - edge of town	100	0.18	£0.92	£0.1019	£-0.8930	£1.1263	£0.1491	£2.1381	£1.1735	£3.1497	£2.1855	£3.7789	£2.8147	£4.7843	£3.8263	£5.7862	£4.8330	£6.7881	£5.8350	£7.7901	£6.8369								
11	Three hundred unit scheme - edge of town	300	0.10	£0.53	£0.0388	£-2.7071	£2.8371	£0.1680	£5.6097	£2.9650	£8.3624	£5.7376	£10.0416	£7.4167	£12.7736	£10.1694	£15.5044	£12.9028	£18.2269	£15.6335	£20.9401	£18.3586								
12	Caravan Park - 20 units	20	0.25	£1.32	£0.7079	£0.7079	£0.7781	£0.7781	£0.8483	£0.8483	£0.9185	£0.9185	£0.8834	£0.8834	£0.9536	£0.9536	£1.0238	£1.0238	£1.0940	£1.0940	£1.1642	£1.1642								
13	Caravan Park - 40 units	40	0.14	£0.75	£1.3284	£1.3284	£1.4689	£1.4689	£1.6093	£1.6093	£1.7498	£1.7498	£1.6794	£1.6794	£1.8199	£1.8199	£1.9603	£1.9603	£2.1008	£2.1008	£2.2412	£2.2412								
14	Caravan Park - 100 units	100	0.33	£1.76	£3.3211	£3.3211	£3.6722	£3.6722	£4.0233	£4.0233	£4.3744	£4.3744	£4.1986	£4.1986	£4.5497	£4.5497	£4.9008	£4.9008	£5.2519	£5.2519	£5.6030	£5.6030								
15	C2 care scheme - flatted scheme in town centre	60	0.22	£1.17	£-3.3612	£-3.9431	£-2.9168	£-3.4987	£-2.4724	£-3.0543	£-2.0279	£-2.6099	£-1.8225	£-2.4044	£-1.3781	£-1.9600	£-0.9336	£-1.5156	£-0.4935	£-1.0711	£-0.0562	£-0.6294								
16	C2 care scheme - flatted scheme edge of town/village	80	0.33	£1.76	£-4.4816	£-5.2575	£-3.8890	£-4.6649	£-3.2965	£-4.0724	£-2.7039	£-3.4798	£-2.4300	£-3.2058	£-1.8374	£-2.6133	£-1.2449	£-2.0207	£-0.6581	£-1.4282	£-0.0750	£-0.8392								
17	C2 care scheme - houses - edge of town/village	50	0.56	£2.93	£0.6005	£0.1635	£1.0786	£0.6453	£1.5539	£1.1235	£2.0292	£1.5989	£2.3141	£1.8837	£2.7880	£2.3590	£3.2581	£2.8342	£3.7282	£3.3043	£4.1983	£3.7744								

WEALDEN LOCAL PLAN VIABILITY TESTING

Sales value (£ psm):

£4,101

AH tenure (rent / SO):

AH %

80%

20%

BLV: PREVIOUSLY DEVELOPED LAND

Description	No of units	Site area	BLV (£ m)	Baseline	EVC	BNG	Access	Carbon A+X	Carbon B+Y	Carbon C+Z
1 Three unit development within town/village boundary	3	0.10	£0.09	£0.081	£0.080	£0.074	£0.069	£0.053	£0.002	£0.002
2 Five unit development - edge of village	5	0.27	£0.23	£0.135	£0.133	£0.123	£0.115	£0.089	£0.004	£0.004
3 Eight unit development - village centre	8	0.43	£0.37	£0.161	£0.158	£0.143	£0.130	£0.088	£0.061	£0.061
4 Ten unit development - edge of village	10	0.53	£0.46	£0.304	£0.299	£0.280	£0.264	£0.213	£0.031	£0.031
5 Ten unit development - rural site	10	0.67	£0.58	£0.304	£0.299	£0.280	£0.264	£0.213	£0.031	£0.031
6 Fifteen unit development - edge of village	15	0.80	£0.69	£0.455	£0.449	£0.421	£0.397	£0.319	£0.047	£0.047
7 Twenty unit development - within town/village boundary	20	0.89	£0.77	£0.567	£0.558	£0.521	£0.489	£0.387	£0.027	£0.027
8 Thirty unit development - town centre	30	1.00	£0.87	£1.587	£1.553	£1.396	£1.324	£0.836	£0.075	£0.075
9 Fifty unit development within town/village boundary	50	2.22	£1.92	£0.538	£0.517	£0.422	£0.364	£0.082	£0.844	£0.844
10 One hundred unit development - edge of town	100	5.56	£4.81	£0.102	£0.060	£0.149	£0.275	£0.893	£2.907	£2.907
11 Three hundred unit scheme - edge of town	300	16.67	£14.42	£0.039	£0.077	£0.654	£1.004	£2.707	£8.379	£8.379
12 Caravan Park - 20 units	20	0.50	£0.43	£0.708	£0.699	£0.708	£0.708	£0.708	£0.708	£0.708
13 Caravan Park - 40 units	40	1.00	£0.87	£1.328	£1.311	£1.328	£1.328	£1.328	£1.328	£1.328
14 Caravan Park - 100 units	100	2.50	£2.16	£3.321	£3.277	£3.321	£3.321	£3.321	£3.321	£3.321
15 C2 care scheme - flattened scheme in town centre	60	0.67	£0.58	£3.381	£3.372	£3.308	£3.522	£3.943	£5.107	£5.107
16 C2 care scheme - flattened scheme edge of town/village	80	1.33	£1.15	£4.482	£4.496	£4.678	£4.696	£5.257	£6.809	£6.809
17 C2 care scheme - houses - edge of town/village	50	1.56	£1.35	£0.600	£0.592	£0.498	£0.412	£0.164	£0.725	£0.725
18 Class E (retail) development - town centre	-	0.02	£0.02	£0.203	£0.203	£0.194	£0.203	£0.171	£0.106	£0.106
19 Class E (light industrial) development - town centre	-	0.14	£0.12	£0.336	£0.336	£0.307	£0.336	£0.455	£0.693	£0.693
20 Class E (retail) development - edge of town	-	0.24	£0.21	£1.450	£1.450	£1.389	£1.450	£1.218	£0.755	£0.755
21 Class E (office) development - town centre	-	0.02	£0.02	£0.422	£0.422	£0.435	£0.422	£0.472	£0.572	£0.572
22 Class E (office) development - town centre	-	0.08	£0.06	£1.809	£1.809	£1.864	£1.809	£2.023	£2.452	£2.452
23 Class E (office) development - edge of town	-	0.18	£0.15	£3.015	£3.015	£3.108	£3.015	£3.372	£4.066	£4.066
24 Industrial (B2/B8) out of town	-	0.83	£0.72	£1.606	£1.606	£1.537	£1.606	£1.339	£0.805	£0.805
25 Industrial (B2/B8) within town/village boundary	-	3.33	£2.88	£6.583	£6.583	£6.300	£6.583	£5.491	£3.307	£3.307
26 Industrial (B2/B8) edge of town/village	-	0.17	£0.14	£0.321	£0.321	£0.307	£0.321	£0.268	£0.161	£0.161
27 Hotel (town centre) 50 rooms	-	0.13	£0.11	£0.193	£0.193	£0.245	£0.193	£0.395	£0.799	£0.799
28 Hotel (town centre) 75 rooms	-	0.19	£0.16	£0.373	£0.373	£0.449	£0.373	£0.671	£1.267	£1.267
29 Hotel (town centre) 100 rooms	-	0.25	£0.22	£0.497	£0.497	£0.599	£0.497	£0.895	£1.689	£1.689
30 Community use/leisure within town/village	-	0.08	£0.07	£1.216	£1.216	£1.261	£1.216	£1.393	£1.745	£1.745

BLV: HIGHER GREENFIELD

Description	No of units	Site area	BLV (£ m)	Baseline	EVC	BNG	Access	Carbon A+X	Carbon B+Y	Carbon C+Z
1 Three unit development within town/village boundary	3	0.10	£0.04	£0.08	£0.08	£0.07	£0.07	£0.05	£0.00	£0.00
2 Five unit development - edge of village	5	0.27	£0.10	£0.13	£0.13	£0.12	£0.11	£0.09	£0.00	£0.00
3 Eight unit development - village centre	8	0.43	£0.16	£0.16	£0.16	£0.14	£0.13	£0.09	£0.06	£0.06
4 Ten unit development - edge of village	10	0.53	£0.20	£0.30	£0.30	£0.26	£0.26	£0.21	£0.03	£0.03
5 Ten unit development - rural site	10	0.67	£0.25	£0.30	£0.30	£0.28	£0.26	£0.21	£0.03	£0.03
6 Fifteen unit development - edge of village	15	0.80	£0.30	£0.46	£0.45	£0.42	£0.40	£0.32	£0.05	£0.05
7 Twenty unit development - within town/village boundary	20	0.89	£0.33	£0.57	£0.56	£0.52	£0.49	£0.39	£0.03	£0.03
8 Thirty unit development - town centre	30	1.00	£0.37	£1.59	£1.55	£1.40	£1.32	£0.84	£0.68	£0.68
9 Fifty unit development within town/village boundary	50	2.22	£0.82	£0.54	£0.52	£0.42	£0.36	£0.08	£0.84	£0.84
10 One hundred unit development - edge of town	100	5.56	£2.06	£0.10	£0.06	£0.15	£0.28	£0.89	£2.91	£2.91
11 Three hundred unit scheme - edge of town	300	16.67	£6.17	£0.04	£0.08	£0.65	£1.00	£2.71	£8.38	£8.38
12 Caravan Park - 20 units	20	0.50	£0.19	£0.71	£0.70	£0.71	£0.71	£0.71	£0.71	£0.71
13 Caravan Park - 40 units	40	1.00	£0.37	£1.33	£1.31	£1.33	£1.33	£1.33	£1.33	£1.33
14 Caravan Park - 100 units	100	2.50	£0.93	£3.32	£3.28	£3.32	£3.32	£3.32	£3.32	£3.32
15 C2 care scheme - flattened scheme in town centre	60	0.67	£0.25	£3.36	£3.37	£3.51	£3.52	£3.94	£5.11	£5.11
16 C2 care scheme - flattened scheme edge of town/village	80	1.33	£0.49	£4.48	£4.50	£4.68	£4.70	£5.26	£6.81	£6.81
17 C2 care scheme - houses - edge of town/village	50	1.56	£0.58	£0.60	£0.59	£0.49	£0.41	£0.16	£0.72	£0.72
18 Class E (retail) development - town centre	-	0.02	£0.01	£0.20	£0.20	£0.19	£0.20	£0.17	£0.11	£0.11
19 Class E (light industrial) development - town centre	-	0.14	£0.05	£0.34	£0.34	£0.37	£0.34	£0.46	£0.69	£0.69
20 Class E (retail) development - edge of town	-	0.24	£0.09	£1.45	£1.45	£1.39	£1.45	£1.22	£0.75	£0.75
21 Class E (office) development - town centre	-	0.02	£0.01	£0.42	£0.42	£0.43	£0.42	£0.47	£0.57	£0.57
22 Class E (office) development - town centre	-	0.08	£0.03	£1.81	£1.81	£1.86	£1.81	£2.02	£2.45	£2.45
23 Class E (office) development - edge of town	-	0.18	£0.07	£3.01	£3.01	£3.11	£3.01	£3.37	£4.09	£4.09
24 Industrial (B2/B8) out of town	-	0.83	£0.31	£1.61	£1.61	£1.54	£1.61	£1.34	£0.81	£0.81
25 Industrial (B2/B8) within town/village boundary	-	3.33	£1.23	£6.58	£6.58	£6.30	£6.58	£5.49	£3.31	£3.31
26 Industrial (B2/B8) edge of town/village	-	0.17	£0.06	£0.32	£0.32	£0.31	£0.32	£0.27	£0.16	£0.16
27 Hotel (town centre) 50 rooms	-	0.13	£0.05	£0.19	£0.19	£0.24	£0.19	£0.40	£0.80	£0.80
28 Hotel (town centre) 75 rooms	-	0.19	£0.07	£0.37	£0.37	£0.45	£0.37	£0.67	£1.27	£1.27
29 Hotel (town centre) 100 rooms	-	0.25	£0.09	£0.50	£0.50	£0.60	£0.50	£0.89	£1.69	£1.69
30 Community use/leisure within town/village	-	0.08	£0.03	£1.22	£1.22	£1.26	£1.22	£1.39	£1.75	£1.75

BLV: LOWER GREENFIELD

Description	No of units	Site area	BLV (£ m)	Baseline	EVC	BNG	Access	Carbon A+X	Carbon B+Y	Carbon C+Z
1 Three unit development within town/village boundary	3	0.10	£0.03	£0.08	£0.08	£0.07	£0.07	£0.05	£0.00	£0.00
2 Five unit development - edge of village	5	0.27	£0.07	£0.13	£0.13	£0.12	£0.11	£0.09	£0.00	£0.00
3 Eight unit development - village centre	8	0.43	£0.11	£0.16	£0.16	£0.14	£0.13	£0.09	£0.06	£0.06
4 Ten unit development - edge of village	5	0.53	£0.13	£0.30	£0.30	£0.28	£0.26	£0.21	£0.03	£0.03
5 Ten unit development - rural site	8	0.67	£0.17	£0.30	£0.30	£0.28	£0.26	£0.21	£0.03	£0.03
6 Fifteen unit development - edge of village	10	0.80	£0.20	£0.46	£0.45	£0.42	£0.40	£0.32	£0.05	£0.05
7 Twenty unit development - within town/village boundary	10	0.89	£0.22	£0.57	£0.56	£0.52	£0.49	£0.39	£0.03	£0.03
8 Thirty unit development - town centre	15	1.00	£0.25	£1.59	£1.55	£1.40	£1.32	£0.84	£0.68	£0.68
9 Fifty unit development within town/village boundary	20	2.22	£0.56	£0.54	£0.52	£0.42	£0.36	£0.08	£0.84	£0.84
10 One hundred unit development - edge of town	30	5.56	£1.39	£0.10	£0.06	£0.15	£0.28	£0.89	£2.91	£2.91
11 Three hundred unit scheme - edge of town	50	16.67	£4.17	£0.04	£0.08	£0.65	£1.00	£2.71	£8.38	£8.38
12 Caravan Park - 20 units	100	0.50	£0.13	£0.71	£0.70	£0.71	£0.71	£0.71	£0.71	£0.71
13 Caravan Park - 40 units	300	1.00	£0.25	£1.33	£1.31	£1.33	£1.33	£1.33	£1.33	£1.33
14 Caravan Park - 100 units	20	2.50	£0.63	£3.32	£3.28	£3.32	£3.32	£3.32	£3.32	£3.32
15 C2 care scheme - flattened scheme in town centre	40	0.67	£0.17	£3.36	£3.37	£3.51	£3.52	£3.94	£5.11	£5.11
16 C2 care scheme - flattened scheme edge of town/village	100	1.33	£0.33	£4.48	£4.50	£4.68	£4.70	£5.26	£6.81	£6.81
17 C2 care scheme - houses - edge of town/village	60	1.56	£0.39	£0.60	£0.59	£0.49	£0.41	£0.16	£0.72	£0.72
18 Class E (retail) development - town centre	80	0.02	£0.00	£0.20	£0.20	£0.19	£0.20	£0.17	£0.11	£0.11
19 Class E (light industrial) development - town centre	50	0.14	£0.04	£0.34	£0.34	£0.37	£0.34	£0.46	£0.69	£0.69
20 Class E (retail) development - edge of town	-	0.24	£0.06	£1.45	£1.45	£1.39	£1.45	£1.22	£0.75	£0.75
21 Class E (office) development - town centre	-	0.02	£0.00	£0.42	£0.42	£0.43	£0.42	£0.47	£0.57	£0.57
22 Class E (office) development - town centre	-	0.08	£0.02	£1.81	£1.81	£1.86	£1.81	£2.02	£2.45	£2.45
23 Class E (office) development - edge of town	-	0.18	£0.04	£3.01	£3.01	£3.11	£3.01	£3.37	£4.09	£4.09
24 Industrial (B2/B8) out of town	-	0.83	£0.21	£1.61	£1.61	£1.54	£1.61	£1.34	£0.81	£0.81
25 Industrial (B2/B8) within town/village boundary	-	3.33	£0.83	£6.58	£6.58	£6.30	£6.58	£5.49	£3.31	£3.31
26 Industrial (B2/B8) edge of town/village	-	0.17	£0.04	£0.32	£0.32	£0.31	£0.32	£0.27	£0.16	£0.16
27 Hotel (town centre) 50 rooms	-	0.13	£0.03	£0.19	£0.19	£0.24	£0.19	£0.40	£0.80	£0.80
28 Hotel (town centre) 75 rooms	-	0.19	£0.05	£0.37	£0.37	£0.45	£0.37	£0.67	£1.27	£1.27
29 Hotel (town centre) 100 rooms	-	0.25	£0.06	£0.50	£0.50	£0.60	£0.50	£0.89	£1.69	£1.69
30 Community use/leisure within town/village	-	0.08	£0.02	£1.22	£1.22	£1.26	£1.22	£1.39	£1.75	£1.75

% change in residual land values resulting from policy change

EVC	BNG	Access	Carbon A+X	Carbon B+Y	Carbon C+Z
1.66%	8.71%	14.76%	34.21%	102.68%	102.68%
1.66%	8.71%	14.76%	34.21%	102.68%	102.68%
2.21%	11.63%	19.71%	45.68%	137.60%	137.60%
1.45%	7.61%	12.90%	29.90%	89.70%	89.70%
1.45%	7.61%	12.90%	29.90%	89.70%	89.70%
1.45%	7.61%	12.90%	29.90%	89.70%	89.70%
1.52%	8.02%	13.64%	31.70%	95.25%	95.25%
2.14%	12.07%	16.60%	47.30%	142.55%	142.55%
3.96%	21.47%	32.35%	84.75%	256.86%	256.86%
41.06%	246.27%	370.10%	976.26%	2952.90%	2952.90%
298.89%	1784.65%	2687.86%	7077.73%	21697.87%	21697.87%
1.24%	0.00%	0.00%	0.00%	0.00%	0.00%
1.32%	0.00%	0.00%	0.00%	0.00%	0.00%
1.32%	0.00%	0.00%	0.00%	0.00%	0.00%
0.31%	4.41%	4.79%	17.31%	51.94%	51.94%
0.31%	4.41%	4.79%	17.31%	51.94%	51.94%
1.41%	18.52%	31.40%	72.77%	220.67%	220.67%
0.00%	4.18%	0.00%	15.99%	47.96%	47.96%
0.00%	9.16%	0.00%	35.50%	106.49%	106.49%
0.00%	4.18%	0.00%	15.99%	47.96%	47.96%
0.00%	3.04%	0.00%	11.85%	35.55%	35.55%
0.00%	3.04%	0.00%	11.85%	35.55%	35.55%
0.00%	3.04%	0.00%	11.85%	35.55%	35.55%
0.00%	4.32%	0.00%	16.63%	49.89%	49.89%
0.00%	4.31%	0.00%	16.59%	49.77%	49.77%
0.00%	4.32%	0.00%	16.63%	49.89%	49.89%
0.00%	26.80%	0.00%	104.59%	313.76%	313.76%
0.00%	20.47%	0.00%	79.87%	239.61%	239.61%
0.00%	20.47%	0.00%	79.87%	239.61%	239.61%
0.00%	3.72%	0.00%	14.51%	43.52%	43.52%

WALDEN LOCAL PLAN VIABILITY TESTING			Sales value (£ psm):		£4,341		AH tenure (rent / SO):		80% 35%		20%	
BLV: PREVIOUSLY DEVELOPED LAND												
Description	No of units	Site area	BLV (£m)	Baseline	EVC	BNG	Access	Carbon A+X	Carbon B+Y	Carbon C+Z		
1 Three unit development within town/village boundary	3	0.10	£0.09	£0.115	£0.114	£0.108	£0.103	£0.087	£0.032	£0.032		
2 Five unit development - edge of village	5	0.27	£0.23	£0.192	£0.189	£0.180	£0.172	£0.145	£0.053	£0.053		
3 Eight unit development - village centre	8	0.43	£0.37	£0.249	£0.245	£0.230	£0.217	£0.175	£0.028	£0.028		
4 Ten unit development - edge of village	10	0.53	£0.46	£0.413	£0.408	£0.390	£0.374	£0.322	£0.140	£0.140		
5 Ten unit development - rural site	10	0.67	£0.58	£0.413	£0.408	£0.390	£0.374	£0.322	£0.140	£0.140		
6 Fifteen unit development - edge of village	15	0.80	£0.69	£0.619	£0.613	£0.585	£0.560	£0.483	£0.211	£0.211		
7 Twenty unit development - within town/village boundary	20	0.89	£0.77	£0.779	£0.770	£0.733	£0.702	£0.601	£0.242	£0.242		
8 Thirty unit development - town centre	30	1.00	£0.87	£2.410	£2.376	£2.218	£2.146	£1.659	£0.157	£0.157		
9 Fifty unit development within town/village boundary	50	2.22	£1.92	£1.037	£1.016	£0.923	£0.885	£0.587	-£0.330	-£0.330		
10 One hundred unit development - edge of town	100	5.56	£4.81	£1.126	£1.084	£0.876	£0.763	£0.149	-£1.851	-£1.851		
11 Three hundred unit scheme - edge of town	300	16.67	£14.42	£2.837	£2.724	£2.162	£1.825	£0.168	-£5.369	-£5.369		
12 Caravan Park - 20 units	20	0.50	£0.43	£0.778	£0.769	£0.778	£0.778	£0.778	£0.778	£0.778		
13 Caravan Park - 40 units	40	1.00	£0.87	£1.469	£1.451	£1.469	£1.469	£1.469	£1.469	£1.469		
14 Caravan Park - 100 units	100	2.50	£2.16	£3.672	£3.628	£3.672	£3.672	£3.672	£3.672	£3.672		
15 C2 care scheme - flattened scheme in town centre	60	0.67	£0.58	£2.917	£2.927	£3.065	£3.078	£3.499	-£4.663	-£4.663		
16 C2 care scheme - flattened scheme edge of town/village	80	1.33	£1.33	£1.15	£3.893	£3.903	£4.087	£4.664	-£4.663	-£4.663		
17 C2 care scheme - houses - edge of town/village	50	1.56	£0.58	£1.079	£1.070	£0.869	£0.885	£0.845	-£0.292	-£0.292		
18 Class E (retail) development - town centre	-	0.02	£0.02	£0.203	£0.205	£0.194	£0.203	£0.171	£0.106	£0.106		
19 Class E (light industrial) development - town centre	-	0.14	£0.12	£0.336	£0.336	£0.367	£0.336	£0.445	-£0.693	-£0.693		
20 Class E (retail) development - edge of town	-	0.24	£0.21	£1.450	£1.450	£1.399	£1.450	£1.218	£0.755	£0.755		
21 Class E (office) development - town centre	-	0.02	£0.02	£0.422	£0.422	£0.435	£0.422	£0.472	-£0.572	-£0.572		
22 Class E (office) development - town centre	-	0.08	£0.06	£1.809	£1.809	£1.864	£1.809	£2.023	-£2.452	-£2.452		
23 Class E (office) development - edge of town	-	0.18	£0.15	£3.015	£3.015	£3.106	£3.015	£3.372	-£4.086	-£4.086		
24 Industrial (B2/B8) out of town	-	0.83	£0.72	£1.506	£1.506	£1.537	£1.506	£1.339	£0.805	£0.805		
25 Industrial (B2/B8) within town/village boundary	-	3.33	£2.88	£6.583	£6.583	£6.300	£6.583	£5.491	£3.307	£3.307		
26 Industrial (B2/B8) edge of town/village	-	0.17	£0.14	£0.321	£0.321	£0.307	£0.321	£0.268	£0.161	£0.161		
27 Hotel (town centre) 50 rooms	-	0.13	£0.11	£0.193	£0.193	£0.245	£0.193	£0.395	-£0.799	-£0.799		
28 Hotel (town centre) 75 rooms	-	0.19	£0.16	£0.373	£0.373	£0.449	£0.373	£0.671	-£1.267	-£1.267		
29 Hotel (town centre) 100 rooms	-	0.25	£0.22	£0.497	£0.497	£0.599	£0.497	£0.895	-£1.689	-£1.689		
30 Community use/leisure within town/village	-	0.08	£0.07	£1.216	£1.216	£1.261	£1.216	£1.393	-£1.745	-£1.745		

% change in residual land values resulting from policy change						BLVs	BLV per ha
EVC	BNG	Access	Carbon A+X	Carbon B+Y	Carbon C+Z	Previously Developed Land	£865,000
1.17%	6.13%	10.39%	24.08%	72.25%	72.25%	Higher greenfield	£370,000
1.17%	6.13%	10.39%	24.08%	72.25%	72.25%	Lower greenfield	£250,000
1.43%	7.54%	12.78%	29.63%	88.88%	88.88%		
1.06%	5.60%	9.49%	21.99%	65.97%	65.97%		
1.06%	5.60%	9.49%	21.99%	65.97%	65.97%		
1.06%	5.60%	9.49%	21.99%	65.97%	65.97%		
1.10%	5.80%	9.83%	22.77%	68.97%	68.97%		
1.41%	7.95%	10.93%	31.16%	93.47%	93.47%		
2.05%	11.04%	16.60%	43.36%	131.81%	131.81%		
3.72%	22.08%	33.12%	86.76%	264.36%	264.36%		
4.00%	23.79%	35.67%	94.08%	289.25%	289.25%		
1.13%	0.00%	0.00%	0.00%	0.00%	0.00%		
1.20%	0.00%	0.00%	0.00%	0.00%	0.00%		
1.20%	0.00%	0.00%	0.00%	0.00%	0.00%		
0.36%	5.08%	5.52%	19.95%	59.85%	59.85%		
0.36%	5.08%	5.52%	19.95%	59.85%	59.85%		
0.77%	10.16%	17.22%	40.17%	121.52%	121.52%		
0.00%	4.18%	0.00%	15.99%	47.96%	47.96%		
0.00%	9.16%	0.00%	35.50%	106.49%	106.49%		
0.00%	4.18%	0.00%	15.99%	47.96%	47.96%		
0.00%	3.04%	0.00%	11.85%	35.55%	35.55%		
0.00%	3.04%	0.00%	11.85%	35.55%	35.55%		
0.00%	3.04%	0.00%	11.85%	35.55%	35.55%		
0.00%	4.32%	0.00%	16.63%	49.89%	49.89%		
0.00%	4.31%	0.00%	16.59%	49.77%	49.77%		
0.00%	4.32%	0.00%	16.63%	49.89%	49.89%		
0.00%	26.80%	0.00%	104.59%	313.76%	313.76%		
0.00%	20.47%	0.00%	79.87%	239.61%	239.61%		
0.00%	20.47%	0.00%	79.87%	239.61%	239.61%		
0.00%	3.72%	0.00%	14.51%	43.52%	43.52%		

Change in residual land values resulting from policy change					
EV/C	BNG	Access	Carbon A+X	Carbon B+Y	Carbon C+Z
1.17%	6.13%	10.39%	24.08%	72.25%	72.25%
1.17%	6.13%	10.39%	24.08%	72.25%	72.25%
1.43%	7.54%	12.78%	29.63%	88.88%	88.88%
1.06%	5.60%	9.49%	21.99%	65.97%	65.97%
1.06%	5.60%	9.49%	21.99%	65.97%	65.97%
1.06%	5.60%	9.49%	21.99%	65.97%	65.97%
1.10%	5.80%	9.83%	22.77%	68.97%	68.97%
1.41%	7.95%	10.93%	31.16%	93.47%	93.47%
2.05%	11.04%	16.60%	43.36%	131.81%	131.81%
3.72%	22.08%	33.12%	86.76%	264.36%	264.36%
4.00%	23.79%	35.67%	94.08%	289.25%	289.25%
1.13%	0.00%	0.00%	0.00%	0.00%	0.00%
1.20%	0.00%	0.00%	0.00%	0.00%	0.00%
1.20%	0.00%	0.00%	0.00%	0.00%	0.00%
0.36%	5.08%	5.52%	19.95%	59.85%	59.85%
0.36%	5.08%	5.52%	19.95%	59.85%	59.85%
0.77%	10.16%	17.22%	40.17%	121.52%	121.52%
0.00%	4.18%	0.00%	15.99%	47.96%	47.96%
0.00%	9.16%	0.00%	35.50%	106.49%	106.49%
0.00%	4.18%	0.00%	15.99%	47.96%	47.96%
0.00%	3.04%	0.00%	11.85%	35.55%	35.55%
0.00%	3.04%	0.00%	11.85%	35.55%	35.55%
0.00%	3.04%	0.00%	11.85%	35.55%	35.55%
0.00%	4.32%	0.00%	16.63%	49.89%	49.89%
0.00%	4.31%	0.00%	16.59%	49.77%	49.77%
0.00%	4.32%	0.00%	16.63%	49.89%	49.89%
0.00%	26.80%	0.00%	104.59%	313.76%	313.76%
0.00%	20.47%	0.00%	79.87%	239.61%	239.61%
0.00%	20.47%	0.00%	79.87%	239.61%	239.61%
0.00%	3.72%	0.00%	14.51%	43.52%	43.52%

% change in residual land values resulting from policy change					
EVC	BNG	Access	Carbon A+X	Carbon B+Y	Carbon C+Z
1.17%	6.13%	10.39%	24.08%	72.25%	72.25%
1.17%	6.13%	10.39%	24.08%	72.25%	72.25%
1.43%	7.54%	12.78%	29.63%	88.88%	88.88%
1.06%	5.60%	9.49%	21.99%	65.97%	65.97%
1.06%	5.60%	9.49%	21.99%	65.97%	65.97%
1.06%	5.60%	9.49%	21.99%	65.97%	65.97%
1.10%	5.80%	9.83%	22.77%	68.97%	68.97%
1.41%	7.95%	10.93%	31.16%	93.47%	93.47%
2.05%	11.04%	16.60%	43.36%	131.81%	131.81%
3.72%	22.08%	33.12%	86.76%	264.36%	264.36%
4.00%	23.79%	35.67%	94.08%	289.25%	289.25%
1.13%	0.00%	0.00%	0.00%	0.00%	0.00%
1.20%	0.00%	0.00%	0.00%	0.00%	0.00%
1.20%	0.00%	0.00%	0.00%	0.00%	0.00%
0.36%	5.08%	5.52%	19.95%	59.85%	59.85%
0.36%	5.08%	5.52%	19.95%	59.85%	59.85%
0.77%	10.16%	17.22%	40.17%	121.52%	121.52%
0.00%	4.18%	0.00%	15.99%	47.96%	47.96%
0.00%	9.16%	0.00%	35.50%	106.49%	106.49%
0.00%	4.18%	0.00%	15.99%	47.96%	47.96%
0.00%	3.04%	0.00%	11.85%	35.55%	35.55%
0.00%	3.04%	0.00%	11.85%	35.55%	35.55%
0.00%	3.04%	0.00%	11.85%	35.55%	35.55%
0.00%	4.32%	0.00%	16.63%	49.89%	49.89%
0.00%	4.31%	0.00%	16.59%	49.77%	49.77%
0.00%	4.32%	0.00%	16.63%	49.89%	49.89%
0.00%	26.80%	0.00%	104.59%	313.76%	313.76%
0.00%	20.47%	0.00%	79.87%	239.61%	239.61%
0.00%	20.47%	0.00%	79.87%	239.61%	239.61%
0.00%	3.72%	0.00%	14.51%	43.52%	43.52%

WEALDEN LOCAL PLAN VIABILITY TESTING

Sales value (£ psm):

£4,580

AH tenure (rent / SO):

80%

20%

BLV: PREVIOUSLY DEVELOPED LAND

Description	No of units	Site area	BLV (£ m)	Baseline	EVC	BNG	Access	Carbon A+X	Carbon B+Y	Carbon C+Z
1 Three unit development within town/village boundary	3	0.10	£0.09	£0.149	£0.148	£0.142	£0.137	£0.121	£0.068	£0.088
2 Five unit development - edge of village	5	0.27	£0.23	£0.248	£0.246	£0.236	£0.228	£0.202	£0.110	£0.110
3 Eight unit development - village centre	8	0.43	£0.37	£0.336	£0.333	£0.318	£0.304	£0.263	£0.115	£0.115
4 Ten unit development - edge of village	10	0.53	£0.46	£0.522	£0.518	£0.499	£0.483	£0.431	£0.250	£0.250
5 Ten unit development - rural site	10	0.67	£0.58	£0.522	£0.518	£0.499	£0.483	£0.431	£0.250	£0.250
6 Fifteen unit development - edge of village	15	0.80	£0.69	£0.783	£0.776	£0.748	£0.724	£0.647	£0.374	£0.374
7 Twenty unit development - within town/village boundary	20	0.89	£0.77	£0.990	£0.982	£0.945	£0.914	£0.813	£0.456	£0.456
8 Thirty unit development - town centre	30	1.00	£0.87	£3.229	£3.196	£3.040	£2.969	£2.482	£0.980	£0.980
9 Fifty unit development within town/village boundary	50	2.22	£1.92	£1.636	£1.515	£1.422	£1.384	£1.087	£0.181	£0.181
10 One hundred unit development - edge of town	100	5.56	£4.81	£2.138	£2.097	£1.893	£1.770	£1.173	£0.795	£0.795
11 Three hundred unit scheme - edge of town	300	16.67	£14.42	£5.610	£5.497	£4.941	£4.604	£2.965	£2.439	£2.439
12 Caravan Park - 20 units	20	0.50	£0.43	£0.848	£0.840	£0.848	£0.848	£0.848	£0.848	£0.848
13 Caravan Park - 40 units	40	1.00	£0.87	£1.609	£1.592	£1.609	£1.609	£1.609	£1.609	£1.609
14 Caravan Park - 100 units	100	2.50	£2.16	£4.023	£3.979	£4.023	£4.023	£4.023	£4.023	£4.023
15 C2 care scheme - flattened scheme in town centre	60	0.67	£0.58	£2.472	£2.483	£2.520	£2.634	£3.054	£4.218	£4.218
16 C2 care scheme - flattened scheme edge of town/village	80	1.33	£1.15	£3.286	£3.310	£3.494	£3.511	£4.072	£5.624	£5.624
17 C2 care scheme - houses - edge of town/village	50	1.56	£1.35	£1.554	£1.546	£1.444	£1.368	£1.124	£0.253	£0.253
18 Class E (retail) development - town centre	-	0.02	£0.02	£0.203	£0.203	£0.194	£0.203	£0.171	£0.108	£0.108
19 Class E (light industrial) development - town centre	-	0.14	£0.12	£0.336	£0.336	£0.307	£0.336	£0.455	£0.693	£0.693
20 Class E (retail) development - edge of town	-	0.24	£0.21	£1.450	£1.450	£1.389	£1.450	£1.218	£0.755	£0.755
21 Class E (office) development - town centre	-	0.02	£0.02	£0.422	£0.422	£0.435	£0.422	£0.472	£0.572	£0.572
22 Class E (office) development - town centre	-	0.08	£0.06	£1.809	£1.809	£1.864	£1.809	£2.023	£2.452	£2.452
23 Class E (office) development - edge of town	-	0.18	£0.15	£3.015	£3.015	£3.108	£3.015	£3.372	£4.086	£4.086
24 Industrial (B2/B8) out of town	-	0.83	£0.72	£1.606	£1.606	£1.537	£1.606	£1.339	£0.805	£0.805
25 Industrial (B2/B8) within town/village boundary	-	3.33	£2.88	£6.583	£6.583	£6.300	£6.583	£5.491	£3.307	£3.307
26 Industrial (B2/B8) edge of town/village	-	0.17	£0.14	£0.321	£0.321	£0.307	£0.321	£0.268	£0.161	£0.161
27 Hotel (town centre) 50 rooms	-	0.13	£0.11	£0.193	£0.193	£0.245	£0.193	£0.395	£0.799	£0.799
28 Hotel (town centre) 75 rooms	-	0.19	£0.16	£0.373	£0.373	£0.449	£0.373	£0.671	£1.267	£1.267
29 Hotel (town centre) 100 rooms	-	0.25	£0.22	£0.497	£0.497	£0.599	£0.497	£0.895	£1.689	£1.689
30 Community use/leisure within town/village	-	0.08	£0.07	£1.216	£1.216	£1.261	£1.216	£1.393	£1.745	£1.745

BLV: HIGHER GREENFIELD

Description	No of units		BLV (£ m)	Baseline	EVC	BNG	Access	Carbon A+X	Carbon B+Y	Carbon C+Z
1 Three unit development within town/village boundary	3	0.10	£0.04	£0.15	£0.15	£0.14	£0.14	£0.12	£0.07	£0.07
2 Five unit development - edge of village	5	0.27	£0.10	£0.25	£0.25	£0.24	£0.23	£0.20	£0.11	£0.11
3 Eight unit development - village centre	8	0.43	£0.16	£0.34	£0.33	£0.32	£0.30	£0.26	£0.12	£0.12
4 Ten unit development - edge of village	10	0.53	£0.20	£0.52	£0.52	£0.50	£0.48	£0.43	£0.25	£0.25
5 Ten unit development - rural site	10	0.67	£0.25	£0.52	£0.52	£0.50	£0.48	£0.43	£0.25	£0.25
6 Fifteen unit development - edge of village	15	0.80	£0.30	£0.78	£0.78	£0.75	£0.72	£0.65	£0.37	£0.37
7 Twenty unit development - within town/village boundary	20	0.89	£0.33	£0.99	£0.98	£0.95	£0.91	£0.81	£0.46	£0.46
8 Thirty unit development - town centre	30	1.00	£0.37	£3.23	£3.20	£3.04	£2.97	£2.48	£0.98	£0.98
9 Fifty unit development within town/village boundary	50	2.22	£0.82	£1.54	£1.52	£1.42	£1.36	£1.09	£0.18	£0.18
10 One hundred unit development - edge of town	100	5.56	£2.06	£2.14	£2.10	£1.89	£1.77	£1.17	£0.80	£0.80
11 Three hundred unit scheme - edge of town	300	16.67	£6.17	£5.61	£5.50	£4.94	£4.60	£2.96	£2.44	£2.44
12 Caravan Park - 20 units	20	0.50	£0.19	£0.85	£0.84	£0.85	£0.85	£0.85	£0.85	£0.85
13 Caravan Park - 40 units	40	1.00	£0.37	£1.61	£1.59	£1.61	£1.61	£1.61	£1.61	£1.61
14 Caravan Park - 100 units	100	2.50	£0.93	£4.02	£3.98	£4.02	£4.02	£4.02	£4.02	£4.02
15 C2 care scheme - flattened scheme in town centre	60	0.67	£0.25	£2.47	£2.48	£2.62	£2.63	£3.05	£4.22	£4.22
16 C2 care scheme - flattened scheme edge of town/village	80	1.33	£0.49	£3.30	£3.31	£3.49	£3.51	£4.07	£5.62	£5.62
17 C2 care scheme - houses - edge of town/village	50	1.56	£0.58	£1.55	£1.55	£1.44	£1.37	£1.12	£0.25	£0.25
18 Class E (retail) development - town centre	-	0.02	£0.01	£0.20	£0.20	£0.19	£0.20	£0.17	£0.11	£0.11
19 Class E (light industrial) development - town centre	-	0.14	£0.05	£0.34	£0.34	£0.37	£0.34	£0.46	£0.69	£0.69
20 Class E (retail) development - edge of town	-	0.24	£0.09	£1.45	£1.45	£1.39	£1.45	£1.22	£0.75	£0.75
21 Class E (office) development - town centre	-	0.02	£0.01	£0.42	£0.42	£0.43	£0.42	£0.47	£0.57	£0.57
22 Class E (office) development - town centre	-	0.08	£0.03	£1.81	£1.81	£1.86	£1.81	£2.02	£2.45	£2.45
23 Class E (office) development - edge of town	-	0.18	£0.07	£3.01	£3.01	£3.11	£3.01	£3.37	£4.09	£4.09
24 Industrial (B2/B8) out of town	-	0.83	£0.31	£1.61	£1.61	£1.54	£1.61	£1.34	£0.81	£0.81
25 Industrial (B2/B8) within town/village boundary	-	3.33	£1.23	£6.58	£6.58	£6.30	£6.58	£5.49	£3.31	£3.31
26 Industrial (B2/B8) edge of town/village	-	0.17	£0.06	£0.32	£0.32	£0.31	£0.32	£0.27	£0.16	£0.16
27 Hotel (town centre) 50 rooms	-	0.13	£0.05	£0.19	£0.19	£0.24	£0.19	£0.40	£0.80	£0.80
28 Hotel (town centre) 75 rooms	-	0.19	£0.07	£0.37	£0.37	£0.45	£0.37	£0.67	£1.27	£1.27
29 Hotel (town centre) 100 rooms	-	0.25	£0.09	£0.50	£0.50	£0.60	£0.50	£0.89	£1.69	£1.69
30 Community use/leisure within town/village	-	0.08	£0.03	£1.22	£1.22	£1.26	£1.22	£1.39	£1.75	£1.75

BLV: LOWER GREENFIELD

Description	No of units		BLV (£ m)	Baseline	EVC	BNG	Access	Carbon A+X	Carbon B+Y	Carbon C+Z
1 Three unit development within town/village boundary	3	0.10	£0.03	£0.15	£0.15	£0.14	£0.14	£0.12	£0.07	£0.07
2 Five unit development - edge of village	5	0.27	£0.07	£0.25	£0.25	£0.24	£0.23	£0.20	£0.11	£0.11
3 Eight unit development - village centre	3	0.43	£0.11	£0.34	£0.33	£0.32	£0.30	£0.26	£0.12	£0.12
4 Ten unit development - edge of village	5	0.53	£0.13	£0.52	£0.52	£0.50	£0.48	£0.43	£0.25	£0.25
5 Ten unit development - rural site	8	0.67	£0.17	£0.52	£0.52	£0.50	£0.48	£0.43	£0.25	£0.25
6 Fifteen unit development - edge of village	10	0.80	£0.20	£0.78	£0.78	£0.75	£0.72	£0.65	£0.37	£0.37
7 Twenty unit development - within town/village boundary	10	0.89	£0.22	£0.99	£0.98	£0.95	£0.91	£0.81	£0.46	£0.46
8 Thirty unit development - town centre	15	1.00	£0.25	£3.23	£3.20	£3.04	£2.97	£2.48	£0.98	£0.98
9 Fifty unit development within town/village boundary	20	2.22	£0.56	£1.54	£1.52	£1.42	£1.36	£1.09	£0.18	£0.18
10 One hundred unit development - edge of town	30	5.56	£1.39	£2.14	£2.10	£1.89	£1.77	£1.17	£0.80	£0.80
11 Three hundred unit scheme - edge of town	50	16.67	£4.17	£5.61	£5.50	£4.94	£4.60	£2.96	£2.44	£2.44
12 Caravan Park - 20 units	100	0.50	£0.13	£0.85	£0.84	£0.85	£0.85	£0.85	£0.85	£0.85
13 Caravan Park - 40 units	300	1.00	£0.25	£1.61	£1.59	£1.61	£1.61	£1.61	£1.61	£1.61
14 Caravan Park - 100 units	20	2.50	£0.63	£4.02	£3.98	£4.02	£4.02	£4.02	£4.02	£4.02
15 C2 care scheme - flattened scheme in town centre	40	0.67	£0.17	£2.47	£2.48	£2.62	£2.63	£3.05	£4.22	£4.22
16 C2 care scheme - flattened scheme edge of town/village	100	1.33	£0.33	£3.30	£3.31	£3.49	£3.51	£4.07	£5.62	£5.62
17 C2 care scheme - houses - edge of town/village	60	1.56	£0.39	£1.55	£1.55	£1.44	£1.37	£1.12	£0.25	£0.25
18 Class E (retail) development - town centre	80	0.02	£0.00	£0.20	£0.20	£0.19	£0.20	£0.17	£0.11	£0.11
19 Class E (light industrial) development - town centre	50	0.14	£0.04	£0.34	£0.34	£0.37	£0.34	£0.46	£0.69	£0.69
20 Class E (retail) development - edge of town	-	0.24	£0.06	£1.45	£1.45	£1.39	£1.45	£1.22	£0.75	£0.75
21 Class E (office) development - town centre	-	0.02	£0.00	£0.42	£0.42	£0.43	£0.42	£0.47	£0.57	£0.57
22 Class E (office) development - town centre	-	0.08	£0.02	£1.81	£1.81	£1.86	£1.81	£2.02	£2.45	£2.45
23 Class E (office) development - edge of town	-	0.18	£0.04	£3.01	£3.01	£3.11	£3.01	£3.37	£4.09	£4.09
24 Industrial (B2/B8) out of town	-	0.83	£0.21	£1.61	£1.61	£1.54	£1.61	£1.34	£0.81	£0.81
25 Industrial (B2/B8) within town/village boundary	-	3.33	£0.83	£6.58	£6.58	£6.30	£6.58	£5.49	£3.31	£3.31
26 Industrial (B2/B8) edge of town/village	-	0.17	£0.04	£0.32	£0.32	£0.31	£0.32	£0.27	£0.16	£0.16
27 Hotel (town centre) 50 rooms	-	0.13	£0.03	£0.19	£0.19	£0.24	£0.19	£0.40	£0.80	£0.80
28 Hotel (town centre) 75 rooms	-	0.19	£0.05	£0.37	£0.37	£0.45	£0.37	£0.67	£1.27	£1.27
29 Hotel (town centre) 100 rooms	-	0.25	£0.06	£0.50	£0.50	£0.60	£0.50	£0.89	£1.69	£1.69
30 Community use/leisure within town/village	-	0.08	£0.02	£1.22	£1.22	£1.26	£1.22	£1.39	£1.75	£1.75

% change in residual land values resulting from policy change

EVC	BNG	Access	Carbon A+X	Carbon B+Y	Carbon C+Z
0.90%	4.73%	8.02%	18.58%	55.75%	55.75%
0.90%	4.73%	8.02%	18.58%	55.75%	55.75%
1.06%	5.58%	9.46%	21.92%	65.77%	65.77%
0.84%	4.43%	7.50%	17.39%	52.17%	52.17%
0.84%	4.43%	7.50%	17.39%	52.17%	52.17%
0.84%	4.43%	7.50%	17.39%	52.17%	52.17%
0.87%	4.56%	7.73%	17.90%	53.94%	53.94%
1.04%	5.85%	8.05%	23.15%	69.65%	69.65%
1.38%	7.45%	11.20%	29.27%	88.20%	88.20%
1.93%	11.48%	17.21%	45.12%	137.18%	137.18%
2.00%	11.92%	17.93%	47.15%	143.48%	143.48%
1.04%	0.00%	0.00%	0.00%	0.00%	0.00%
1.09%	0.00%	0.00%	0.00%	0.00%	0.00%
1.09%	0.00%	0.00%	0.00%	0.00%	0.00%
0.42%	5.99%	6.52%	23.54%	70.61%	70.61%
0.42%	5.99%	6.52%	23.54%	70.61%	70.61%
0.54%	7.05%	11.95%	27.70%	83.71%	83.71%
0.00%	4.18%	0.00%	15.99%	47.96%	47.96%
0.00%	9.16%	0.00%	35.50%	106.49%	106.49%
0.00%	4.18%	0.00%	15.99%	47.96%	47.96%
0.00%	3.04%	0.00%	11.85%	35.55%	35.55%
0.00%	3.04%	0.00%	11.85%	35.55%	35.55%
0.00%	3.04%	0.00%	11.85%	35.55%	35.55%
0.00%	4.32%	0.00%	16.63%	49.89%	49.89%
0.00%	4.31%	0.00%	16.59%	49.77%	49.77%
0.00%	4.32%	0.00%	16.63%	49.89%	49.89%
0.00%	26.80%	0.00%	104.59%	313.76%	313.76%
0.00%	20.47%	0.00%	79.87%	239.61%	239.61%
0.00%	20.47%	0.00%	79.87%	239.61%	239.61%
0.00%	3.72%	0.00%	14.51%	43.52%	43.52%

WEALDEN LOCAL PLAN VIABILITY TESTING

Sales value (£ psm):

£4,820

AH tenure (rent / SO):

80%

20%

BLV: PREVIOUSLY DEVELOPED LAND

Description	No of units	Site area	BLV (£ m)	Baseline	EVC	BNG	Access	Carbon A+X	Carbon B+Y	Carbon C+Z
1 Three unit development within town/village boundary	3	0.10	£0.09	£0.183	£0.182	£0.176	£0.171	£0.155	£0.100	£0.100
2 Five unit development - edge of village	5	0.27	£0.23	£0.305	£0.303	£0.293	£0.285	£0.255	£0.167	£0.167
3 Eight unit development - village centre	8	0.43	£0.37	£0.424	£0.420	£0.405	£0.392	£0.350	£0.203	£0.203
4 Ten unit development - edge of village	10	0.53	£0.46	£0.631	£0.627	£0.608	£0.592	£0.540	£0.359	£0.359
5 Ten unit development - rural site	10	0.67	£0.58	£0.631	£0.627	£0.608	£0.592	£0.540	£0.359	£0.359
6 Fifteen unit development - edge of village	15	0.80	£0.69	£0.947	£0.940	£0.912	£0.888	£0.811	£0.538	£0.538
7 Twenty unit development - within town/village boundary	20	0.89	£0.77	£1.202	£1.194	£1.157	£1.126	£1.025	£0.670	£0.670
8 Thirty unit development - town centre	30	1.00	£0.87	£4.041	£4.008	£3.853	£3.782	£3.302	£1.803	£1.803
9 Fifty unit development within town/village boundary	50	2.22	£1.92	£2.036	£2.014	£1.921	£1.883	£1.588	£0.686	£0.686
10 One hundred unit development - edge of town	100	5.56	£4.81	£3.150	£3.108	£2.904	£2.782	£2.188	£0.244	£0.244
11 Three hundred unit scheme - edge of town	300	16.67	£14.42	£8.362	£8.250	£7.694	£7.360	£5.738	£0.426	£0.426
12 Caravan Park - 20 units	20	0.50	£0.43	£0.919	£0.910	£0.919	£0.919	£0.919	£0.919	£0.919
13 Caravan Park - 40 units	40	1.00	£0.87	£1.750	£1.732	£1.750	£1.750	£1.750	£1.750	£1.750
14 Caravan Park - 100 units	100	2.50	£2.16	£4.374	£4.330	£4.374	£4.374	£4.374	£4.374	£4.374
15 C2 care scheme - flattened scheme in town centre	60	0.67	£0.58	£2.028	£2.038	£2.176	£2.189	£2.810	£3.774	£3.774
16 C2 care scheme - flattened scheme edge of town/village	80	1.33	£1.15	£2.704	£2.718	£2.901	£2.919	£3.488	£5.032	£5.032
17 C2 care scheme - houses - edge of town/village	50	1.56	£1.35	£2.028	£2.021	£1.920	£1.844	£1.498	£0.735	£0.735
18 Class E (retail) development - town centre	-	0.02	£0.02	£0.203	£0.203	£0.194	£0.203	£0.171	£0.106	£0.106
19 Class E (light industrial) development - town centre	-	0.14	£0.12	£0.336	£0.336	£0.307	£0.336	£0.455	£0.693	£0.693
20 Class E (retail) development - edge of town	-	0.24	£0.21	£1.450	£1.450	£1.389	£1.450	£1.218	£0.755	£0.755
21 Class E (office) development - town centre	-	0.02	£0.02	£0.422	£0.422	£0.435	£0.422	£0.472	£0.572	£0.572
22 Class E (office) development - town centre	-	0.08	£0.06	£1.809	£1.809	£1.864	£1.809	£2.023	£2.452	£2.452
23 Class E (office) development - edge of town	-	0.18	£0.15	£3.015	£3.015	£3.108	£3.015	£3.372	£4.086	£4.086
24 Industrial (B2/B8) out of town	-	0.83	£0.72	£1.606	£1.606	£1.537	£1.606	£1.339	£0.805	£0.805
25 Industrial (B2/B8) within town/village boundary	-	3.33	£2.88	£6.583	£6.583	£6.300	£6.583	£5.491	£3.307	£3.307
26 Industrial (B2/B8) edge of town/village	-	0.17	£0.14	£0.321	£0.321	£0.307	£0.321	£0.268	£0.161	£0.161
27 Hotel (town centre) 50 rooms	-	0.13	£0.11	£0.193	£0.193	£0.245	£0.193	£0.395	£0.799	£0.799
28 Hotel (town centre) 75 rooms	-	0.19	£0.16	£0.373	£0.373	£0.449	£0.373	£0.671	£1.267	£1.267
29 Hotel (town centre) 100 rooms	-	0.25	£0.22	£0.497	£0.497	£0.599	£0.497	£0.895	£1.689	£1.689
30 Community use/leisure within town/village	-	0.08	£0.07	£1.216	£1.216	£1.261	£1.216	£1.393	£1.745	£1.745

BLV: HIGHER GREENFIELD

Description	No of units	BLV (£ m)	Baseline	EVC	BNG	Access	Carbon A+X	Carbon B+Y	Carbon C+Z
1 Three unit development within town/village boundary	3	0.10	£0.04	£0.18	£0.18	£0.17	£0.16	£0.10	£0.10
2 Five unit development - edge of village	5	0.27	£0.10	£0.30	£0.30	£0.29	£0.28	£0.17	£0.17
3 Eight unit development - village centre	8	0.43	£0.16	£0.42	£0.42	£0.40	£0.39	£0.35	£0.20
4 Ten unit development - edge of village	10	0.53	£0.20	£0.63	£0.63	£0.61	£0.59	£0.54	£0.36
5 Ten unit development - rural site	10	0.67	£0.25	£0.63	£0.63	£0.61	£0.59	£0.54	£0.36
6 Fifteen unit development - edge of village	15	0.80	£0.30	£0.95	£0.94	£0.91	£0.89	£0.81	£0.54
7 Twenty unit development - within town/village boundary	20	0.89	£0.33	£1.20	£1.19	£1.16	£1.13	£1.03	£0.67
8 Thirty unit development - town centre	30	1.00	£0.37	£4.04	£4.01	£3.85	£3.78	£3.30	£1.80
9 Fifty unit development within town/village boundary	50	2.22	£0.82	£2.04	£2.01	£1.92	£1.86	£1.59	£0.69
10 One hundred unit development - edge of town	100	5.56	£2.06	£3.15	£3.11	£2.90	£2.78	£2.19	£0.24
11 Three hundred unit scheme - edge of town	300	16.67	£6.17	£8.36	£8.25	£7.69	£7.36	£5.74	£0.43
12 Caravan Park - 20 units	20	0.50	£0.19	£0.92	£0.91	£0.92	£0.92	£0.92	£0.92
13 Caravan Park - 40 units	40	1.00	£0.37	£1.75	£1.73	£1.75	£1.75	£1.75	£1.75
14 Caravan Park - 100 units	100	2.50	£0.93	£4.37	£4.33	£4.37	£4.37	£4.37	£4.37
15 C2 care scheme - flattened scheme in town centre	60	0.67	£0.25	£2.03	£2.04	£2.18	£2.19	£2.61	£3.77
16 C2 care scheme - flattened scheme edge of town/village	80	1.33	£0.49	£2.70	£2.72	£2.90	£2.92	£3.48	£5.03
17 C2 care scheme - houses - edge of town/village	50	1.56	£0.58	£2.03	£2.02	£1.92	£1.84	£1.60	£0.73
18 Class E (retail) development - town centre	-	0.02	£0.01	£0.20	£0.20	£0.19	£0.20	£0.17	£0.11
19 Class E (light industrial) development - town centre	-	0.14	£0.05	£0.34	£0.34	£0.37	£0.34	£0.46	£0.69
20 Class E (retail) development - edge of town	-	0.24	£0.09	£1.45	£1.45	£1.39	£1.45	£1.22	£0.75
21 Class E (office) development - town centre	-	0.02	£0.01	£0.42	£0.42	£0.43	£0.42	£0.47	£0.57
22 Class E (office) development - town centre	-	0.08	£0.03	£1.81	£1.81	£1.86	£1.81	£2.02	£2.45
23 Class E (office) development - edge of town	-	0.18	£0.07	£3.01	£3.01	£3.11	£3.01	£3.37	£4.09
24 Industrial (B2/B8) out of town	-	0.83	£0.31	£1.61	£1.61	£1.54	£1.61	£1.34	£0.81
25 Industrial (B2/B8) within town/village boundary	-	3.33	£1.23	£6.58	£6.58	£6.30	£6.58	£5.49	£3.31
26 Industrial (B2/B8) edge of town/village	-	0.17	£0.06	£0.32	£0.32	£0.31	£0.32	£0.27	£0.16
27 Hotel (town centre) 50 rooms	-	0.13	£0.05	£0.19	£0.19	£0.24	£0.19	£0.40	£0.80
28 Hotel (town centre) 75 rooms	-	0.19	£0.07	£0.37	£0.37	£0.45	£0.37	£0.67	£1.27
29 Hotel (town centre) 100 rooms	-	0.25	£0.09	£0.50	£0.50	£0.60	£0.50	£0.89	£1.69
30 Community use/leisure within town/village	-	0.08	£0.03	£1.22	£1.22	£1.26	£1.22	£1.39	£1.75

BLV: LOWER GREENFIELD

Description	No of units	BLV (£ m)	Baseline	EVC	BNG	Access	Carbon A+X	Carbon B+Y	Carbon C+Z
1 Three unit development within town/village boundary	3	0.10	£0.03	£0.18	£0.18	£0.17	£0.16	£0.10	£0.10
2 Five unit development - edge of village	5	0.27	£0.07	£0.30	£0.30	£0.29	£0.28	£0.17	£0.17
3 Eight unit development - village centre	3	0.43	£0.11	£0.42	£0.42	£0.40	£0.39	£0.35	£0.20
4 Ten unit development - edge of village	5	0.53	£0.13	£0.63	£0.63	£0.61	£0.59	£0.54	£0.36
5 Ten unit development - rural site	8	0.67	£0.17	£0.63	£0.63	£0.61	£0.59	£0.54	£0.36
6 Fifteen unit development - edge of village	10	0.80	£0.20	£0.95	£0.94	£0.91	£0.89	£0.81	£0.54
7 Twenty unit development - within town/village boundary	10	0.89	£0.22	£1.20	£1.19	£1.16	£1.13	£1.03	£0.67
8 Thirty unit development - town centre	15	1.00	£0.25	£4.04	£4.01	£3.85	£3.78	£3.30	£1.80
9 Fifty unit development within town/village boundary	20	2.22	£0.56	£2.04	£2.01	£1.92	£1.86	£1.59	£0.69
10 One hundred unit development - edge of town	30	5.56	£1.39	£3.15	£3.11	£2.90	£2.78	£2.19	£0.24
11 Three hundred unit scheme - edge of town	50	16.67	£4.17	£8.36	£8.25	£7.69	£7.36	£5.74	£0.43
12 Caravan Park - 20 units	100	0.50	£0.13	£0.92	£0.91	£0.92	£0.92	£0.92	£0.92
13 Caravan Park - 40 units	300	1.00	£0.25	£1.75	£1.73	£1.75	£1.75	£1.75	£1.75
14 Caravan Park - 100 units	20	2.50	£0.63	£4.37	£4.33	£4.37	£4.37	£4.37	£4.37
15 C2 care scheme - flattened scheme in town centre	40	0.67	£0.17	£2.03	£2.04	£2.18	£2.19	£2.61	£3.77
16 C2 care scheme - flattened scheme edge of town/village	100	1.33	£0.33	£2.70	£2.72	£2.90	£2.92	£3.48	£5.03
17 C2 care scheme - houses - edge of town/village	60	1.56	£0.39	£2.03	£2.02	£1.92	£1.84	£1.60	£0.73
18 Class E (retail) development - town centre	80	0.02	£0.00	£0.20	£0.19	£0.20	£0.17	£0.11	£0.11
19 Class E (light industrial) development - town centre	50	0.14	£0.04	£0.34	£0.34	£0.37	£0.34	£0.46	£0.69
20 Class E (retail) development - edge of town	-	0.24	£0.06	£1.45	£1.45	£1.39	£1.45	£1.22	£0.75
21 Class E (office) development - town centre	-	0.02	£0.00	£0.42	£0.42	£0.43	£0.42	£0.47	£0.57
22 Class E (office) development - town centre	-	0.08	£0.02	£1.81	£1.81	£1.86	£1.81	£2.02	£2.45
23 Class E (office) development - edge of town	-	0.18	£0.04	£3.01	£3.01	£3.11	£3.01	£3.37	£4.09
24 Industrial (B2/B8) out of town	-	0.83	£0.21	£1.61	£1.61	£1.54	£1.61	£1.34	£0.81
25 Industrial (B2/B8) within town/village boundary	-	3.33	£0.83	£6.58	£6.58	£6.30	£6.58	£5.49	£3.31
26 Industrial (B2/B8) edge of town/village	-	0.17	£0.04	£0.32	£0.32	£0.31	£0.32	£0.27	£0.16
27 Hotel (town centre) 50 rooms	-	0.13	£0.03	£0.19	£0.19	£0.24	£0.19	£0.40	£0.80
28 Hotel (town centre) 75 rooms	-	0.19	£0.05	£0.37	£0.37	£0.45	£0.37	£0.67	£1.27
29 Hotel (town centre) 100 rooms	-	0.25	£0.06	£0.50	£0.50	£0.60	£0.50	£0.89	£1.69
30 Community use/leisure within town/village	-	0.08	£0.02	£1.22	£1.22	£1.26	£1.22	£1.39	£1.75

% change in residual land values resulting from policy change

EVC	BNG	Access	Carbon A+X	Carbon B+Y	Carbon C+Z
0.73%	3.85%	6.53%	15.13%	45.38%	45.38%
0.73%	3.85%	6.53%	15.13%	45.38%	45.38%
0.84%	4.43%	7.51%	17.40%	52.19%	52.19%
0.70%	3.66%	6.21%	14.38%	43.14%	43.14%
0.70%	3.66%	6.21%	14.38%	43.14%	43.14%
0.70%	3.66%	6.21%	14.38%	43.14%	43.14%
0.71%	3.75%	6.36%	14.75%	44.24%	44.24%
0.83%	4.67%	6.42%	18.30%	55.40%	55.40%
1.05%	5.62%	8.46%	22.10%	66.29%	66.29%
1.31%	7.79%	11.69%	30.61%	92.27%	92.27%
1.34%	7.99%	11.98%	31.39%	94.90%	94.90%
0.96%	0.00%	0.00%	0.00%	0.00%	0.00%
1.01%	0.00%	0.00%	0.00%	0.00%	0.00%
1.01%	0.00%	0.00%	0.00%	0.00%	0.00%
0.52%	7.30%	7.95%	28.69%	86.08%	86.08%
0.52%	7.30%	7.95%	28.69%	86.08%	86.08%
0.41%	5.40%	9.15%	21.21%	63.78%	63.78%
0.00%	4.18%	0.00%	15.99%	47.96%	47.96%
0.00%	9.16%	0.00%	35.50%	106.49%	106.49%
0.00%	4.18%	0.00%	15.99%	47.96%	47.96%
0.00%	3.04%	0.00%	11.85%	35.55%	35.55%
0.00%	3.04%	0.00%	11.85%	35.55%	35.55%
0.00%	3.04%	0.00%	11.85%	35.55%	35.55%
0.00%	4.32%	0.00%	16.63%	49.89%	49.89%
0.00%	4.31%	0.00%	16.59%	49.77%	49.77%
0.00%	4.32%	0.00%	16.63%	49.89%	49.89%
0.00%	26.80%	0.00%	104.59%	313.76%	313.76%

WEALDEN LOCAL PLAN VIABILITY TESTING

Sales value (£ psm):

£5,059

AH tenure (rent / SO):

80%

20%

BLV: PREVIOUSLY DEVELOPED LAND

Description	No of units	Site area	BLV (£ m)	Baseline	EVC	BNG	Access	Carbon A+X	Carbon B+Y	Carbon C+Z
1 Three unit development within town/village boundary	3	0.10	£0.09	£0.205	£0.204	£0.198	£0.193	£0.177	£0.122	£0.122
2 Five unit development - edge of village	5	0.27	£0.23	£0.342	£0.340	£0.330	£0.322	£0.296	£0.203	£0.203
3 Eight unit development - village centre	8	0.43	£0.37	£0.480	£0.476	£0.461	£0.448	£0.406	£0.258	£0.258
4 Ten unit development - edge of village	10	0.53	£0.46	£0.701	£0.696	£0.678	£0.662	£0.610	£0.428	£0.428
5 Ten unit development - rural site	10	0.67	£0.58	£0.701	£0.696	£0.678	£0.662	£0.610	£0.428	£0.428
6 Fifteen unit development - edge of village	15	0.80	£0.69	£1.051	£1.045	£1.016	£0.992	£0.915	£0.643	£0.643
7 Twenty unit development - within town/village boundary	20	0.89	£0.77	£1.336	£1.328	£1.291	£1.260	£1.159	£0.805	£0.805
8 Thirty unit development - town centre	30	1.00	£0.87	£4.550	£4.516	£4.361	£4.290	£3.810	£2.317	£2.317
9 Fifty unit development within town/village boundary	50	2.22	£1.92	£2.340	£2.319	£2.226	£2.168	£1.891	£0.981	£0.981
10 One hundred unit development - edge of town	100	5.56	£4.81	£3.779	£3.738	£3.533	£3.411	£2.815	£0.880	£0.880
11 Three hundred unit scheme - edge of town	300	16.67	£14.42	£10.042	£9.929	£9.373	£9.040	£7.417	£2.130	£2.130
12 Caravan Park - 20 units	20	0.50	£0.43	£0.883	£0.875	£0.883	£0.883	£0.883	£0.883	£0.883
13 Caravan Park - 40 units	40	1.00	£0.87	£1.679	£1.662	£1.679	£1.679	£1.679	£1.679	£1.679
14 Caravan Park - 100 units	100	2.50	£2.16	£4.199	£4.155	£4.199	£4.199	£4.199	£4.199	£4.199
15 C2 care scheme - flattened scheme in town centre	60	0.67	£0.58	£1.822	£1.833	£1.971	£1.984	£2.404	£3.568	£3.568
16 C2 care scheme - flattened scheme edge of town/village	80	1.33	£1.15	£2.430	£2.444	£2.627	£2.645	£3.208	£4.758	£4.758
17 C2 care scheme - houses - edge of town/village	50	1.56	£1.35	£2.314	£2.306	£2.205	£2.128	£1.884	£1.093	£1.093
18 Class E (retail) development - town centre	-	0.02	£0.02	£0.203	£0.203	£0.194	£0.203	£0.171	£0.106	£0.106
19 Class E (light industrial) development - town centre	-	0.14	£0.12	£0.336	£0.336	£0.307	£0.336	£0.455	£0.693	£0.693
20 Class E (retail) development - edge of town	-	0.24	£0.21	£1.450	£1.450	£1.389	£1.450	£1.218	£0.755	£0.755
21 Class E (office) development - town centre	-	0.02	£0.02	£0.422	£0.422	£0.435	£0.422	£0.472	£0.572	£0.572
22 Class E (office) development - town centre	-	0.08	£0.06	£1.809	£1.809	£1.864	£1.809	£2.023	£2.452	£2.452
23 Class E (office) development - edge of town	-	0.18	£0.15	£3.015	£3.015	£3.108	£3.015	£3.372	£4.086	£4.086
24 Industrial (B2/B8) out of town	-	0.83	£0.72	£1.606	£1.606	£1.537	£1.606	£1.339	£0.805	£0.805
25 Industrial (B2/B8) within town/village boundary	-	3.33	£2.88	£6.583	£6.583	£6.300	£6.583	£5.491	£3.307	£3.307
26 Industrial (B2/B8) edge of town/village	-	0.17	£0.14	£0.321	£0.321	£0.307	£0.321	£0.268	£0.161	£0.161
27 Hotel (town centre) 50 rooms	-	0.13	£0.11	£0.193	£0.193	£0.245	£0.193	£0.395	£0.799	£0.799
28 Hotel (town centre) 75 rooms	-	0.19	£0.16	£0.373	£0.373	£0.449	£0.373	£0.671	£1.267	£1.267
29 Hotel (town centre) 100 rooms	-	0.25	£0.22	£0.497	£0.497	£0.599	£0.497	£0.895	£1.689	£1.689
30 Community use/leisure within town/village	-	0.08	£0.07	£1.216	£1.216	£1.261	£1.216	£1.393	£1.745	£1.745

BLV: HIGHER GREENFIELD

Description	No of units		BLV (£ m)	Baseline	EVC	BNG	Access	Carbon A+X	Carbon B+Y	Carbon C+Z
1 Three unit development within town/village boundary	3	0.10	£0.04	£0.21	£0.20	£0.20	£0.19	£0.18	£0.12	£0.12
2 Five unit development - edge of village	5	0.27	£0.10	£0.34	£0.34	£0.33	£0.32	£0.30	£0.20	£0.20
3 Eight unit development - village centre	8	0.43	£0.16	£0.48	£0.48	£0.46	£0.45	£0.41	£0.26	£0.26
4 Ten unit development - edge of village	10	0.53	£0.20	£0.70	£0.70	£0.68	£0.66	£0.61	£0.43	£0.43
5 Ten unit development - rural site	10	0.67	£0.25	£0.70	£0.70	£0.68	£0.66	£0.61	£0.43	£0.43
6 Fifteen unit development - edge of village	15	0.80	£0.30	£1.05	£1.04	£1.02	£0.99	£0.91	£0.64	£0.64
7 Twenty unit development - within town/village boundary	20	0.89	£0.33	£1.34	£1.33	£1.29	£1.26	£1.16	£0.80	£0.80
8 Thirty unit development - town centre	30	1.00	£0.37	£4.55	£4.52	£4.36	£4.29	£3.81	£2.32	£2.32
9 Fifty unit development within town/village boundary	50	2.22	£0.82	£2.34	£2.32	£2.23	£2.17	£1.89	£0.99	£0.99
10 One hundred unit development - edge of town	100	5.56	£2.06	£3.78	£3.74	£3.53	£3.41	£2.81	£0.88	£0.88
11 Three hundred unit scheme - edge of town	300	16.67	£6.17	£10.04	£9.93	£9.37	£9.04	£7.42	£2.13	£2.13
12 Caravan Park - 20 units	20	0.50	£0.19	£0.88	£0.87	£0.88	£0.88	£0.88	£0.88	£0.88
13 Caravan Park - 40 units	40	1.00	£0.37	£1.68	£1.66	£1.68	£1.68	£1.68	£1.68	£1.68
14 Caravan Park - 100 units	100	2.50	£0.93	£4.20	£4.15	£4.20	£4.20	£4.20	£4.20	£4.20
15 C2 care scheme - flattened scheme in town centre	60	0.67	£0.25	£1.82	£1.83	£1.97	£1.98	£2.40	£3.57	£3.57
16 C2 care scheme - flattened scheme edge of town/village	80	1.33	£0.49	£2.43	£2.44	£2.63	£2.64	£3.21	£4.76	£4.76
17 C2 care scheme - houses - edge of town/village	50	1.56	£0.58	£2.31	£2.31	£2.20	£2.13	£1.88	£1.02	£1.02
18 Class E (retail) development - town centre	-	0.02	£0.01	£0.20	£0.20	£0.19	£0.20	£0.17	£0.11	£0.11
19 Class E (light industrial) development - town centre	-	0.14	£0.05	£0.34	£0.34	£0.37	£0.34	£0.46	£0.69	£0.69
20 Class E (retail) development - edge of town	-	0.24	£0.09	£1.45	£1.45	£1.39	£1.45	£1.22	£0.75	£0.75
21 Class E (office) development - town centre	-	0.02	£0.01	£0.42	£0.42	£0.43	£0.42	£0.47	£0.57	£0.57
22 Class E (office) development - town centre	-	0.08	£0.03	£1.81	£1.81	£1.86	£1.81	£2.02	£2.45	£2.45
23 Class E (office) development - edge of town	-	0.18	£0.07	£3.01	£3.01	£3.11	£3.01	£3.37	£4.09	£4.09
24 Industrial (B2/B8) out of town	-	0.83	£0.31	£1.61	£1.61	£1.54	£1.61	£1.34	£0.81	£0.81
25 Industrial (B2/B8) within town/village boundary	-	3.33	£1.23	£6.58	£6.58	£6.30	£6.58	£5.49	£3.31	£3.31
26 Industrial (B2/B8) edge of town/village	-	0.17	£0.06	£0.32	£0.32	£0.31	£0.32	£0.27	£0.16	£0.16
27 Hotel (town centre) 50 rooms	-	0.13	£0.05	£0.19	£0.19	£0.24	£0.19	£0.40	£0.80	£0.80
28 Hotel (town centre) 75 rooms	-	0.19	£0.07	£0.37	£0.37	£0.45	£0.37	£0.67	£1.27	£1.27
29 Hotel (town centre) 100 rooms	-	0.25	£0.09	£0.50	£0.50	£0.60	£0.50	£0.89	£1.69	£1.69
30 Community use/leisure within town/village	-	0.08	£0.03	£1.22	£1.22	£1.26	£1.22	£1.39	£1.75	£1.75

BLV: LOWER GREENFIELD

Description	No of units		BLV (£ m)	Baseline	EVC	BNG	Access	Carbon A+X	Carbon B+Y	Carbon C+Z
1 Three unit development within town/village boundary	3	0.10	£0.03	£0.21	£0.20	£0.20	£0.19	£0.18	£0.12	£0.12
2 Five unit development - edge of village	5	0.27	£0.07	£0.34	£0.34	£0.33	£0.32	£0.30	£0.20	£0.20
3 Eight unit development - village centre	3	0.43	£0.11	£0.48	£0.48	£0.46	£0.45	£0.41	£0.26	£0.26
4 Ten unit development - edge of village	5	0.53	£0.13	£0.70	£0.70	£0.68	£0.66	£0.61	£0.43	£0.43
5 Ten unit development - rural site	8	0.67	£0.17	£0.70	£0.70	£0.68	£0.66	£0.61	£0.43	£0.43
6 Fifteen unit development - edge of village	10	0.80	£0.20	£1.05	£1.04	£1.02	£0.99	£0.91	£0.64	£0.64
7 Twenty unit development - within town/village boundary	10	0.89	£0.22	£1.34	£1.33	£1.29	£1.26	£1.16	£0.80	£0.80
8 Thirty unit development - town centre	15	1.00	£0.25	£4.55	£4.52	£4.36	£4.29	£3.81	£2.32	£2.32
9 Fifty unit development within town/village boundary	20	2.22	£0.56	£2.34	£2.32	£2.23	£2.17	£1.89	£0.99	£0.99
10 One hundred unit development - edge of town	30	5.56	£1.39	£3.78	£3.74	£3.53	£3.41	£2.81	£0.88	£0.88
11 Three hundred unit scheme - edge of town	50	16.67	£4.17	£10.04	£9.93	£9.37	£9.04	£7.42	£2.13	£2.13
12 Caravan Park - 20 units	100	0.50	£0.13	£0.88	£0.87	£0.88	£0.88	£0.88	£0.88	£0.88
13 Caravan Park - 40 units	300	1.00	£0.25	£1.68	£1.66	£1.68	£1.68	£1.68	£1.68	£1.68
14 Caravan Park - 100 units	20	2.50	£0.63	£4.20	£4.15	£4.20	£4.20	£4.20	£4.20	£4.20
15 C2 care scheme - flattened scheme in town centre	40	0.67	£0.17	£1.82	£1.83	£1.97	£1.98	£2.40	£3.57	£3.57
16 C2 care scheme - flattened scheme edge of town/village	100	1.33	£0.33	£2.43	£2.44	£2.63	£2.64	£3.21	£4.76	£4.76
17 C2 care scheme - houses - edge of town/village	60	1.56	£0.39	£2.31	£2.31	£2.20	£2.13	£1.88	£1.02	£1.02
18 Class E (retail) development - town centre	80	0.02	£0.00	£0.20	£0.20	£0.19	£0.20	£0.17	£0.11	£0.11
19 Class E (light industrial) development - town centre	50	0.14	£0.04	£0.34	£0.34	£0.37	£0.34	£0.46	£0.69	£0.69
20 Class E (retail) development - edge of town	-	0.24	£0.06	£1.45	£1.45	£1.39	£1.45	£1.22	£0.75	£0.75
21 Class E (office) development - town centre	-	0.02	£0.00	£0.42	£0.42	£0.43	£0.42	£0.47	£0.57	£0.57
22 Class E (office) development - town centre	-	0.08	£0.02	£1.81	£1.81	£1.86	£1.81	£2.02	£2.45	£2.45
23 Class E (office) development - edge of town	-	0.18	£0.04	£3.01	£3.01	£3.11	£3.01	£3.37	£4.09	£4.09
24 Industrial (B2/B8) out of town	-	0.83	£0.21	£1.61	£1.61	£1.54	£1.61	£1.34	£0.81	£0.81
25 Industrial (B2/B8) within town/village boundary	-	3.33	£0.83	£6.58	£6.58	£6.30	£6.58	£5.49	£3.31	£3.31
26 Industrial (B2/B8) edge of town/village	-	0.17	£0.04	£0.32	£0.32	£0.31	£0.32	£0.27	£0.16	£0.16
27 Hotel (town centre) 50 rooms	-	0.13	£0.03	£0.19	£0.19	£0.24	£0.19	£0.40	£0.80	£0.80
28 Hotel (town centre) 75 rooms	-	0.19	£0.05	£0.37	£0.37	£0.45	£0.37	£0.67	£1.27	£1.27
29 Hotel (town centre) 100 rooms	-	0.25	£0.06	£0.50	£0.50	£0.60	£0.50	£0.89	£1.69	£1.69
30 Community use/leisure within town/village	-	0.08	£0.02	£1.22	£1.22	£1.26	£1.22	£1.39	£1.75	£1.75

% change in residual land values resulting from policy change

EVC	BNG	Access	Carbon A+X	Carbon B+Y	Carbon C+Z
0.65%	3.43%	5.82%	13.49%	40.48%	40.48%
0.65%	3.43%	5.82%	13.49%	40.48%	40.48%
0.74%	3.91%	6.63%	15.37%	46.12%	46.12%
0.63%	3.30%	5.59%	12.95%	38.86%	38.86%
0.63%	3.30%	5.59%	12.95%	38.86%	38.86%
0.63%	3.30%	5.59%	12.95%	38.86%	38.86%
0.64%	3.38%	5.73%	13.27%	39.80%	39.80%
0.74%	4.15%	5.70%	16.25%	49.08%	49.08%
0.91%	4.89%	7.35%	19.22%	57.65%	57.65%
1.09%	6.49%	9.74%	25.51%	76.72%	76.72%
1.12%	6.65%	9.98%	26.14%	78.79%	78.79%
1.00%	0.00%	0.00%	0.00%	0.00%	0.00%
1.05%	0.00%	0.00%	0.00%	0.00%	0.00%
1.05%	0.00%	0.00%	0.00%	0.00%	0.00%
0.57%	8.13%	8.84%	31.93%	95.79%	95.79%
0.57%	8.13%	8.84%	31.93%	95.79%	95.79%
0.36%	4.73%	8.03%	18.60%	55.80%	55.80%
0.00%	4.18%	0.00%	15.99%	47.96%	47.96%
0.00%	9.16%	0.00%	35.50%	106.49%	106.49%
0.00%	4.18%	0.00%	15.99%	47.96%	47.96%
0.00%	3.04%	0.00%	11.85%	35.55%	35.55%
0.00%	3.04%	0.00%	11.85%	35.55%	35.55%
0.00%	3.04%	0.00%	11.85%	35.55%	35.55%
0.00%	4.32%	0.00%	16.63%	49.89%	49.89%
0.00%	4.31%	0.00%	16.59%	49.77%	49.77%
0.00%	4.32%	0.00%	16.63%	49.89%	49.89%
0.00%	26.80%	0.00%	104.59%	313.76%	313.76%
0.00%	20.47%	0.00%	79.87%	239.61%	239.61%
0.00%	20.47%	0.00%	79.87%	239.61%	239.61%
0.00%	3.72%	0.00%	14.51%	43.52%	43.52%

WEALDEN LOCAL PLAN VIABILITY TESTING

Sales value (£ psm):

£5,299

AH tenure (rent / SO):

80%

20%

BLV: PREVIOUSLY DEVELOPED LAND

Description	No of units	Site area	BLV (£ m)	Baseline	EVC	BNG	Access	Carbon A+X	Carbon B+Y	Carbon C+Z
1 Three unit development within town/village boundary	3	0.10	£0.09	£0.239	£0.238	£0.232	£0.227	£0.211	£0.156	£0.156
2 Five unit development - edge of village	5	0.27	£0.23	£0.398	£0.396	£0.387	£0.379	£0.352	£0.260	£0.260
3 Eight unit development - village centre	8	0.43	£0.37	£0.567	£0.563	£0.548	£0.535	£0.493	£0.346	£0.346
4 Ten unit development - edge of village	10	0.53	£0.46	£0.810	£0.805	£0.787	£0.771	£0.719	£0.538	£0.538
5 Ten unit development - rural site	10	0.67	£0.58	£0.810	£0.805	£0.787	£0.771	£0.719	£0.538	£0.538
6 Fifteen unit development - edge of village	15	0.80	£0.69	£1.215	£1.208	£1.180	£1.156	£1.079	£0.806	£0.806
7 Twenty unit development - within town/village boundary	20	0.89	£0.77	£1.548	£1.540	£1.503	£1.472	£1.371	£1.016	£1.016
8 Thirty unit development - town centre	30	1.00	£0.87	£5.362	£5.329	£5.173	£5.103	£4.623	£3.139	£3.139
9 Fifty unit development within town/village boundary	50	2.22	£1.92	£2.838	£2.817	£2.725	£2.667	£2.390	£1.490	£1.490
10 One hundred unit development - edge of town	100	5.56	£4.81	£4.784	£4.743	£4.542	£4.420	£3.828	£1.898	£1.898
11 Three hundred unit scheme - edge of town	300	16.67	£14.42	£12.774	£12.662	£12.111	£11.780	£10.169	£4.910	£4.910
12 Caravan Park - 20 units	20	0.50	£0.43	£0.954	£0.945	£0.954	£0.954	£0.954	£0.954	£0.954
13 Caravan Park - 40 units	40	1.00	£0.87	£1.820	£1.802	£1.820	£1.820	£1.820	£1.820	£1.820
14 Caravan Park - 100 units	100	2.50	£2.16	£4.550	£4.508	£4.550	£4.550	£4.550	£4.550	£4.550
15 C2 care scheme - flattened scheme in town centre	60	0.67	£0.58	£1.378	£1.389	£1.526	£1.539	£1.960	£3.124	£3.124
16 C2 care scheme - flattened scheme edge of town/village	80	1.33	£1.15	£1.637	£1.651	£2.035	£2.052	£2.613	£4.165	£4.165
17 C2 care scheme - houses - edge of town/village	80	1.56	£1.35	£2.788	£2.780	£2.880	£2.864	£2.358	£1.498	£1.498
18 Class E (retail) development - town centre	50	0.02	£0.02	£0.203	£0.203	£0.194	£0.203	£0.171	£0.106	£0.106
19 Class E (light industrial) development - town centre	-	0.14	£0.12	£0.336	£0.336	£0.307	£0.336	£0.455	£0.693	£0.693
20 Class E (retail) development - edge of town	-	0.24	£0.21	£1.450	£1.450	£1.389	£1.450	£1.218	£0.755	£0.755
21 Class E (office) development - town centre	-	0.02	£0.02	£0.422	£0.422	£0.435	£0.422	£0.472	£0.572	£0.572
22 Class E (office) development - town centre	-	0.08	£0.06	£1.809	£1.809	£1.864	£1.809	£2.023	£2.452	£2.452
23 Class E (office) development - edge of town	-	0.18	£0.15	£3.015	£3.015	£3.108	£3.015	£3.372	£4.086	£4.086
24 Industrial (B2/B8) out of town	-	0.83	£0.72	£1.606	£1.606	£1.537	£1.606	£1.339	£0.805	£0.805
25 Industrial (B2/B8) within town/village boundary	-	3.33	£2.88	£6.583	£6.583	£6.300	£6.583	£5.491	£3.307	£3.307
26 Industrial (B2/B8) edge of town/village	-	0.17	£0.14	£0.321	£0.321	£0.307	£0.321	£0.268	£0.161	£0.161
27 Hotel (town centre) 50 rooms	-	0.13	£0.11	£0.193	£0.193	£0.245	£0.193	£0.395	£0.799	£0.799
28 Hotel (town centre) 75 rooms	-	0.19	£0.16	£0.373	£0.373	£0.449	£0.373	£0.671	£1.267	£1.267
29 Hotel (town centre) 100 rooms	-	0.25	£0.22	£0.497	£0.497	£0.599	£0.497	£0.895	£1.689	£1.689
30 Community use/leisure within town/village	-	0.08	£0.07	£1.216	£1.216	£1.261	£1.216	£1.393	£1.745	£1.745

BLV: HIGHER GREENFIELD

Description	No of units	BLV (£ m)	Baseline	EVC	BNG	Access	Carbon A+X	Carbon B+Y	Carbon C+Z
1 Three unit development within town/village boundary	3	0.10	£0.04	£0.24	£0.24	£0.23	£0.21	£0.16	£0.16
2 Five unit development - edge of village	5	0.27	£0.10	£0.40	£0.40	£0.39	£0.35	£0.26	£0.26
3 Eight unit development - village centre	8	0.43	£0.16	£0.57	£0.56	£0.55	£0.54	£0.35	£0.35
4 Ten unit development - edge of village	10	0.53	£0.20	£0.81	£0.81	£0.79	£0.77	£0.54	£0.54
5 Ten unit development - rural site	10	0.67	£0.25	£0.81	£0.81	£0.79	£0.77	£0.54	£0.54
6 Fifteen unit development - edge of village	15	0.80	£0.30	£1.21	£1.21	£1.18	£1.16	£1.08	£0.81
7 Twenty unit development - within town/village boundary	20	0.89	£0.33	£1.55	£1.54	£1.50	£1.47	£1.37	£1.02
8 Thirty unit development - town centre	30	1.00	£0.37	£5.36	£5.33	£5.17	£5.10	£4.62	£3.14
9 Fifty unit development within town/village boundary	50	2.22	£0.82	£2.84	£2.82	£2.73	£2.67	£2.39	£1.49
10 One hundred unit development - edge of town	100	5.56	£2.06	£4.78	£4.74	£4.54	£4.42	£3.83	£1.90
11 Three hundred unit scheme - edge of town	300	16.67	£6.17	£12.77	£12.66	£12.11	£11.78	£10.17	£4.91
12 Caravan Park - 20 units	20	0.50	£0.19	£0.95	£0.94	£0.95	£0.95	£0.95	£0.95
13 Caravan Park - 40 units	40	1.00	£0.37	£1.82	£1.80	£1.82	£1.82	£1.82	£1.82
14 Caravan Park - 100 units	100	2.50	£0.93	£4.55	£4.51	£4.55	£4.55	£4.55	£4.55
15 C2 care scheme - flattened scheme in town centre	60	0.67	£0.25	£1.38	£1.39	£1.53	£1.54	£1.96	£3.12
16 C2 care scheme - flattened scheme edge of town/village	80	1.33	£0.49	£1.84	£1.85	£2.03	£2.05	£2.61	£4.17
17 C2 care scheme - houses - edge of town/village	50	1.56	£0.58	£2.79	£2.78	£2.68	£2.60	£2.36	£1.50
18 Class E (retail) development - town centre	-	0.02	£0.01	£0.20	£0.20	£0.19	£0.20	£0.17	£0.11
19 Class E (light industrial) development - town centre	-	0.14	£0.05	£0.34	£0.34	£0.37	£0.34	£0.46	£0.69
20 Class E (retail) development - edge of town	-	0.24	£0.09	£1.45	£1.45	£1.39	£1.45	£1.22	£0.75
21 Class E (office) development - town centre	-	0.02	£0.01	£0.42	£0.42	£0.43	£0.42	£0.47	£0.57
22 Class E (office) development - town centre	-	0.08	£0.03	£1.81	£1.81	£1.86	£1.81	£2.02	£2.45
23 Class E (office) development - edge of town	-	0.18	£0.07	£3.01	£3.01	£3.11	£3.01	£3.37	£4.09
24 Industrial (B2/B8) out of town	-	0.83	£0.31	£1.61	£1.61	£1.54	£1.61	£1.34	£0.81
25 Industrial (B2/B8) within town/village boundary	-	3.33	£1.23	£6.58	£6.58	£6.30	£6.58	£5.49	£3.31
26 Industrial (B2/B8) edge of town/village	-	0.17	£0.06	£0.32	£0.32	£0.31	£0.32	£0.27	£0.16
27 Hotel (town centre) 50 rooms	-	0.13	£0.05	£0.19	£0.19	£0.24	£0.19	£0.40	£0.80
28 Hotel (town centre) 75 rooms	-	0.19	£0.07	£0.37	£0.37	£0.45	£0.37	£0.67	£1.27
29 Hotel (town centre) 100 rooms	-	0.25	£0.09	£0.50	£0.50	£0.60	£0.50	£0.89	£1.69
30 Community use/leisure within town/village	-	0.08	£0.03	£1.22	£1.22	£1.26	£1.22	£1.39	£1.75

BLV: LOWER GREENFIELD

Description	No of units	BLV (£ m)	Baseline	EVC	BNG	Access	Carbon A+X	Carbon B+Y	Carbon C+Z
1 Three unit development within town/village boundary	3	0.10	£0.03	£0.24	£0.24	£0.23	£0.21	£0.16	£0.16
2 Five unit development - edge of village	5	0.27	£0.07	£0.40	£0.40	£0.39	£0.35	£0.26	£0.26
3 Eight unit development - village centre	3	0.43	£0.11	£0.57	£0.56	£0.55	£0.54	£0.35	£0.35
4 Ten unit development - edge of village	5	0.53	£0.13	£0.81	£0.81	£0.79	£0.77	£0.54	£0.54
5 Ten unit development - rural site	8	0.67	£0.17	£0.81	£0.81	£0.79	£0.77	£0.54	£0.54
6 Fifteen unit development - edge of village	10	0.80	£0.20	£1.21	£1.21	£1.18	£1.16	£1.08	£0.81
7 Twenty unit development - within town/village boundary	10	0.89	£0.22	£1.55	£1.54	£1.50	£1.47	£1.37	£1.02
8 Thirty unit development - town centre	15	1.00	£0.25	£5.36	£5.33	£5.17	£5.10	£4.62	£3.14
9 Fifty unit development within town/village boundary	20	2.22	£0.56	£2.84	£2.82	£2.73	£2.67	£2.39	£1.49
10 One hundred unit development - edge of town	30	5.56	£1.39	£4.78	£4.74	£4.54	£4.42	£3.83	£1.90
11 Three hundred unit scheme - edge of town	50	16.67	£4.17	£12.77	£12.66	£12.11	£11.78	£10.17	£4.91
12 Caravan Park - 20 units	100	0.50	£0.13	£0.95	£0.94	£0.95	£0.95	£0.95	£0.95
13 Caravan Park - 40 units	300	1.00	£0.25	£1.82	£1.80	£1.82	£1.82	£1.82	£1.82
14 Caravan Park - 100 units	20	2.50	£0.63	£4.55	£4.51	£4.55	£4.55	£4.55	£4.55
15 C2 care scheme - flattened scheme in town centre	40	0.67	£0.17	£1.38	£1.39	£1.53	£1.54	£1.96	£3.12
16 C2 care scheme - flattened scheme edge of town/village	100	1.33	£0.33	£1.84	£1.85	£2.03	£2.05	£2.61	£4.17
17 C2 care scheme - houses - edge of town/village	60	1.56	£0.39	£2.79	£2.78	£2.68	£2.60	£2.36	£1.50
18 Class E (retail) development - town centre	80	0.02	£0.00	£0.20	£0.20	£0.19	£0.20	£0.17	£0.11
19 Class E (light industrial) development - town centre	50	0.14	£0.04	£0.34	£0.34	£0.37	£0.34	£0.46	£0.69
20 Class E (retail) development - edge of town	-	0.24	£0.06	£1.45	£1.45	£1.39	£1.45	£1.22	£0.75
21 Class E (office) development - town centre	-	0.02	£0.00	£0.42	£0.42	£0.43	£0.42	£0.47	£0.57
22 Class E (office) development - town centre	-	0.08	£0.02	£1.81	£1.81	£1.86	£1.81	£2.02	£2.45
23 Class E (office) development - edge of town	-	0.18	£0.04	£3.01	£3.01	£3.11	£3.01	£3.37	£4.09
24 Industrial (B2/B8) out of town	-	0.83	£0.21	£1.61	£1.61	£1.54	£1.61	£1.34	£0.81
25 Industrial (B2/B8) within town/village boundary	-	3.33	£0.83	£6.58	£6.58	£6.30	£6.58	£5.49	£3.31
26 Industrial (B2/B8) edge of town/village	-	0.17	£0.04	£0.32	£0.32	£0.31	£0.32	£0.27	£0.16
27 Hotel (town centre) 50 rooms	-	0.13	£0.03	£0.19	£0.19	£0.24	£0.19	£0.40	£0.80
28 Hotel (town centre) 75 rooms	-	0.19	£0.05	£0.37	£0.37	£0.45	£0.37	£0.67	£1.27
29 Hotel (town centre) 100 rooms	-	0.25	£0.06	£0.50	£0.50	£0.60	£0.50	£0.89	£1.69
30 Community use/leisure within town/village	-	0.08	£0.02	£1.22	£1.22	£1.26	£1.22	£1.39	£1.75

% change in residual land values resulting from policy change

EVC	BNG	Access	Carbon A+X	Carbon B+Y	Carbon C+Z
0.56%	2.95%	4.99%	11.57%	34.72%	34.72%
0.56%	2.95%	4.99%	11.57%	34.72%	34.72%
0.63%	3.31%	5.61%	13.00%	39.01%	39.01%
0.53%	2.84%	4.82%	11.19%	33.61%	33.61%
0.53%	2.84%	4.82%	11.19%	33.61%	33.61%
0.53%	2.84%	4.82%	11.19%	33.61%	33.61%
0.55%	2.91%	4.94%	11.45%	34.35%	34.35%
0.62%	3.52%	4.84%	13.79%	41.45%	41.45%
0.74%	3.99%	6.02%	15.80%	47.49%	47.49%
0.85%	5.07%	7.61%	20.02%	60.33%	60.33%
0.87%	5.18%	7.78%	20.39%	61.56%	61.56%
0.92%	0.00%	0.00%	0.00%	0.00%	0.00%
0.97%	0.00%	0.00%	0.00%	0.00%	0.00%
0.97%	0.00%	0.00%	0.00%	0.00%	0.00%
0.76%	10.75%	11.69%	42.23%	126.68%	126.68%
0.76%	10.75%	11.69%	42.23%	126.68%	126.68%
0.29%	3.88%	6.61%	15.39%	46.26%	46.26%
0.00%	4.18%	0.00%	15.99%	47.96%	47.96%
0.00%	9.16%	0.00%	35.50%	106.49%	106.49%
0.00%	4.18%	0.00%	15.99%	47.96%	47.96%
0.00%	3.04%	0.00%	11.85%	35.55%	35.55%
0.00%	3.04%	0.00%	11.85%	35.55%	35.55%
0.00%	3.04%	0.00%	11.85%	35.55%	35.55%
0.00%	4.32%	0.00%	16.63%	49.89%	49.89%
0.00%	4.31%	0.00%	16.59%	49.77%	49.77%
0.00%	4.32%	0.00%	16.63%	49.89%	49.89%
0.00%	26.80%	0.00%	104.59%	313.76%	313.76%
0.00%	20.47%	0.00%	79.87%	239.61%	239.61%
0.00%	20.47%	0.00%	79.87%	239.61%	239.61%
0.00%	3.72%	0.00%	14.51%	43.52%	43.52%

WEALDEN LOCAL PLAN VIABILITY TESTING

Sales value (£ psm):

£5,538

AH tenure (rent / SO):

AH %

80%

20%

BLV: PREVIOUSLY DEVELOPED LAND

Description	No of units	Site area	BLV (£ m)	Baseline	EVC	BNG	Access	Carbon A+X	Carbon B+Y	Carbon C+Z
1 Three unit development within town/village boundary	3	0.10	£0.09	£0.273	£0.272	£0.268	£0.261	£0.245	£0.190	£0.190
2 Five unit development - edge of village	5	0.27	£0.23	£0.455	£0.453	£0.443	£0.435	£0.409	£0.317	£0.317
3 Eight unit development - village centre	8	0.43	£0.37	£0.654	£0.651	£0.636	£0.623	£0.581	£0.433	£0.433
4 Ten unit development - edge of village	10	0.53	£0.46	£0.918	£0.914	£0.895	£0.879	£0.828	£0.647	£0.647
5 Ten unit development - rural site	10	0.67	£0.58	£0.918	£0.914	£0.895	£0.879	£0.828	£0.647	£0.647
6 Fifteen unit development - edge of village	15	0.80	£0.69	£1.377	£1.370	£1.343	£1.319	£1.243	£0.970	£0.970
7 Twenty unit development - within town/village boundary	20	0.89	£0.77	£1.760	£1.752	£1.715	£1.684	£1.583	£1.228	£1.228
8 Thirty unit development - town centre	30	1.00	£0.87	£6.174	£6.141	£5.986	£5.915	£5.435	£3.956	£3.956
9 Fifty unit development within town/village boundary	50	2.22	£1.92	£3.333	£3.312	£3.220	£3.163	£2.889	£1.989	£1.989
10 One hundred unit development - edge of town	100	5.56	£4.81	£5.786	£5.745	£5.544	£5.422	£4.833	£2.910	£2.910
11 Three hundred unit scheme - edge of town	300	16.67	£14.42	£15.504	£15.393	£14.842	£14.511	£12.903	£7.673	£7.673
12 Caravan Park - 20 units	20	0.50	£0.43	£1.024	£1.015	£1.024	£1.024	£1.024	£1.024	£1.024
13 Caravan Park - 40 units	40	1.00	£0.87	£1.960	£1.943	£1.960	£1.960	£1.960	£1.960	£1.960
14 Caravan Park - 100 units	100	2.50	£2.16	£4.901	£4.857	£4.901	£4.901	£4.901	£4.901	£4.901
15 C2 care scheme - flattened scheme in town centre	60	0.67	£0.58	-£0.934	-£0.944	-£1.082	-£1.085	-£1.516	-£2.679	-£2.679
16 C2 care scheme - flattened scheme edge of town/village	80	1.33	£1.15	-£1.245	-£1.259	-£1.442	-£1.460	-£2.023	-£3.572	-£3.572
17 C2 care scheme - houses - edge of town/village	50	1.56	£0.35	£3.256	£3.250	£3.150	£3.075	£2.834	£1.974	£1.974
18 Class E (retail) development - town centre	-	0.02	£0.02	£0.203	£0.203	£0.194	£0.203	£0.171	£0.106	£0.106
19 Class E (light industrial) development - town centre	-	0.14	£0.12	-£0.336	-£0.336	-£0.307	-£0.336	-£0.455	-£0.693	-£0.693
20 Class E (retail) development - edge of town	-	0.24	£0.21	£1.450	£1.450	£1.389	£1.450	£1.218	£0.755	£0.755
21 Class E (office) development - town centre	-	0.02	£0.02	-£0.422	-£0.422	-£0.435	-£0.422	-£0.572	-£0.572	-£0.572
22 Class E (office) development - town centre	-	0.08	£0.06	-£1.809	-£1.809	-£1.864	-£1.809	-£2.023	-£2.452	-£2.452
23 Class E (office) development - edge of town	-	0.18	£0.15	-£3.015	-£3.015	-£3.108	-£3.015	-£3.372	-£4.086	-£4.086
24 Industrial (B2/B8) out of town	-	0.83	£0.72	£1.606	£1.606	£1.537	£1.606	£1.339	£0.805	£0.805
25 Industrial (B2/B8) within town/village boundary	-	3.33	£2.88	£6.583	£6.583	£6.300	£6.583	£5.491	£3.307	£3.307
26 Industrial (B2/B8) edge of town/village	-	0.17	£0.14	£0.321	£0.321	£0.307	£0.321	£0.268	£0.161	£0.161
27 Hotel (town centre) 50 rooms	-	0.13	£0.11	-£0.193	-£0.193	-£0.245	-£0.193	-£0.395	-£0.799	-£0.799
28 Hotel (town centre) 75 rooms	-	0.19	£0.16	-£0.373	-£0.373	-£0.449	-£0.373	-£0.671	-£1.267	-£1.267
29 Hotel (town centre) 100 rooms	-	0.25	£0.22	-£0.497	-£0.497	-£0.599	-£0.497	-£0.895	-£1.689	-£1.689
30 Community use/leisure within town/village	-	0.08	£0.07	-£1.216	-£1.216	-£1.261	-£1.216	-£1.393	-£1.745	-£1.745

BLV: HIGHER GREENFIELD

Description	No of units		BLV (£ m)	Baseline	EVC	BNG	Access	Carbon A+X	Carbon B+Y	Carbon C+Z
1 Three unit development within town/village boundary	3	0.10	£0.04	£0.27	£0.27	£0.27	£0.26	£0.25	£0.19	£0.19
2 Five unit development - edge of village	5	0.27	£0.10	£0.46	£0.45	£0.44	£0.44	£0.41	£0.32	£0.32
3 Eight unit development - village centre	8	0.43	£0.16	£0.65	£0.65	£0.64	£0.62	£0.58	£0.43	£0.43
4 Ten unit development - edge of village	10	0.53	£0.20	£0.92	£0.91	£0.90	£0.88	£0.83	£0.65	£0.65
5 Ten unit development - rural site	10	0.67	£0.25	£0.92	£0.91	£0.90	£0.88	£0.83	£0.65	£0.65
6 Fifteen unit development - edge of village	15	0.80	£0.30	£1.38	£1.37	£1.34	£1.32	£1.24	£0.97	£0.97
7 Twenty unit development - within town/village boundary	20	0.89	£0.33	£1.76	£1.75	£1.72	£1.68	£1.58	£1.23	£1.23
8 Thirty unit development - town centre	30	1.00	£0.37	£6.17	£6.14	£5.99	£5.91	£5.43	£3.96	£3.96
9 Fifty unit development within town/village boundary	50	2.22	£0.82	£3.33	£3.31	£3.22	£3.16	£2.89	£1.99	£1.99
10 One hundred unit development - edge of town	100	5.56	£2.06	£5.79	£5.75	£5.54	£5.42	£4.83	£2.91	£2.91
11 Three hundred unit scheme - edge of town	300	16.67	£6.17	£15.50	£15.39	£14.84	£14.51	£12.90	£7.67	£7.67
12 Caravan Park - 20 units	20	0.50	£0.19	£1.02	£1.02	£1.02	£1.02	£1.02	£1.02	£1.02
13 Caravan Park - 40 units	40	1.00	£0.37	£1.96	£1.94	£1.96	£1.96	£1.96	£1.96	£1.96
14 Caravan Park - 100 units	100	2.50	£0.93	£4.90	£4.86	£4.90	£4.90	£4.90	£4.90	£4.90
15 C2 care scheme - flattened scheme in town centre	60	0.67	£0.25	-£0.93	-£0.94	-£1.08	-£1.09	-£1.52	-£2.68	-£2.68
16 C2 care scheme - flattened scheme edge of town/village	80	1.33	£0.49	-£1.24	-£1.26	-£1.44	-£1.46	-£2.02	-£3.57	-£3.57
17 C2 care scheme - houses - edge of town/village	50	1.56	£0.58	£3.26	£3.25	£3.15	£3.08	£2.83	£1.97	£1.97
18 Class E (retail) development - town centre	-	0.02	£0.01	£0.20	£0.20	£0.19	£0.20	£0.17	£0.11	£0.11
19 Class E (light industrial) development - town centre	-	0.14	£0.05	-£0.34	-£0.34	-£0.37	-£0.34	-£0.46	-£0.69	-£0.69
20 Class E (retail) development - edge of town	-	0.24	£0.09	£1.45	£1.45	£1.39	£1.45	£1.22	£0.75	£0.75
21 Class E (office) development - town centre	-	0.02	£0.01	-£0.42	-£0.42	-£0.43	-£0.42	-£0.47	-£0.57	-£0.57
22 Class E (office) development - town centre	-	0.08	£0.03	-£1.81	-£1.81	-£1.86	-£1.81	-£2.02	-£2.45	-£2.45
23 Class E (office) development - edge of town	-	0.18	£0.07	-£3.01	-£3.01	-£3.11	-£3.01	-£3.37	-£4.09	-£4.09
24 Industrial (B2/B8) out of town	-	0.83	£0.31	£1.61	£1.61	£1.54	£1.61	£1.34	£0.81	£0.81
25 Industrial (B2/B8) within town/village boundary	-	3.33	£1.23	£6.58	£6.58	£6.30	£6.58	£5.49	£3.31	£3.31
26 Industrial (B2/B8) edge of town/village	-	0.17	£0.06	£0.32	£0.32	£0.31	£0.32	£0.27	£0.16	£0.16
27 Hotel (town centre) 50 rooms	-	0.13	£0.05	-£0.19	-£0.19	-£0.24	-£0.19	-£0.40	-£0.80	-£0.80
28 Hotel (town centre) 75 rooms	-	0.19	£0.07	-£0.37	-£0.37	-£0.45	-£0.37	-£0.67	-£1.27	-£1.27
29 Hotel (town centre) 100 rooms	-	0.25	£0.09	-£0.50	-£0.50	-£0.60	-£0.50	-£0.89	-£1.69	-£1.69
30 Community use/leisure within town/village	-	0.08	£0.03	-£1.22	-£1.22	-£1.26	-£1.22	-£1.39	-£1.75	-£1.75

BLV: LOWER GREENFIELD

Description	No of units		BLV (£ m)	Baseline	EVC	BNG	Access	Carbon A+X	Carbon B+Y	Carbon C+Z
1 Three unit development within town/village boundary	3	0.10	£0.03	£0.27	£0.27	£0.27	£0.26	£0.25	£0.19	£0.19
2 Five unit development - edge of village	5	0.27	£0.07	£0.46	£0.45	£0.44	£0.44	£0.41	£0.32	£0.32
3 Eight unit development - village centre	3	0.43	£0.11	£0.65	£0.65	£0.64	£0.62	£0.58	£0.43	£0.43
4 Ten unit development - edge of village	5	0.53	£0.13	£0.92	£0.91	£0.90	£0.88	£0.83	£0.65	£0.65
5 Ten unit development - rural site	8	0.67	£0.17	£0.92	£0.91	£0.90	£0.88	£0.83	£0.65	£0.65
6 Fifteen unit development - edge of village	10	0.80	£0.20	£1.38	£1.37	£1.34	£1.32	£1.24	£0.97	£0.97
7 Twenty unit development - within town/village boundary	10	0.89	£0.22	£1.76	£1.75	£1.72	£1.68	£1.58	£1.23	£1.23
8 Thirty unit development - town centre	15	1.00	£0.25	£6.17	£6.14	£5.99	£5.91	£5.43	£3.96	£3.96
9 Fifty unit development within town/village boundary	20	2.22	£0.56	£3.33	£3.31	£3.22	£3.16	£2.89	£1.99	£1.99
10 One hundred unit development - edge of town	30	5.56	£1.39	£5.79	£5.75	£5.54	£5.42	£4.83	£2.91	£2.91
11 Three hundred unit scheme - edge of town	50	16.67	£4.17	£15.50	£15.39	£14.84	£14.51	£12.90	£7.67	£7.67
12 Caravan Park - 20 units	100	0.50	£0.13	£1.02	£1.02	£1.02	£1.02	£1.02	£1.02	£1.02
13 Caravan Park - 40 units	300	1.00	£0.25	£1.96	£1.94	£1.96	£1.96	£1.96	£1.96	£1.96
14 Caravan Park - 100 units	20	2.50	£0.63	£4.90	£4.86	£4.90	£4.90	£4.90	£4.90	£4.90
15 C2 care scheme - flattened scheme in town centre	40	0.67	£0.17	-£0.93	-£0.94	-£1.08	-£1.09	-£1.52	-£2.68	-£2.68
16 C2 care scheme - flattened scheme edge of town/village	100	1.33	£0.33	-£1.24	-£1.26	-£1.44	-£1.46	-£2.02	-£3.57	-£3.57
17 C2 care scheme - houses - edge of town/village	60	1.56	£0.39	£3.26	£3.25	£3.15	£3.08	£2.83	£1.97	£1.97
18 Class E (retail) development - town centre	80	0.02	£0.00	£0.20	£0.20	£0.19	£0.20	£0.17	£0.11	£0.11
19 Class E (light industrial) development - town centre	50	0.14	£0.04	-£0.34	-£0.34	-£0.37	-£0.34	-£0.46	-£0.69	-£0.69
20 Class E (retail) development - edge of town	-	0.24	£0.06	£1.45	£1.45	£1.39	£1.45	£1.22	£0.75	£0.75
21 Class E (office) development - town centre	-	0.02	£0.00	-£0.42	-£0.42	-£0.43	-£0.42	-£0.47	-£0.57	-£0.57
22 Class E (office) development - town centre	-	0.08	£0.02	-£1.81	-£1.81	-£1.86	-£1.81	-£2.02	-£2.45	-£2.45
23 Class E (office) development - edge of town	-	0.18	£0.04	-£3.01	-£3.01	-£3.11	-£3.01	-£3.37	-£4.09	-£4.09
24 Industrial (B2/B8) out of town	-	0.83	£0.21	£1.61	£1.61	£1.54	£1.61	£1.34	£0.81	£0.81
25 Industrial (B2/B8) within town/village boundary	-	3.33	£0.83	£6.58	£6.58	£6.30	£6.58	£5.49	£3.31	£3.31
26 Industrial (B2/B8) edge of town/village	-	0.17	£0.04	£0.32	£0.32	£0.31	£0.32	£0.27	£0.16	£0.16
27 Hotel (town centre) 50 rooms	-	0.13	£0.03	-£0.19	-£0.19	-£0.24	-£0.19	-£0.40	-£0.80	-£0.80
28 Hotel (town centre) 75 rooms	-	0.19	£0.05	-£0.37	-£0.37	-£0.45	-£0.37	-£0.67	-£1.27	-£1.27
29 Hotel (town centre) 100 rooms	-	0.25	£0.06	-£0.50	-£0.50	-£0.60	-£0.50	-£0.89	-£1.69	-£1.69
30 Community use/leisure within town/village	-	0.08	£0.02	-£1.22	-£1.22	-£1.26	-£1.22	-£1.39	-£1.75	-£1.75

% change in residual land values resulting from policy change

EVC	BNG	Access	Carbon A+X	Carbon B+Y	Carbon C+Z
0.49%	2.58%	4.37%	10.13%	30.40%	30.40%
0.49%	2.58%	4.37%	10.13%	30.40%	30.40%
0.55%	2.87%	4.86%	11.27%	33.80%	33.80%
0.47%	2.48%	4.20%	9.76%	29.53%	29.53%
0.47%	2.48%	4.20%	9.76%	29.53%	29.53%
0.47%	2.48%	4.20%	9.76%	29.53%	29.53%
0.49%	2.56%	4.35%	10.07%	30.22%	30.22%
0.54%	3.06%	5.10%	11.98%	35.93%	35.93%
0.63%	3.39%	5.20%	13.33%	40.30%	40.30%
0.71%	4.19%	6.29%	16.47%	49.72%	49.72%
0.72%	4.27%	6.41%	16.78%	50.51%	50.51%
0.86%	0.00%	0.00%	0.00%	0.00%	0.00%
0.90%	0.00%	0.00%	0.00%	0.00%	0.00%
0.90%	0.00%	0.00%	0.00%	0.00%	0.00%
1.12%	15.87%	17.26%	62.33%	186.98%	186.98%
1.12%	15.86%	17.26%	62.33%	186.98%	186.98%
0.25%	3.31%	5.61%	13.01%	39.43%	39.43%
0.00%	4.18%	0.00%	15.99%	47.96%	47.96%
0.00%	9.16%	0.00%	35.50%	106.49%	106.49%
0.00%	4.18%	0.00%	15.99%	47.96%	47.96%
0.00%	3.04%	0.00%	11.85%	35.55%	35.55%
0.00%	3.04%	0.00%	11.85%	35.55%	35.55%
0.00%	3.04%	0.00%	11.85%	35.55%	35.55%
0.00%	4.32%	0.00%	16.63%	49.89%	49.89%
0.00%	4.31%	0.00%	16.59%	49.77%	49.77%
0.00%	4.32%	0.00%	16.63%	49.89%	49.89%
0.00%	26.80%	0.00%	104.59%	313.76%	313.76%
0.00%	20.47%	0.00%	79.87%	239.61%	239.61%
0.00%	20.47%	0.00%	79.87%	239.61%	239.61%
0.00%	3.72%	0.00%	14.51%	43.52%	43.52%

WEALDEN LOCAL PLAN VIABILITY TESTING

Sales value (£ psm):

£5,778

AH tenure (rent / SO):

80%

20%

BLV: PREVIOUSLY DEVELOPED LAND

Description	No of units	Site area	BLV (£ m)	Baseline	EVC	BNG	Access	Carbon A+X	Carbon B+Y	Carbon C+Z
1 Three unit development within town/village boundary	3	0.10	£0.09	£0.307	£0.306	£0.300	£0.295	£0.279	£0.224	£0.224
2 Five unit development - edge of village	5	0.27	£0.23	£0.512	£0.510	£0.500	£0.492	£0.466	£0.374	£0.374
3 Eight unit development - village centre	8	0.43	£0.37	£0.741	£0.738	£0.723	£0.710	£0.668	£0.521	£0.521
4 Ten unit development - edge of village	10	0.53	£0.46	£1.026	£1.022	£1.003	£0.987	£0.937	£0.756	£0.756
5 Ten unit development - rural site	10	0.67	£0.58	£1.026	£1.022	£1.003	£0.987	£0.937	£0.756	£0.756
6 Fifteen unit development - edge of village	15	0.80	£0.69	£1.539	£1.533	£1.505	£1.481	£1.405	£1.134	£1.134
7 Twenty unit development - within town/village boundary	20	0.89	£0.77	£1.972	£1.964	£1.927	£1.896	£1.795	£1.440	£1.440
8 Thirty unit development - town centre	30	1.00	£0.87	£6.987	£6.953	£6.798	£6.727	£6.247	£4.768	£4.768
9 Fifty unit development within town/village boundary	50	2.22	£1.92	£3.827	£3.806	£3.714	£3.657	£3.383	£2.489	£2.489
10 One hundred unit development - edge of town	100	5.56	£4.81	£6.788	£6.747	£6.546	£6.424	£5.835	£3.921	£3.921
11 Three hundred unit scheme - edge of town	300	16.67	£14.42	£18.227	£18.116	£17.570	£17.241	£15.634	£10.425	£10.425
12 Caravan Park - 20 units	20	0.50	£0.43	£1.094	£1.085	£1.094	£1.094	£1.094	£1.094	£1.094
13 Caravan Park - 40 units	40	1.00	£0.87	£2.101	£2.083	£2.101	£2.101	£2.101	£2.101	£2.101
14 Caravan Park - 100 units	100	2.50	£2.16	£5.252	£5.208	£5.252	£5.252	£5.252	£5.252	£5.252
15 C2 care scheme - flattened scheme in town centre	60	0.67	£0.58	£0.494	£0.504	£0.538	£0.652	£1.071	£2.235	£2.235
16 C2 care scheme - flattened scheme edge of town/village	80	1.33	£1.15	£0.658	£0.672	£0.853	£0.870	£1.428	£2.980	£2.980
17 C2 care scheme - houses - edge of town/village	50	1.56	£1.35	£3.728	£3.720	£3.820	£3.845	£3.304	£2.449	£2.449
18 Class E (retail) development - town centre	-	0.02	£0.02	£0.203	£0.203	£0.194	£0.203	£0.171	£0.106	£0.106
19 Class E (light industrial) development - town centre	-	0.14	£0.12	£0.336	£0.336	£0.307	£0.336	£0.455	£0.693	£0.693
20 Class E (retail) development - edge of town	-	0.24	£0.21	£1.450	£1.450	£1.389	£1.450	£1.218	£0.755	£0.755
21 Class E (office) development - town centre	-	0.02	£0.02	£0.422	£0.422	£0.435	£0.422	£0.572	£0.572	£0.572
22 Class E (office) development - town centre	-	0.08	£0.06	£1.809	£1.809	£1.864	£1.809	£2.023	£2.452	£2.452
23 Class E (office) development - edge of town	-	0.18	£0.15	£3.015	£3.015	£3.108	£3.015	£3.372	£4.086	£4.086
24 Industrial (B2/B8) out of town	-	0.83	£0.72	£1.606	£1.606	£1.537	£1.606	£1.339	£0.805	£0.805
25 Industrial (B2/B8) within town/village boundary	-	3.33	£2.88	£6.583	£6.583	£6.300	£6.583	£5.491	£3.307	£3.307
26 Industrial (B2/B8) edge of town/village	-	0.17	£0.14	£0.321	£0.321	£0.307	£0.321	£0.268	£0.161	£0.161
27 Hotel (town centre) 50 rooms	-	0.13	£0.11	£0.193	£0.193	£0.245	£0.193	£0.395	£0.799	£0.799
28 Hotel (town centre) 75 rooms	-	0.19	£0.16	£0.373	£0.373	£0.449	£0.373	£0.671	£1.267	£1.267
29 Hotel (town centre) 100 rooms	-	0.25	£0.22	£0.497	£0.497	£0.599	£0.497	£0.895	£1.689	£1.689
30 Community use/leisure within town/village	-	0.08	£0.07	£1.216	£1.216	£1.261	£1.216	£1.393	£1.745	£1.745

BLV: HIGHER GREENFIELD

Description	No of units		BLV (£ m)	Baseline	EVC	BNG	Access	Carbon A+X	Carbon B+Y	Carbon C+Z
1 Three unit development within town/village boundary	3	0.10	£0.04	£0.31	£0.31	£0.30	£0.30	£0.28	£0.22	£0.22
2 Five unit development - edge of village	5	0.27	£0.10	£0.51	£0.51	£0.50	£0.49	£0.47	£0.37	£0.37
3 Eight unit development - village centre	8	0.43	£0.16	£0.74	£0.74	£0.72	£0.71	£0.67	£0.52	£0.52
4 Ten unit development - edge of village	10	0.53	£0.20	£1.03	£1.02	£1.00	£0.99	£0.94	£0.76	£0.76
5 Ten unit development - rural site	10	0.67	£0.25	£1.03	£1.02	£1.00	£0.99	£0.94	£0.76	£0.76
6 Fifteen unit development - edge of village	15	0.80	£0.30	£1.54	£1.53	£1.50	£1.48	£1.40	£1.13	£1.13
7 Twenty unit development - within town/village boundary	20	0.89	£0.33	£1.97	£1.96	£1.93	£1.90	£1.79	£1.44	£1.44
8 Thirty unit development - town centre	30	1.00	£0.37	£6.99	£6.95	£6.80	£6.73	£6.25	£4.77	£4.77
9 Fifty unit development within town/village boundary	50	2.22	£0.82	£3.83	£3.81	£3.71	£3.66	£3.38	£2.49	£2.49
10 One hundred unit development - edge of town	100	5.56	£2.06	£6.79	£6.75	£6.55	£6.42	£5.83	£3.92	£3.92
11 Three hundred unit scheme - edge of town	300	16.67	£6.17	£18.23	£18.12	£17.57	£17.24	£15.63	£10.43	£10.43
12 Caravan Park - 20 units	20	0.50	£0.19	£1.09	£1.09	£1.09	£1.09	£1.09	£1.09	£1.09
13 Caravan Park - 40 units	40	1.00	£0.37	£2.10	£2.08	£2.10	£2.10	£2.10	£2.10	£2.10
14 Caravan Park - 100 units	100	2.50	£0.93	£5.25	£5.21	£5.25	£5.25	£5.25	£5.25	£5.25
15 C2 care scheme - flattened scheme in town centre	60	0.67	£0.25	£0.49	£0.50	£0.64	£0.65	£1.07	£2.23	£2.23
16 C2 care scheme - flattened scheme edge of town/village	80	1.33	£0.49	£0.66	£0.67	£0.85	£0.87	£1.43	£2.98	£2.98
17 C2 care scheme - houses - edge of town/village	50	1.56	£0.58	£3.73	£3.72	£3.62	£3.55	£3.30	£2.45	£2.45
18 Class E (retail) development - town centre	-	0.02	£0.01	£0.20	£0.20	£0.19	£0.20	£0.17	£0.11	£0.11
19 Class E (light industrial) development - town centre	-	0.14	£0.05	£0.34	£0.34	£0.37	£0.34	£0.46	£0.69	£0.69
20 Class E (retail) development - edge of town	-	0.24	£0.09	£1.45	£1.45	£1.39	£1.45	£1.22	£0.75	£0.75
21 Class E (office) development - town centre	-	0.02	£0.01	£0.42	£0.42	£0.43	£0.42	£0.47	£0.57	£0.57
22 Class E (office) development - town centre	-	0.08	£0.03	£1.81	£1.81	£1.86	£1.81	£2.02	£2.45	£2.45
23 Class E (office) development - edge of town	-	0.18	£0.07	£3.01	£3.01	£3.11	£3.01	£3.37	£4.09	£4.09
24 Industrial (B2/B8) out of town	-	0.83	£0.31	£1.61	£1.61	£1.54	£1.61	£1.34	£0.81	£0.81
25 Industrial (B2/B8) within town/village boundary	-	3.33	£1.23	£6.58	£6.58	£6.30	£6.58	£5.49	£3.31	£3.31
26 Industrial (B2/B8) edge of town/village	-	0.17	£0.06	£0.32	£0.32	£0.31	£0.32	£0.27	£0.16	£0.16
27 Hotel (town centre) 50 rooms	-	0.13	£0.05	£0.19	£0.19	£0.24	£0.19	£0.40	£0.80	£0.80
28 Hotel (town centre) 75 rooms	-	0.19	£0.07	£0.37	£0.37	£0.45	£0.37	£0.67	£1.27	£1.27
29 Hotel (town centre) 100 rooms	-	0.25	£0.09	£0.50	£0.50	£0.60	£0.50	£0.89	£1.69	£1.69
30 Community use/leisure within town/village	-	0.08	£0.03	£1.22	£1.22	£1.26	£1.22	£1.39	£1.75	£1.75

BLV: LOWER GREENFIELD

Description	No of units		BLV (£ m)	Baseline	EVC	BNG	Access	Carbon A+X	Carbon B+Y	Carbon C+Z
1 Three unit development within town/village boundary	3	0.10	£0.03	£0.31	£0.31	£0.30	£0.30	£0.28	£0.22	£0.22
2 Five unit development - edge of village	5	0.27	£0.07	£0.51	£0.51	£0.50	£0.49	£0.47	£0.37	£0.37
3 Eight unit development - village centre	3	0.43	£0.11	£0.74	£0.74	£0.72	£0.71	£0.67	£0.52	£0.52
4 Ten unit development - edge of village	5	0.53	£0.13	£1.03	£1.02	£1.00	£0.99	£0.94	£0.76	£0.76
5 Ten unit development - rural site	8	0.67	£0.17	£1.03	£1.02	£1.00	£0.99	£0.94	£0.76	£0.76
6 Fifteen unit development - edge of village	10	0.80	£0.20	£1.54	£1.53	£1.50	£1.48	£1.40	£1.13	£1.13
7 Twenty unit development - within town/village boundary	10	0.89	£0.22	£1.97	£1.96	£1.93	£1.90	£1.79	£1.44	£1.44
8 Thirty unit development - town centre	15	1.00	£0.25	£6.99	£6.95	£6.80	£6.73	£6.25	£4.77	£4.77
9 Fifty unit development within town/village boundary	20	2.22	£0.56	£3.83	£3.81	£3.71	£3.66	£3.38	£2.49	£2.49
10 One hundred unit development - edge of town	30	5.56	£1.39	£6.79	£6.75	£6.55	£6.42	£5.83	£3.92	£3.92
11 Three hundred unit scheme - edge of town	50	16.67	£4.17	£18.23	£18.12	£17.57	£17.24	£15.63	£10.43	£10.43
12 Caravan Park - 20 units	100	0.50	£0.13	£1.09	£1.09	£1.09	£1.09	£1.09	£1.09	£1.09
13 Caravan Park - 40 units	300	1.00	£0.25	£2.08	£2.08	£2.10	£2.10	£2.10	£2.10	£2.10
14 Caravan Park - 100 units	20	2.50	£0.63	£5.25	£5.21	£5.25	£5.25	£5.25	£5.25	£5.25
15 C2 care scheme - flattened scheme in town centre	40	0.67	£0.17	£0.49	£0.50	£0.64	£0.65	£1.07	£2.23	£2.23
16 C2 care scheme - flattened scheme edge of town/village	100	1.33	£0.33	£0.66	£0.67	£0.85	£0.87	£1.43	£2.98	£2.98
17 C2 care scheme - houses - edge of town/village	60	1.56	£0.39	£3.73	£3.72	£3.62	£3.55	£3.30	£2.45	£2.45
18 Class E (retail) development - town centre	80	0.02	£0.00	£0.20	£0.20	£0.19	£0.20	£0.17	£0.11	£0.11
19 Class E (light industrial) development - town centre	50	0.14	£0.04	£0.34	£0.34	£0.37	£0.34	£0.46	£0.69	£0.69
20 Class E (retail) development - edge of town	-	0.24	£0.06	£1.45	£1.45	£1.39	£1.45	£1.22	£0.75	£0.75
21 Class E (office) development - town centre	-	0.02	£0.00	£0.42	£0.42	£0.43	£0.42	£0.47	£0.57	£0.57
22 Class E (office) development - town centre	-	0.08	£0.02	£1.81	£1.81	£1.86	£1.81	£2.02	£2.45	£2.45
23 Class E (office) development - edge of town	-	0.18	£0.04	£3.01	£3.01	£3.11	£3.01	£3.37	£4.09	£4.09
24 Industrial (B2/B8) out of town	-	0.83	£0.21	£1.61	£1.61	£1.54	£1.61	£1.34	£0.81	£0.81
25 Industrial (B2/B8) within town/village boundary	-	3.33	£0.83	£6.58	£6.58	£6.30	£6.58	£5.49	£3.31	£3.31
26 Industrial (B2/B8) edge of town/village	-	0.17	£0.04	£0.32	£0.32	£0.31	£0.32	£0.27	£0.16	£0.16
27 Hotel (town centre) 50 rooms	-	0.13	£0.03	£0.19	£0.19	£0.24	£0.19	£0.40	£0.80	£0.80
28 Hotel (town centre) 75 rooms	-	0.19	£0.05	£0.37	£0.37	£0.45	£0.37	£0.67	£1.27	£1.27
29 Hotel (town centre) 100 rooms	-	0.25	£0.06	£0.50	£0.50	£0.60	£0.50	£0.89	£1.69	£1.69
30 Community use/leisure within town/village	-	0.08	£0.02	£1.22	£1.22	£1.26	£1.22	£1.39	£1.75	£1.75

% change in residual land values resulting from policy change

EVC	BNG	Access	Carbon A+X	Carbon B+Y	Carbon C+Z
0.44%	2.29%	3.89%	9.01%	27.03%	27.03%
0.44%	2.29%	3.89%	9.01%	27.03%	27.03%
0.47%	2.49%	4.23%	9.86%	29.75%	29.75%
0.42%	2.22%	3.76%	8.71%	26.32%	26.32%
0.42%	2.22%	3.76%	8.71%	26.32%	26.32%
0.42%	2.22%	3.76%	8.71%	26.32%	26.32%
0.44%	2.29%	3.88%	8.99%	26.97%	26.97%
0.48%	2.70%	3.71%	10.59%	31.76%	31.76%
0.55%	2.95%	4.44%	11.60%	34.97%	34.97%
0.60%	3.57%	5.36%	14.04%	42.24%	42.24%
0.61%	3.61%	5.41%	14.23%	42.80%	42.80%
0.80%	0.00%	0.00%	0.00%	0.00%	0.00%
0.84%	0.00%	0.00%	0.00%	0.00%	0.00%
0.84%	0.00%	0.00%	0.00%	0.00%	0.00%
2.09%	29.56%	32.16%	117.03%	352.84%	352.84%
2.09%	29.56%	32.16%	117.03%	352.84%	352.84%
0.22%	2.89%	4.91%	11.37%	34.31%	34.31

WEALDEN LOCAL PLAN VIABILITY TESTING

Sales value (£ psm):

£6,017

AH tenure (rent / SO):

80%

20%

BLV: PREVIOUSLY DEVELOPED LAND

Description	No of units	Site area	BLV (£ m)	Baseline	EVC	BNG	Access	Carbon A+X	Carbon B+Y	Carbon C+Z
1 Three unit development within town/village boundary	3	0.10	£0.09	£0.341	£0.340	£0.334	£0.329	£0.313	£0.258	£0.258
2 Five unit development - edge of village	5	0.27	£0.23	£0.569	£0.566	£0.557	£0.549	£0.522	£0.430	£0.430
3 Eight unit development - village centre	8	0.43	£0.37	£0.828	£0.824	£0.809	£0.797	£0.755	£0.608	£0.608
4 Ten unit development - edge of village	10	0.53	£0.46	£1.134	£1.130	£1.111	£1.096	£1.045	£0.865	£0.865
5 Ten unit development - rural site	10	0.67	£0.58	£1.134	£1.130	£1.111	£1.096	£1.045	£0.865	£0.865
6 Fifteen unit development - edge of village	15	0.80	£0.69	£1.701	£1.695	£1.667	£1.643	£1.567	£1.298	£1.298
7 Twenty unit development - within town/village boundary	20	0.89	£0.77	£2.184	£2.176	£2.139	£2.108	£2.007	£1.652	£1.652
8 Thirty unit development - town centre	30	1.00	£0.87	£7.799	£7.765	£7.610	£7.539	£7.059	£5.580	£5.580
9 Fifty unit development within town/village boundary	50	2.22	£1.92	£4.321	£4.300	£4.208	£4.152	£3.877	£2.988	£2.988
10 One hundred unit development - edge of town	100	5.56	£4.81	£7.790	£7.749	£7.547	£7.426	£6.837	£4.931	£4.931
11 Three hundred unit scheme - edge of town	300	16.67	£14.42	£20.940	£20.830	£20.283	£19.955	£18.359	£13.161	£13.161
12 Caravan Park - 20 units	20	0.50	£0.43	£1.164	£1.155	£1.164	£1.164	£1.164	£1.164	£1.164
13 Caravan Park - 40 units	40	1.00	£0.87	£2.241	£2.224	£2.241	£2.241	£2.241	£2.241	£2.241
14 Caravan Park - 100 units	100	2.50	£2.16	£5.603	£5.559	£5.603	£5.603	£5.603	£5.603	£5.603
15 C2 care scheme - flattened scheme in town centre	60	0.67	£0.58	-£0.056	-£0.067	-£0.202	-£0.215	-£0.629	-£1.791	-£1.791
16 C2 care scheme - flattened scheme edge of town/village	80	1.33	£1.15	-£0.075	-£0.089	-£0.269	-£0.287	-£0.838	-£2.387	-£2.387
17 C2 care scheme - houses - edge of town/village	50	1.56	£1.35	£4.198	£4.190	£4.090	£4.015	£3.774	£2.924	£2.924
18 Class E (retail) development - town centre	-	0.02	£0.02	£0.203	£0.203	£0.194	£0.203	£0.171	£0.106	£0.106
19 Class E (light industrial) development - town centre	-	0.14	£0.12	-£0.336	-£0.367	-£0.336	-£0.336	-£0.455	-£0.693	-£0.693
20 Class E (retail) development - edge of town	-	0.24	£0.21	£1.450	£1.450	£1.389	£1.450	£1.218	£0.755	£0.755
21 Class E (office) development - town centre	-	0.02	£0.02	-£0.422	-£0.422	-£0.435	-£0.422	-£0.472	-£0.572	-£0.572
22 Class E (office) development - town centre	-	0.08	£0.06	-£1.809	-£1.809	-£1.864	-£1.809	-£2.023	-£2.452	-£2.452
23 Class E (office) development - edge of town	-	0.18	£0.15	-£3.015	-£3.015	-£3.106	-£3.015	-£3.372	-£4.086	-£4.086
24 Industrial (B2/B8) out of town	-	0.83	£0.72	£1.606	£1.606	£1.537	£1.606	£1.339	£0.805	£0.805
25 Industrial (B2/B8) within town/village boundary	-	3.33	£2.88	£6.583	£6.583	£6.300	£6.583	£5.491	£3.307	£3.307
26 Industrial (B2/B8) edge of town/village	-	0.17	£0.14	£0.321	£0.321	£0.307	£0.321	£0.268	£0.161	£0.161
27 Hotel (town centre) 50 rooms	-	0.13	£0.11	-£0.193	-£0.193	-£0.245	-£0.193	-£0.395	-£0.799	-£0.799
28 Hotel (town centre) 75 rooms	-	0.19	£0.16	-£0.373	-£0.373	-£0.449	-£0.373	-£0.671	-£1.267	-£1.267
29 Hotel (town centre) 100 rooms	-	0.25	£0.22	-£0.497	-£0.497	-£0.599	-£0.497	-£0.895	-£1.689	-£1.689
30 Community use/leisure within town/village	-	0.08	£0.07	-£1.216	-£1.216	-£1.261	-£1.216	-£1.393	-£1.745	-£1.745

BLV: HIGHER GREENFIELD

Description	No of units		BLV (£ m)	Baseline	EVC	BNG	Access	Carbon A+X	Carbon B+Y	Carbon C+Z
1 Three unit development within town/village boundary	3	0.10	£0.04	£0.34	£0.34	£0.33	£0.33	£0.31	£0.26	£0.26
2 Five unit development - edge of village	5	0.27	£0.10	£0.57	£0.57	£0.56	£0.55	£0.52	£0.43	£0.43
3 Eight unit development - village centre	8	0.43	£0.16	£0.83	£0.82	£0.81	£0.80	£0.76	£0.61	£0.61
4 Ten unit development - edge of village	10	0.53	£0.20	£1.13	£1.13	£1.11	£1.10	£1.04	£0.87	£0.87
5 Ten unit development - rural site	10	0.67	£0.25	£1.13	£1.13	£1.11	£1.10	£1.04	£0.87	£0.87
6 Fifteen unit development - edge of village	15	0.80	£0.30	£1.70	£1.69	£1.67	£1.64	£1.57	£1.30	£1.30
7 Twenty unit development - within town/village boundary	20	0.89	£0.33	£2.18	£2.18	£2.14	£2.11	£2.01	£1.65	£1.65
8 Thirty unit development - town centre	30	1.00	£0.37	£7.80	£7.77	£7.61	£7.54	£7.06	£5.58	£5.58
9 Fifty unit development within town/village boundary	50	2.22	£0.82	£4.32	£4.30	£4.21	£4.15	£3.88	£2.99	£2.99
10 One hundred unit development - edge of town	100	5.56	£2.06	£7.79	£7.75	£7.55	£7.43	£6.84	£4.93	£4.93
11 Three hundred unit scheme - edge of town	300	16.67	£6.17	£20.94	£20.83	£20.28	£19.95	£18.36	£13.16	£13.16
12 Caravan Park - 20 units	20	0.50	£0.19	£1.16	£1.16	£1.16	£1.16	£1.16	£1.16	£1.16
13 Caravan Park - 40 units	40	1.00	£0.37	£2.24	£2.22	£2.24	£2.24	£2.24	£2.24	£2.24
14 Caravan Park - 100 units	100	2.50	£0.93	£5.60	£5.56	£5.60	£5.60	£5.60	£5.60	£5.60
15 C2 care scheme - flattened scheme in town centre	60	0.67	£0.25	-£0.06	-£0.07	-£0.20	-£0.21	-£0.63	-£1.79	-£1.79
16 C2 care scheme - flattened scheme edge of town/village	80	1.33	£0.49	-£0.07	-£0.09	-£0.27	-£0.29	-£0.84	-£2.39	-£2.39
17 C2 care scheme - houses - edge of town/village	50	1.56	£0.58	£4.20	£4.19	£4.09	£4.02	£3.77	£2.92	£2.92
18 Class E (retail) development - town centre	-	0.02	£0.01	£0.20	£0.20	£0.19	£0.20	£0.17	£0.11	£0.11
19 Class E (light industrial) development - town centre	-	0.14	£0.05	-£0.34	-£0.34	-£0.37	-£0.34	-£0.46	-£0.69	-£0.69
20 Class E (retail) development - edge of town	-	0.24	£0.09	£1.45	£1.45	£1.39	£1.45	£1.22	£0.75	£0.75
21 Class E (office) development - town centre	-	0.02	£0.01	-£0.42	-£0.42	-£0.43	-£0.42	-£0.47	-£0.57	-£0.57
22 Class E (office) development - town centre	-	0.08	£0.03	-£1.81	-£1.81	-£1.86	-£1.81	-£2.02	-£2.45	-£2.45
23 Class E (office) development - edge of town	-	0.18	£0.07	-£3.01	-£3.01	-£3.11	-£3.01	-£3.37	-£4.09	-£4.09
24 Industrial (B2/B8) out of town	-	0.83	£0.31	£1.61	£1.61	£1.54	£1.61	£1.34	£0.81	£0.81
25 Industrial (B2/B8) within town/village boundary	-	3.33	£1.23	£6.58	£6.58	£6.30	£6.58	£5.49	£3.31	£3.31
26 Industrial (B2/B8) edge of town/village	-	0.17	£0.06	£0.32	£0.32	£0.31	£0.32	£0.27	£0.16	£0.16
27 Hotel (town centre) 50 rooms	-	0.13	£0.05	-£0.19	-£0.19	-£0.24	-£0.19	-£0.40	-£0.80	-£0.80
28 Hotel (town centre) 75 rooms	-	0.19	£0.07	-£0.37	-£0.37	-£0.45	-£0.37	-£0.67	-£1.27	-£1.27
29 Hotel (town centre) 100 rooms	-	0.25	£0.09	-£0.50	-£0.50	-£0.60	-£0.50	-£0.89	-£1.69	-£1.69
30 Community use/leisure within town/village	-	0.08	£0.03	-£1.22	-£1.22	-£1.26	-£1.22	-£1.39	-£1.75	-£1.75

BLV: LOWER GREENFIELD

Description	No of units		BLV (£ m)	Baseline	EVC	BNG	Access	Carbon A+X	Carbon B+Y	Carbon C+Z
1 Three unit development within town/village boundary	3	0.10	£0.03	£0.34	£0.34	£0.33	£0.33	£0.31	£0.26	£0.26
2 Five unit development - edge of village	5	0.27	£0.07	£0.57	£0.57	£0.56	£0.56	£0.52	£0.43	£0.43
3 Eight unit development - village centre	3	0.43	£0.11	£0.83	£0.82	£0.81	£0.80	£0.76	£0.61	£0.61
4 Ten unit development - edge of village	5	0.53	£0.13	£1.13	£1.13	£1.11	£1.10	£1.04	£0.87	£0.87
5 Ten unit development - rural site	8	0.67	£0.17	£1.13	£1.13	£1.11	£1.10	£1.04	£0.87	£0.87
6 Fifteen unit development - edge of village	10	0.80	£0.20	£1.70	£1.69	£1.67	£1.64	£1.57	£1.30	£1.30
7 Twenty unit development - within town/village boundary	10	0.89	£0.22	£2.18	£2.18	£2.14	£2.11	£2.01	£1.65	£1.65
8 Thirty unit development - town centre	15	1.00	£0.25	£7.80	£7.77	£7.61	£7.54	£7.06	£5.58	£5.58
9 Fifty unit development within town/village boundary	20	2.22	£0.56	£4.32	£4.30	£4.21	£4.15	£3.88	£2.99	£2.99
10 One hundred unit development - edge of town	30	5.56	£1.39	£7.79	£7.75	£7.55	£7.43	£6.84	£4.93	£4.93
11 Three hundred unit scheme - edge of town	50	16.67	£4.17	£20.94	£20.83	£20.28	£19.95	£18.36	£13.16	£13.16
12 Caravan Park - 20 units	100	0.50	£0.13	£1.16	£1.16	£1.16	£1.16	£1.16	£1.16	£1.16
13 Caravan Park - 40 units	300	1.00	£0.25	£2.24	£2.22	£2.24	£2.24	£2.24	£2.24	£2.24
14 Caravan Park - 100 units	20	2.50	£0.63	£5.60	£5.56	£5.60	£5.60	£5.60	£5.60	£5.60
15 C2 care scheme - flattened scheme in town centre	40	0.67	£0.17	-£0.06	-£0.07	-£0.20	-£0.21	-£0.63	-£1.79	-£1.79
16 C2 care scheme - flattened scheme edge of town/village	100	1.33	£0.33	-£0.07	-£0.09	-£0.27	-£0.29	-£0.84	-£2.39	-£2.39
17 C2 care scheme - houses - edge of town/village	60	1.56	£0.39	£4.20	£4.19	£4.09	£4.02	£3.77	£2.92	£2.92
18 Class E (retail) development - town centre	80	0.02	£0.00	£0.20	£0.20	£0.19	£0.20	£0.17	£0.11	£0.11
19 Class E (light industrial) development - town centre	50	0.14	£0.04	-£0.34	-£0.34	-£0.37	-£0.34	-£0.46	-£0.69	-£0.69
20 Class E (retail) development - edge of town	-	0.24	£0.06	£1.45	£1.45	£1.39	£1.45	£1.22	£0.75	£0.75
21 Class E (office) development - town centre	-	0.02	£0.00	-£0.42	-£0.42	-£0.43	-£0.42	-£0.47	-£0.57	-£0.57
22 Class E (office) development - town centre	-	0.08	£0.02	-£1.81	-£1.81	-£1.86	-£1.81	-£2.02	-£2.45	-£2.45
23 Class E (office) development - edge of town	-	0.18	£0.04	-£3.01	-£3.01	-£3.11	-£3.01	-£3.37	-£4.09	-£4.09
24 Industrial (B2/B8) out of town	-	0.83	£0.21	£1.61	£1.61	£1.54	£1.61	£1.34	£0.81	£0.81
25 Industrial (B2/B8) within town/village boundary	-	3.33	£0.83	£6.58	£6.58	£6.30	£6.58	£5.49	£3.31	£3.31
26 Industrial (B2/B8) edge of town/village	-	0.17	£0.04	£0.32	£0.32	£0.31	£0.32	£0.27	£0.16	£0.16
27 Hotel (town centre) 50 rooms	-	0.13	£0.03	-£0.19	-£0.19	-£0.24	-£0.19	-£0.40	-£0.80	-£0.80
28 Hotel (town centre) 75 rooms	-	0.19	£0.05	-£0.37	-£0.37	-£0.45	-£0.37	-£0.67	-£1.27	-£1.27
29 Hotel (town centre) 100 rooms	-	0.25	£0.06	-£0.50	-£0.50	-£0.60	-£0.50	-£0.89	-£1.69	-£1.69
30 Community use/leisure within town/village	-	0.08	£0.02	-£1.22	-£1.22	-£1.26	-£1.22	-£1.39	-£1.75	-£1.75

% change in residual land values resulting from policy change

EVC	BNG	Access	Carbon A+X	Carbon B+Y	Carbon C+Z
0.39%	2.06%	3.50%	8.11%	24.33%	24.33%
0.39%	2.06%	3.50%	8.11%	24.33%	24.33%
0.42%	2.23%	3.79%	8.77%	26.54%	26.54%
0.38%	2.01%	3.40%	7.88%	23.71%	23.71%
0.38%	2.01%	3.40%	7.88%	23.71%	23.71%
0.38%	2.01%	3.40%	7.88%	23.71%	23.71%
0.39%	2.07%	3.50%	8.12%	24.35%	24.35%
0.43%	2.42%	3.33%	9.48%	28.45%	28.45%
0.49%	2.62%	3.93%	10.28%	30.86%	30.86%
0.52%	3.11%	4.67%	12.24%	36.71%	36.71%
0.53%	3.14%	4.71%	12.33%	37.15%	37.15%
0.76%	0.00%	0.00%	0.00%	0.00%	0.00%
0.79%	0.00%	0.00%	0.00%	0.00%	0.00%
0.79%	0.00%	0.00%	0.00%	0.00%	0.00%
18.32%	259.51%	282.32%	1019.52%	3084.94%	3084.94%
18.32%	259.51%	282.32%	1019.52%	3084.92%	3084.92%
0.20%	2.57%	4.36%	10.10%	30.35%	30.35%
0.00%	4.18%	0.00%	15.99%	47.96%	47.96%
0.00%	9.16%	0.00%	35.50%	106.49%	106.49%
0.00%	4.18%	0.00%	15.99%	47.96%	47.96%
0.00%	3.04%	0.00%	11.85%	35.55%	35.55%
0.00%	3.04%	0.00%	11.85%	35.55%	35.55%
0.00%	3.04%	0.00%	11.85%	35.55%	35.55%
0.00%	4.32%	0.00%	16.63%	49.89%	49.89%
0.00%	4.31%	0.00%	16.59%	49.77%	49.77%
0.00%	4.32%	0.00%	16.63%	49.89%	49.89%
0.00%	26.80%	0.00%	104.59%	313.76%	313.76%
0.00%	20.47%	0.00%	79.87%	239.61%	239.61%
0.00%	20.47%	0.00%	79.87%	239.61%	239.61%
0.00%	3.72%	0.00%	14.51%	43.52%	43.52%

Appendix 10 - Cumulative impact of policies

WEALDEN LOCAL PLAN VIABILITY TESTING

Aff Hsg: 35%
Mkt value: £4,101 per square metre

BLV 1: Previously Developed Land

Site ref	Site	No of units	BLV	Baseline including affordable housing @ 35%	EV charging	BNG/UGF	Accessibility	NZC Operational Only	NZC Operational and Embodied
1	Three unit development within town/village boundary	3	86,500	80,884	79,543	72,499	60,558	31,936	-25,694
2	Five unit development - edge of village	5	230,667	134,805	132,573	120,833	100,930	53,227	-42,824
3	Eight unit development - village centre	8	369,067	161,390	157,820	139,055	107,241	30,990	-123,366
4	Ten unit development - edge of village	10	461,333	303,585	299,192	276,086	236,916	143,035	-45,410
5	Ten unit development - rural site	10	576,667	303,585	299,192	276,086	236,916	143,035	-45,410
6	Fifteen unit development - edge of village	15	692,000	455,378	448,787	414,131	355,374	214,553	-68,115
7	Twenty unit development - within town/village boundary	20	768,889	566,560	557,977	512,410	434,729	248,549	-125,702
8	Thirty unit development - town centre	78	865,000	1,587,209	1,553,223	1,361,568	1,098,148	324,602	-1,241,144
9	Fifty unit development within town/village boundary	50	1,922,222	537,971	516,692	400,863	226,113	-248,810	-1,205,558
10	One hundred unit development - edge of town	100	4,805,556	101,907	60,060	-191,541	-570,251	-1,609,006	-3,687,430
11	Three hundred unit scheme - edge of town	300	14,416,667	38,796	-77,163	-771,543	-1,823,128	-4,694,396	-10,605,216
12	Caravan Park - 20 units	20	432,500	707,867	699,070	699,070	699,070	699,070	699,070
13	Caravan Park - 40 units	40	865,000	1,328,439	1,310,845	1,310,845	1,310,845	1,310,845	1,310,845
14	Caravan Park - 100 units	100	2,162,500	3,321,098	3,277,112	3,277,112	3,277,112	3,277,112	3,277,112
15	C2 care scheme - flatted scheme in town centre	60	576,667	-3,361,198	-3,371,654	-3,519,776	-3,680,916	-4,278,289	-5,473,034
16	C2 care scheme - flatted scheme edge of town/village	80	1,153,333	-4,481,597	-4,495,539	-4,693,036	-4,907,889	-5,704,385	-7,297,379
17	C2 care scheme - houses - edge of town/village	50	1,351,563	600,500	592,038	480,812	292,246	-162,136	-1,088,714
18	Class E (retail) development - town centre	-	15,138	202,980	202,980	194,496	194,496	161,633	95,907
19	Class E (light industrial) development - town centre	-	123,571	-335,820	-335,820	-366,575	-366,575	-487,301	-728,751
20	Class E (retail) development - edge of town	-	205,952	1,449,862	1,449,862	1,389,257	1,389,257	1,154,520	685,046
21	Class E (office) development - town centre	-	15,138	-422,048	-422,048	-434,875	-434,875	-485,524	-586,823
22	Class E (office) development - town centre	-	64,875	-1,808,778	-1,808,778	-1,863,749	-1,863,749	-2,080,818	-2,514,955
23	Class E (office) development - edge of town	-	154,464	-3,014,630	-3,014,630	-3,106,248	-3,106,248	-3,468,030	-4,191,592
24	Industrial (B2/B8) out of town	-	720,833	1,606,474	1,606,474	1,537,101	1,537,101	1,266,558	725,473
25	Industrial (B2/B8) within town/village boundary	-	2,883,333	6,583,217	6,583,217	6,299,564	6,299,564	5,193,521	2,981,434
26	Industrial (B2/B8) edge of town/village	-	144,167	321,295	321,295	307,420	307,420	253,312	145,095
27	Hotel (town centre) 50 rooms	-	108,125	-193,165	-193,165	-244,932	-244,932	-449,528	-858,719
28	Hotel (town centre) 75 rooms	-	162,188	-373,073	-373,073	-449,428	-449,428	-751,200	-1,354,744
29	Hotel (town centre) 100 rooms	-	216,250	-497,432	-497,432	-599,238	-599,238	-1,001,600	-1,806,325
30	Community use/leisure within town/village	-	67,964	-1,216,175	-1,216,175	-1,261,386	-1,261,386	-1,440,065	-1,797,422

BLV 2: Higher Greenfield

Site ref	Site	No of units	BLV	Baseline including affordable housing @ 35%	EV charging	BNG/UGF	Accessibility	NZC Operational Only	NZC Operational and Embodied
1	Three unit development within town/village boundary	3	37,000	80,884	79,543	72,499	60,558	31,936	-25,694
2	Five unit development - edge of village	5	98,667	134,805	132,573	120,833	100,930	53,227	-42,824
3	Eight unit development - village centre	8	157,867	161,390	157,820	139,055	107,241	30,990	-123,366
4	Ten unit development - edge of village	10	197,333	303,585	299,192	276,086	236,916	143,035	-45,410
5	Ten unit development - rural site	10	246,667	303,585	299,192	276,086	236,916	143,035	-45,410
6	Fifteen unit development - edge of village	15	296,000	455,378	448,787	414,131	355,374	214,553	-68,115
7	Twenty unit development - within town/village boundary	20	328,889	566,560	557,977	512,410	434,729	248,549	-125,702
8	Thirty unit development - town centre	78	370,000	1,587,209	1,553,223	1,361,568	1,098,148	324,602	-1,241,144
9	Fifty unit development within town/village boundary	50	822,222	537,971	516,692	400,863	226,113	-248,810	-1,205,558
10	One hundred unit development - edge of town	100	2,055,556	101,907	60,060	-191,541	-570,251	-1,609,006	-3,687,430
11	Three hundred unit scheme - edge of town	300	6,166,667	38,796	-77,163	-771,543	-1,823,128	-4,694,396	-10,605,216
12	Caravan Park - 20 units	20	185,000	707,867	699,070	699,070	699,070	699,070	699,070
13	Caravan Park - 40 units	40	370,000	1,328,439	1,310,845	1,310,845	1,310,845	1,310,845	1,310,845
14	Caravan Park - 100 units	100	925,000	3,321,098	3,277,112	3,277,112	3,277,112	3,277,112	3,277,112
15	C2 care scheme - flatted scheme in town centre	60	246,667	-3,361,198	-3,371,654	-3,519,776	-3,680,916	-4,278,289	-5,473,034
16	C2 care scheme - flatted scheme edge of town/village	80	493,333	-4,481,597	-4,495,539	-4,693,036	-4,907,889	-5,704,385	-7,297,379
17	C2 care scheme - houses - edge of town/village	50	578,125	600,500	592,038	480,812	292,246	-162,136	-1,088,714
18	Class E (retail) development - town centre	-	6,475	202,980	202,980	194,496	194,496	161,633	95,907
19	Class E (light industrial) development - town centre	-	52,857	-335,820	-335,820	-366,575	-366,575	-487,301	-728,751
20	Class E (retail) development - edge of town	-	88,095	1,449,862	1,449,862	1,389,257	1,389,257	1,154,520	685,046
21	Class E (office) development - town centre	-	6,475	-422,048	-422,048	-434,875	-434,875	-485,524	-586,823
22	Class E (office) development - town centre	-	27,750	-1,808,778	-1,808,778	-1,863,749	-1,863,749	-2,080,818	-2,514,955
23	Class E (office) development - edge of town	-	66,071	-3,014,630	-3,014,630	-3,106,248	-3,106,248	-3,468,030	-4,191,592
24	Industrial (B2/B8) out of town	-	308,333	1,606,474	1,606,474	1,537,101	1,537,101	1,266,558	725,473
25	Industrial (B2/B8) within town/village boundary	-	1,233,333	6,583,217	6,583,217	6,299,564	6,299,564	5,193,521	2,981,434
26	Industrial (B2/B8) edge of town/village	-	61,667	321,295	321,295	307,420	307,420	253,312	145,095
27	Hotel (town centre) 50 rooms	-	46,250	-193,165	-193,165	-244,932	-244,932	-449,528	-858,719
28	Hotel (town centre) 75 rooms	-	69,375	-373,073	-373,073	-449,428	-449,428	-751,200	-1,354,744
29	Hotel (town centre) 100 rooms	-	92,500	-497,432	-497,432	-599,238	-599,238	-1,001,600	-1,806,325
30	Community use/leisure within town/village	-	29,071	-1,216,175	-1,216,175	-1,261,386	-1,261,386	-1,440,065	-1,797,422

BLV 3: Lower Greenfield

Site ref	Site	No of units	BLV	Baseline including affordable housing @ 35%	EV charging	BNG/UGF	Accessibility	NZC Operational Only	NZC Operational and Embodied
1	Three unit development within town/village boundary	3	25,000	80,884	79,543	72,499	60,558	31,936	-25,694
2	Five unit development - edge of village	5	66,667	134,805	132,573	120,833	100,930	53,227	-42,824
3	Eight unit development - village centre	8	106,667	161,390	157,820	139,055	107,241	30,990	-123,366
4	Ten unit development - edge of village	10	133,333	303,585	299,192	276,086	236,916	143,035	-45,410
5	Ten unit development - rural site	10	166,667	303,585	299,192	276,086	236,916	143,035	-45,410
6	Fifteen unit development - edge of village	15	200,000	455,378	448,787	414,131	355,374	214,553	-68,115
7	Twenty unit development - within town/village boundary	20	222,222	566,560	557,977	512,410	434,729	248,549	-125,702
8	Thirty unit development - town centre	78	250,000	1,587,209	1,553,223	1,361,568	1,098,148	324,602	-1,241,144
9	Fifty unit development within town/village boundary	50	555,556	537,971	516,692	400,863	226,113	-248,810	-1,205,558
10	One hundred unit development - edge of town	100	1,388,889	101,907	60,060	-191,541	-570,251	-1,609,006	-3,687,430
11	Three hundred unit scheme - edge of town	300	4,166,667	38,796	-77,163	-771,543	-1,823,128	-4,694,396	-10,605,216
12	Caravan Park - 20 units	20	125,000	707,867	699,070	699,070	699,070	699,070	699,070
13	Caravan Park - 40 units	40	250,000	1,328,439	1,310,845	1,310,845	1,310,845	1,310,845	1,310,845
14	Caravan Park - 100 units	100	625,000	3,321,098	3,277,112	3,277,112	3,277,112	3,277,112	3,277,112
15	C2 care scheme - flatted scheme in town centre	60	166,667	-3,361,198	-3,371,654	-3,519,776	-3,680,916	-4,278,289	-5,473,034
16	C2 care scheme - flatted scheme edge of town/village	80	333,333	-4,481,597	-4,495,539	-4,693,036	-4,907,889	-5,704,385	-7,297,379
17	C2 care scheme - houses - edge of town/village	50	390,625	600,500	592,038	480,812	292,246	-162,136	-1,088,714
18	Class E (retail) development - town centre	-	4,375	202,980	202,980	194,496	194,496	161,633	95,907
19	Class E (light industrial) development - town centre	-	35,714	-335,820	-335,820	-366,575	-366,575	-487,301	-728,751
20	Class E (retail) development - edge of town	-	59,524	1,449,862	1,449,862	1,389,257	1,389,257	1,154,520	685,046
21	Class E (office) development - town centre	-	4,375	-422,048	-422,048	-434,875	-434,875	-485,524	-586,823
22	Class E (office) development - town centre	-	18,750	-1,808,778	-1,808,778	-1,863,749	-1,863,749	-2,080,818	-2,514,955
23	Class E (office) development - edge of town	-	44,643	-3,014,630	-3,014,630	-3,106,248	-3,106,248	-3,468,030	-4,191,592
24	Industrial (B2/B8) out of town	-	208,333	1,606,474	1,606,474	1,537,101	1,537,101	1,266,558	725,473
25	Industrial (B2/B8) within town/village boundary	-	833,333	6,583,217	6,583,217	6,299,564	6,299,564	5,193,521	2,981,434
26	Industrial (B2/B8) edge of town/village	-	41,667	321,295	321,295	307,420	307,420	253,312	145,095
27	Hotel (town centre) 50 rooms	-	31,250	-193,165	-193,165	-244,932	-244,932	-449,528	-858,719
28	Hotel (town centre) 75 rooms	-	46,875	-373,073	-373,073	-449,428	-449,428	-751,200	-1,354,744
29	Hotel (town centre) 100 rooms	-	62,500	-497,432	-497,432	-599,238	-599,238	-1,001,600	-1,806,325
30	Community use/leisure within town/village	-	19,643	-1,216,175	-1,216,175	-1,261,386	-1,261,386	-1,440,065	-1,797,422

WEALDEN LOCAL PLAN VIABILITY TESTING

Aff Hsg: 35%
Mkt value: £4,341 per square metre

BLV 1: Previously Developed Land

Site ref	Site	No of units	BLV	Baseline including affordable housing @ 35%	EV charging	BNG/UGF	Accessibility	NZC Operational Only	NZC Operational and Embodied
1	Three unit development within town/village boundary	3	86,500	114,903	113,563	106,519	94,577	65,955	8,710
2	Five unit development - edge of village	5	230,667	191,505	189,271	177,531	157,628	109,925	14,518
3	Eight unit development - village centre	8	369,067	248,840	245,271	226,505	194,691	118,439	-34,582
4	Ten unit development - edge of village	10	461,333	412,773	408,379	385,275	346,105	252,223	64,461
5	Ten unit development - rural site	10	576,667	412,773	408,379	385,275	346,105	252,223	64,461
6	Fifteen unit development - edge of village	15	692,000	619,160	612,569	577,912	519,157	378,335	96,691
7	Twenty unit development - within town/village boundary	20	768,889	778,500	769,916	724,786	648,272	463,190	90,829
8	Thirty unit development - town centre	78	865,000	2,409,823	2,375,837	2,184,182	1,920,763	1,147,216	-405,979
9	Fifty unit development within town/village boundary	50	1,922,222	1,037,188	1,015,910	901,422	729,299	261,211	-691,550
10	One hundred unit development - edge of town	100	4,805,556	1,126,255	1,084,408	835,686	462,667	-553,867	-2,631,287
11	Three hundred unit scheme - edge of town	300	14,416,667	2,837,075	2,723,537	2,048,706	1,028,154	-1,776,868	-7,580,776
12	Caravan Park - 20 units	20	432,500	778,090	769,292	769,292	769,292	769,292	769,292
13	Caravan Park - 40 units	40	865,000	1,468,883	1,451,289	1,451,289	1,451,289	1,451,289	1,451,289
14	Caravan Park - 100 units	100	2,162,500	3,672,208	3,628,222	3,628,222	3,628,222	3,628,222	3,628,222
15	C2 care scheme - flatted scheme in town centre	60	576,667	-2,916,782	-2,927,237	-3,075,360	-3,236,500	-3,833,872	-5,028,617
16	C2 care scheme - flatted scheme edge of town/village	80	1,153,333	-3,889,042	-3,902,983	-4,100,479	-4,315,332	-5,111,829	-6,704,823
17	C2 care scheme - houses - edge of town/village	50	1,351,563	1,078,590	1,070,256	960,702	774,015	322,068	-591,799
18	Class E (retail) development - town centre	-	15,138	202,980	202,980	194,496	194,496	161,633	95,907
19	Class E (light industrial) development - town centre	-	123,571	-335,820	-335,820	-366,575	-366,575	-487,301	-728,751
20	Class E (retail) development - edge of town	-	205,952	1,449,862	1,449,862	1,389,257	1,389,257	1,154,520	685,046
21	Class E (office) development - town centre	-	15,138	-422,048	-422,048	-434,875	-434,875	-485,524	-586,823
22	Class E (office) development - town centre	-	64,875	-1,808,778	-1,808,778	-1,863,749	-1,863,749	-2,080,818	-2,514,955
23	Class E (office) development - edge of town	-	154,464	-3,014,630	-3,014,630	-3,106,248	-3,106,248	-3,468,030	-4,191,592
24	Industrial (B2/B8) out of town	-	720,833	1,606,474	1,606,474	1,537,101	1,537,101	1,266,558	725,473
25	Industrial (B2/B8) within town/village boundary	-	2,883,333	6,583,217	6,583,217	6,299,564	6,299,564	5,193,521	2,981,434
26	Industrial (B2/B8) edge of town/village	-	144,167	321,295	321,295	307,420	307,420	253,312	145,095
27	Hotel (town centre) 50 rooms	-	108,125	-193,165	-193,165	-244,932	-244,932	-449,528	-858,719
28	Hotel (town centre) 75 rooms	-	162,188	-373,073	-373,073	-449,428	-449,428	-751,200	-1,354,744
29	Hotel (town centre) 100 rooms	-	216,250	-497,432	-497,432	-599,238	-599,238	-1,001,600	-1,806,325
30	Community use/leisure within town/village	-	67,964	-1,216,175	-1,216,175	-1,261,386	-1,261,386	-1,440,065	-1,797,422

BLV 2: Higher Greenfield

Site ref	Site	No of units	BLV	Baseline including affordable housing @ 35%	EV charging	BNG/UGF	Accessibility	NZC Operational Only	NZC Operational and Embodied
1	Three unit development within town/village boundary	3	37,000	114,903	113,563	106,519	94,577	65,955	8,710
2	Five unit development - edge of village	5	98,667	191,505	189,271	177,531	157,628	109,925	14,518
3	Eight unit development - village centre	8	157,867	248,840	245,271	226,505	194,691	118,439	-34,582
4	Ten unit development - edge of village	10	197,333	412,773	408,379	385,275	346,105	252,223	64,461
5	Ten unit development - rural site	10	246,667	412,773	408,379	385,275	346,105	252,223	64,461
6	Fifteen unit development - edge of village	15	296,000	619,160	612,569	577,912	519,157	378,335	96,691
7	Twenty unit development - within town/village boundary	20	328,889	778,500	769,916	724,786	648,272	463,190	90,829
8	Thirty unit development - town centre	78	370,000	2,409,823	2,375,837	2,184,182	1,920,763	1,147,216	-405,979
9	Fifty unit development within town/village boundary	50	822,222	1,037,188	1,015,910	901,422	729,299	261,211	-691,550
10	One hundred unit development - edge of town	100	2,055,556	1,126,255	1,084,408	835,686	462,667	-553,867	-2,631,287
11	Three hundred unit scheme - edge of town	300	6,166,667	2,837,075	2,723,537	2,048,706	1,028,154	-1,776,868	-7,580,776
12	Caravan Park - 20 units	20	185,000	778,090	769,292	769,292	769,292	769,292	769,292
13	Caravan Park - 40 units	40	370,000	1,468,883	1,451,289	1,451,289	1,451,289	1,451,289	1,451,289
14	Caravan Park - 100 units	100	925,000	3,672,208	3,628,222	3,628,222	3,628,222	3,628,222	3,628,222
15	C2 care scheme - flatted scheme in town centre	60	246,667	-2,916,782	-2,927,237	-3,075,360	-3,236,500	-3,833,872	-5,028,617
16	C2 care scheme - flatted scheme edge of town/village	80	493,333	-3,889,042	-3,902,983	-4,100,479	-4,315,332	-5,111,829	-6,704,823
17	C2 care scheme - houses - edge of town/village	50	578,125	1,078,590	1,070,256	960,702	774,015	322,068	-591,799
18	Class E (retail) development - town centre	-	6,475	202,980	202,980	194,496	194,496	161,633	95,907
19	Class E (light industrial) development - town centre	-	52,857	-335,820	-335,820	-366,575	-366,575	-487,301	-728,751
20	Class E (retail) development - edge of town	-	88,095	1,449,862	1,449,862	1,389,257	1,389,257	1,154,520	685,046
21	Class E (office) development - town centre	-	6,475	-422,048	-422,048	-434,875	-434,875	-485,524	-586,823
22	Class E (office) development - town centre	-	27,750	-1,808,778	-1,808,778	-1,863,749	-1,863,749	-2,080,818	-2,514,955
23	Class E (office) development - edge of town	-	66,071	-3,014,630	-3,014,630	-3,106,248	-3,106,248	-3,468,030	-4,191,592
24	Industrial (B2/B8) out of town	-	308,333	1,606,474	1,606,474	1,537,101	1,537,101	1,266,558	725,473
25	Industrial (B2/B8) within town/village boundary	-	1,233,333	6,583,217	6,583,217	6,299,564	6,299,564	5,193,521	2,981,434
26	Industrial (B2/B8) edge of town/village	-	61,667	321,295	321,295	307,420	307,420	253,312	145,095
27	Hotel (town centre) 50 rooms	-	46,250	-193,165	-193,165	-244,932	-244,932	-449,528	-858,719
28	Hotel (town centre) 75 rooms	-	69,375	-373,073	-373,073	-449,428	-449,428	-751,200	-1,354,744
29	Hotel (town centre) 100 rooms	-	92,500	-497,432	-497,432	-599,238	-599,238	-1,001,600	-1,806,325
30	Community use/leisure within town/village	-	29,071	-1,216,175	-1,216,175	-1,261,386	-1,261,386	-1,440,065	-1,797,422

BLV 3: Lower Greenfield

Site ref	Site	No of units	BLV	Baseline including affordable housing @ 35%	EV charging	BNG/UGF	Accessibility	NZC Operational Only	NZC Operational and Embodied
1	Three unit development within town/village boundary	3	25,000	114,903	113,563	106,519	94,577	65,955	8,710
2	Five unit development - edge of village	5	66,667	191,505	189,271	177,531	157,628	109,925	14,518
3	Eight unit development - village centre	8	106,667	248,840	245,271	226,505	194,691	118,439	-34,582
4	Ten unit development - edge of village	10	133,333	412,773	408,379	385,275	346,105	252,223	64,461
5	Ten unit development - rural site	10	166,667	412,773	408,379	385,275	346,105	252,223	64,461
6	Fifteen unit development - edge of village	15	200,000	619,160	612,569	577,912	519,157	378,335	96,691
7	Twenty unit development - within town/village boundary	20	222,222	778,500	769,916	724,786	648,272	463,190	90,829
8	Thirty unit development - town centre	78	250,000	2,409,823	2,375,837	2,184,182	1,920,763	1,147,216	-405,979
9	Fifty unit development within town/village boundary	50	555,556	1,037,188	1,015,910	901,422	729,299	261,211	-691,550
10	One hundred unit development - edge of town	100	1,388,889	1,126,255	1,084,408	835,686	462,667	-553,867	-2,631,287
11	Three hundred unit scheme - edge of town	300	4,166,667	2,837,075	2,723,537	2,048,706	1,028,154	-1,776,868	-7,580,776
12	Caravan Park - 20 units	20	125,000	778,090	769,292	769,292	769,292	769,292	769,292
13	Caravan Park - 40 units	40	250,000	1,468,883	1,451,289	1,451,289	1,451,289	1,451,289	1,451,289
14	Caravan Park - 100 units	100	625,000	3,672,208	3,628,222	3,628,222	3,628,222	3,628,222	3,628,222
15	C2 care scheme - flatted scheme in town centre	60	166,667	-2,916,782	-2,927,237	-3,075,360	-3,236,500	-3,833,872	-5,028,617
16	C2 care scheme - flatted scheme edge of town/village	80	333,333	-3,889,042	-3,902,983	-4,100,479	-4,315,332	-5,111,829	-6,704,823
17	C2 care scheme - houses - edge of town/village	50	390,625	1,078,590	1,070,256	960,702	774,015	322,068	-591,799
18	Class E (retail) development - town centre	-	4,375	202,980	202,980	194,496	194,496	161,633	95,907
19	Class E (light industrial) development - town centre	-	35,714	-335,820	-335,820	-366,575	-366,575	-487,301	-728,751
20	Class E (retail) development - edge of town	-	59,524	1,449,862	1,449,862	1,389,257	1,389,257	1,154,520	685,046
21	Class E (office) development - town centre	-	4,375	-422,048	-422,048	-434,875	-434,875	-485,524	-586,823
22	Class E (office) development - town centre	-	18,750	-1,808,778	-1,808,778	-1,863,749	-1,863,749	-2,080,818	-2,514,955
23	Class E (office) development - edge of town	-	44,643	-3,014,630	-3,014,630	-3,106,248	-3,106,248	-3,468,030	-4,191,592
24	Industrial (B2/B8) out of town	-	208,333	1,606,474	1,606,474	1,537,101	1,537,101	1,266,558	725,473
25	Industrial (B2/B8) within town/village boundary	-	833,333	6,583,217	6,583,217	6,299,564	6,299,564	5,193,521	2,981,434
26	Industrial (B2/B8) edge of town/village	-	41,667	321,295	321,295	307,420	307,420	253,312	145,095
27	Hotel (town centre) 50 rooms	-	31,250	-193,165	-193,165	-244,932	-244,932	-449,528	-858,719
28	Hotel (town centre) 75 rooms	-	46,875	-373,073	-373,073	-449,428	-449,428	-751,200	-1,354,744
29	Hotel (town centre) 100 rooms	-	62,500	-497,432	-497,432	-599,238	-599,238	-1,001,600	-1,806,325
30	Community use/leisure within town/village	-	19,643	-1,216,175	-1,216,175	-1,261,386	-1,261,386	-1,440,065	-1,797,422

WEALDEN LOCAL PLAN VIABILITY TESTING

Aff Hsg: 35%
Mkt value: £4,580 per square metre

BLV 1: Previously Developed Land

Site ref	Site	No of units	BLV	Baseline including affordable housing @ 35%	EV charging	BNG/UGF	Accessibility	NZC Operational Only	NZC Operational and Embodied
1	Three unit development within town/village boundary	3	86,500	148,921	147,582	140,538	128,596	99,974	42,729
2	Five unit development - edge of village	5	230,667	248,203	245,970	234,230	214,326	166,623	71,216
3	Eight unit development - village centre	8	369,067	336,290	332,721	313,955	282,142	205,890	53,389
4	Ten unit development - edge of village	10	461,333	521,962	517,568	494,463	455,292	361,411	173,648
5	Ten unit development - rural site	10	576,667	521,962	517,568	494,463	455,292	361,411	173,648
6	Fifteen unit development - edge of village	15	692,000	782,942	776,351	741,694	682,939	542,117	260,474
7	Twenty unit development - within town/village boundary	20	768,889	990,439	981,855	936,724	860,212	676,830	305,471
8	Thirty unit development - town centre	78	865,000	3,229,025	3,195,549	3,006,775	2,743,376	1,969,830	422,737
9	Fifty unit development within town/village boundary	50	1,922,222	1,536,406	1,515,127	1,400,639	1,228,516	764,413	-177,544
10	One hundred unit development - edge of town	100	4,805,556	2,138,118	2,096,826	1,851,398	1,483,322	478,805	-1,575,143
11	Three hundred unit scheme - edge of town	300	14,416,667	5,609,669	5,497,258	4,827,725	3,815,655	1,072,094	-4,592,980
12	Caravan Park - 20 units	20	432,500	848,311	839,514	839,514	839,514	839,514	839,514
13	Caravan Park - 40 units	40	865,000	1,609,327	1,591,733	1,591,733	1,591,733	1,591,733	1,591,733
14	Caravan Park - 100 units	100	2,162,500	4,023,318	3,979,332	3,979,332	3,979,332	3,979,332	3,979,332
15	C2 care scheme - flatted scheme in town centre	60	576,667	-2,472,364	-2,482,820	-2,630,943	-2,792,082	-3,389,455	-4,584,200
16	C2 care scheme - flatted scheme edge of town/village	80	1,153,333	-3,296,486	-3,310,427	-3,507,923	-3,722,776	-4,519,274	-6,112,267
17	C2 care scheme - houses - edge of town/village	50	1,351,563	1,553,915	1,545,580	1,436,027	1,250,295	803,838	-101,582
18	Class E (retail) development - town centre	-	15,138	202,980	202,980	194,496	194,496	161,633	95,907
19	Class E (light industrial) development - town centre	-	123,571	-335,820	-335,820	-366,575	-366,575	-487,301	-728,751
20	Class E (retail) development - edge of town	-	205,952	1,449,862	1,449,862	1,389,257	1,389,257	1,154,520	685,046
21	Class E (office) development - town centre	-	15,138	-422,048	-422,048	-434,875	-434,875	-485,524	-586,823
22	Class E (office) development - town centre	-	64,875	-1,808,778	-1,808,778	-1,863,749	-1,863,749	-2,080,818	-2,514,955
23	Class E (office) development - edge of town	-	154,464	-3,014,630	-3,014,630	-3,106,248	-3,106,248	-3,468,030	-4,191,592
24	Industrial (B2/B8) out of town	-	720,833	1,606,474	1,606,474	1,537,101	1,537,101	1,266,558	725,473
25	Industrial (B2/B8) within town/village boundary	-	2,883,333	6,583,217	6,583,217	6,299,564	6,299,564	5,193,521	2,981,434
26	Industrial (B2/B8) edge of town/village	-	144,167	321,295	321,295	307,420	307,420	253,312	145,095
27	Hotel (town centre) 50 rooms	-	108,125	-193,165	-193,165	-244,932	-244,932	-449,528	-858,719
28	Hotel (town centre) 75 rooms	-	162,188	-373,073	-373,073	-449,428	-449,428	-751,200	-1,354,744
29	Hotel (town centre) 100 rooms	-	216,250	-497,432	-497,432	-599,238	-599,238	-1,001,600	-1,806,325
30	Community use/leisure within town/village	-	67,964	-1,216,175	-1,216,175	-1,261,386	-1,261,386	-1,440,065	-1,797,422

BLV 2: Higher Greenfield

Site ref	Site	No of units	BLV	Baseline including affordable housing @ 35%	EV charging	BNG/UGF	Accessibility	NZC Operational Only	NZC Operational and Embodied
1	Three unit development within town/village boundary	3	37,000	148,921	147,582	140,538	128,596	99,974	42,729
2	Five unit development - edge of village	5	98,667	248,203	245,970	234,230	214,326	166,623	71,216
3	Eight unit development - village centre	8	157,867	336,290	332,721	313,955	282,142	205,890	53,389
4	Ten unit development - edge of village	10	197,333	521,962	517,568	494,463	455,292	361,411	173,648
5	Ten unit development - rural site	10	246,667	521,962	517,568	494,463	455,292	361,411	173,648
6	Fifteen unit development - edge of village	15	296,000	782,942	776,351	741,694	682,939	542,117	260,474
7	Twenty unit development - within town/village boundary	20	328,889	990,439	981,855	936,724	860,212	676,830	305,471
8	Thirty unit development - town centre	78	370,000	3,229,025	3,195,549	3,006,775	2,743,376	1,969,830	422,737
9	Fifty unit development within town/village boundary	50	822,222	1,536,406	1,515,127	1,400,639	1,228,516	764,413	-177,544
10	One hundred unit development - edge of town	100	2,055,556	2,138,118	2,096,826	1,851,398	1,483,322	478,805	-1,575,143
11	Three hundred unit scheme - edge of town	300	6,166,667	5,609,669	5,497,258	4,827,725	3,815,655	1,072,094	-4,592,980
12	Caravan Park - 20 units	20	185,000	848,311	839,514	839,514	839,514	839,514	839,514
13	Caravan Park - 40 units	40	370,000	1,609,327	1,591,733	1,591,733	1,591,733	1,591,733	1,591,733
14	Caravan Park - 100 units	100	925,000	4,023,318	3,979,332	3,979,332	3,979,332	3,979,332	3,979,332
15	C2 care scheme - flatted scheme in town centre	60	246,667	-2,472,364	-2,482,820	-2,630,943	-2,792,082	-3,389,455	-4,584,200
16	C2 care scheme - flatted scheme edge of town/village	80	493,333	-3,296,486	-3,310,427	-3,507,923	-3,722,776	-4,519,274	-6,112,267
17	C2 care scheme - houses - edge of town/village	50	578,125	1,553,915	1,545,580	1,436,027	1,250,295	803,838	-101,582
18	Class E (retail) development - town centre	-	6,475	202,980	202,980	194,496	194,496	161,633	95,907
19	Class E (light industrial) development - town centre	-	52,857	-335,820	-335,820	-366,575	-366,575	-487,301	-728,751
20	Class E (retail) development - edge of town	-	88,095	1,449,862	1,449,862	1,389,257	1,389,257	1,154,520	685,046
21	Class E (office) development - town centre	-	6,475	-422,048	-422,048	-434,875	-434,875	-485,524	-586,823
22	Class E (office) development - town centre	-	27,750	-1,808,778	-1,808,778	-1,863,749	-1,863,749	-2,080,818	-2,514,955
23	Class E (office) development - edge of town	-	66,071	-3,014,630	-3,014,630	-3,106,248	-3,106,248	-3,468,030	-4,191,592
24	Industrial (B2/B8) out of town	-	308,333	1,606,474	1,606,474	1,537,101	1,537,101	1,266,558	725,473
25	Industrial (B2/B8) within town/village boundary	-	1,233,333	6,583,217	6,583,217	6,299,564	6,299,564	5,193,521	2,981,434
26	Industrial (B2/B8) edge of town/village	-	61,667	321,295	321,295	307,420	307,420	253,312	145,095
27	Hotel (town centre) 50 rooms	-	46,250	-193,165	-193,165	-244,932	-244,932	-449,528	-858,719
28	Hotel (town centre) 75 rooms	-	69,375	-373,073	-373,073	-449,428	-449,428	-751,200	-1,354,744
29	Hotel (town centre) 100 rooms	-	92,500	-497,432	-497,432	-599,238	-599,238	-1,001,600	-1,806,325
30	Community use/leisure within town/village	-	29,071	-1,216,175	-1,216,175	-1,261,386	-1,261,386	-1,440,065	-1,797,422

BLV 3: Lower Greenfield

Site ref	Site	No of units	BLV	Baseline including affordable housing @ 35%	EV charging	BNG/UGF	Accessibility	NZC Operational Only	NZC Operational and Embodied
1	Three unit development within town/village boundary	3	25,000	148,921	147,582	140,538	128,596	99,974	42,729
2	Five unit development - edge of village	5	66,667	248,203	245,970	234,230	214,326	166,623	71,216
3	Eight unit development - village centre	8	106,667	336,290	332,721	313,955	282,142	205,890	53,389
4	Ten unit development - edge of village	10	133,333	521,962	517,568	494,463	455,292	361,411	173,648
5	Ten unit development - rural site	10	166,667	521,962	517,568	494,463	455,292	361,411	173,648
6	Fifteen unit development - edge of village	15	200,000	782,942	776,351	741,694	682,939	542,117	260,474
7	Twenty unit development - within town/village boundary	20	222,222	990,439	981,855	936,724	860,212	676,830	305,471
8	Thirty unit development - town centre	78	250,000	3,229,025	3,195,549	3,006,775	2,743,376	1,969,830	422,737
9	Fifty unit development within town/village boundary	50	555,556	1,536,406	1,515,127	1,400,639	1,228,516	764,413	-177,544
10	One hundred unit development - edge of town	100	1,388,889	2,138,118	2,096,826	1,851,398	1,483,322	478,805	-1,575,143
11	Three hundred unit scheme - edge of town	300	4,166,667	5,609,669	5,497,258	4,827,725	3,815,655	1,072,094	-4,592,980
12	Caravan Park - 20 units	20	125,000	848,311	839,514	839,514	839,514	839,514	839,514
13	Caravan Park - 40 units	40	250,000	1,609,327	1,591,733	1,591,733	1,591,733	1,591,733	1,591,733
14	Caravan Park - 100 units	100	625,000	4,023,318	3,979,332	3,979,332	3,979,332	3,979,332	3,979,332
15	C2 care scheme - flatted scheme in town centre	60	166,667	-2,472,364	-2,482,820	-2,630,943	-2,792,082	-3,389,455	-4,584,200
16	C2 care scheme - flatted scheme edge of town/village	80	333,333	-3,296,486	-3,310,427	-3,507,923	-3,722,776	-4,519,274	-6,112,267
17	C2 care scheme - houses - edge of town/village	50	390,625	1,553,915	1,545,580	1,436,027	1,250,295	803,838	-101,582
18	Class E (retail) development - town centre	-	4,375	202,980	202,980	194,496	194,496	161,633	95,907
19	Class E (light industrial) development - town centre	-	35,714	-335,820	-335,820	-366,575	-366,575	-487,301	-728,751
20	Class E (retail) development - edge of town	-	59,524	1,449,862	1,449,862	1,389,257	1,389,257	1,154,520	685,046
21	Class E (office) development - town centre	-	4,375	-422,048	-422,048	-434,875	-434,875	-485,524	-586,823
22	Class E (office) development - town centre	-	18,750	-1,808,778	-1,808,778	-1,863,749	-1,863,749	-2,080,818	-2,514,955
23	Class E (office) development - edge of town	-	44,643	-3,014,630	-3,014,630	-3,106,248	-3,106,248	-3,468,030	-4,191,592
24	Industrial (B2/B8) out of town	-	208,333	1,606,474	1,606,474	1,537,101	1,537,101	1,266,558	725,473
25	Industrial (B2/B8) within town/village boundary	-	833,333	6,583,217	6,583,217	6,299,564	6,299,564	5,193,521	2,981,434
26	Industrial (B2/B8) edge of town/village	-	41,667	321,295	321,295	307,420	307,420	253,312	145,095
27	Hotel (town centre) 50 rooms	-	31,250	-193,165	-193,165	-244,932	-244,932	-449,528	-858,719
28	Hotel (town centre) 75 rooms	-	46,875	-373,073	-373,073	-449,428	-449,428	-751,200	-1,354,744
29	Hotel (town centre) 100 rooms	-	62,500	-497,432	-497,432	-599,238	-599,238	-1,001,600	-1,806,325
30	Community use/leisure within town/village	-	19,643	-1,216,175	-1,216,175	-1,261,386	-1,261,386	-1,440,065	-1,797,422

WEALDEN LOCAL PLAN VIABILITY TESTING

Aff Hsg: 35%
Mkt value: £4,820 per square metre

BLV 1: Previously Developed Land

Site ref	Site	No of units	BLV	Baseline including affordable housing @ 35%	EV charging	BNG/UGF	Accessibility	NZC Operational Only	NZC Operational and Embodied
1	Three unit development within town/village boundary	3	86,500	182,940	181,601	174,557	162,615	133,993	76,749
2	Five unit development - edge of village	5	230,667	304,901	302,669	290,928	271,026	223,322	127,915
3	Eight unit development - village centre	8	369,067	423,740	420,172	401,406	369,591	293,340	140,838
4	Ten unit development - edge of village	10	461,333	631,149	626,755	603,651	564,481	470,599	282,837
5	Ten unit development - rural site	10	576,667	631,149	626,755	603,651	564,481	470,599	282,837
6	Fifteen unit development - edge of village	15	692,000	946,725	940,134	905,476	846,721	705,899	424,255
7	Twenty unit development - within town/village boundary	20	768,889	1,202,379	1,193,795	1,148,664	1,072,151	888,769	520,113
8	Thirty unit development - town centre	78	865,000	4,041,282	4,007,807	3,819,033	3,559,572	2,792,443	1,245,351
9	Fifty unit development within town/village boundary	50	1,922,222	2,035,622	2,014,344	1,899,857	1,727,733	1,263,631	331,406
10	One hundred unit development - edge of town	100	4,805,556	3,149,704	3,108,412	2,862,985	2,494,908	1,500,055	-521,100
11	Three hundred unit scheme - edge of town	300	14,416,667	8,362,374	8,249,962	7,581,827	6,579,799	3,859,205	-1,684,349
12	Caravan Park - 20 units	20	432,500	918,533	909,736	909,736	909,736	909,736	909,736
13	Caravan Park - 40 units	40	865,000	1,749,771	1,732,177	1,732,177	1,732,177	1,732,177	1,732,177
14	Caravan Park - 100 units	100	2,162,500	4,374,428	4,330,442	4,330,442	4,330,442	4,330,442	4,330,442
15	C2 care scheme - flatted scheme in town centre	60	576,667	-2,027,947	-2,038,403	-2,186,526	-2,347,665	-2,945,038	-4,139,784
16	C2 care scheme - flatted scheme edge of town/village	80	1,153,333	-2,703,930	-2,717,871	-2,915,368	-3,130,220	-3,926,717	-5,519,711
17	C2 care scheme - houses - edge of town/village	50	1,351,563	2,029,240	2,020,906	1,911,352	1,725,619	1,280,465	381,715
18	Class E (retail) development - town centre	-	15,138	202,980	202,980	194,496	194,496	161,633	95,907
19	Class E (light industrial) development - town centre	-	123,571	-335,820	-335,820	-366,575	-366,575	-487,301	-728,751
20	Class E (retail) development - edge of town	-	205,952	1,449,862	1,449,862	1,389,257	1,389,257	1,154,520	685,046
21	Class E (office) development - town centre	-	15,138	-422,048	-422,048	-434,875	-434,875	-485,524	-586,823
22	Class E (office) development - town centre	-	64,875	-1,808,778	-1,808,778	-1,863,749	-1,863,749	-2,080,818	-2,514,955
23	Class E (office) development - edge of town	-	154,464	-3,014,630	-3,014,630	-3,106,248	-3,106,248	-3,468,030	-4,191,592
24	Industrial (B2/B8) out of town	-	720,833	1,606,474	1,606,474	1,537,101	1,537,101	1,266,558	725,473
25	Industrial (B2/B8) within town/village boundary	-	2,883,333	6,583,217	6,583,217	6,299,564	6,299,564	5,193,521	2,981,434
26	Industrial (B2/B8) edge of town/village	-	144,167	321,295	321,295	307,420	307,420	253,312	145,095
27	Hotel (town centre) 50 rooms	-	108,125	-193,165	-193,165	-244,932	-244,932	-449,528	-858,719
28	Hotel (town centre) 75 rooms	-	162,188	-373,073	-373,073	-449,428	-449,428	-751,200	-1,354,744
29	Hotel (town centre) 100 rooms	-	216,250	-497,432	-497,432	-599,238	-599,238	-1,001,600	-1,806,325
30	Community use/leisure within town/village	-	67,964	-1,216,175	-1,216,175	-1,261,386	-1,261,386	-1,440,065	-1,797,422

BLV 2: Higher Greenfield

Site ref	Site	No of units	BLV	Baseline including affordable housing @ 35%	EV charging	BNG/UGF	Accessibility	NZC Operational Only	NZC Operational and Embodied
1	Three unit development within town/village boundary	3	37,000	182,940	181,601	174,557	162,615	133,993	76,749
2	Five unit development - edge of village	5	98,667	304,901	302,669	290,928	271,026	223,322	127,915
3	Eight unit development - village centre	8	157,867	423,740	420,172	401,406	369,591	293,340	140,838
4	Ten unit development - edge of village	10	197,333	631,149	626,755	603,651	564,481	470,599	282,837
5	Ten unit development - rural site	10	246,667	631,149	626,755	603,651	564,481	470,599	282,837
6	Fifteen unit development - edge of village	15	296,000	946,725	940,134	905,476	846,721	705,899	424,255
7	Twenty unit development - within town/village boundary	20	328,889	1,202,379	1,193,795	1,148,664	1,072,151	888,769	520,113
8	Thirty unit development - town centre	78	370,000	4,041,282	4,007,807	3,819,033	3,559,572	2,792,443	1,245,351
9	Fifty unit development within town/village boundary	50	822,222	2,035,622	2,014,344	1,899,857	1,727,733	1,263,631	331,406
10	One hundred unit development - edge of town	100	2,055,556	3,149,704	3,108,412	2,862,985	2,494,908	1,500,055	-521,100
11	Three hundred unit scheme - edge of town	300	6,166,667	8,362,374	8,249,962	7,581,827	6,579,799	3,859,205	-1,684,349
12	Caravan Park - 20 units	20	185,000	918,533	909,736	909,736	909,736	909,736	909,736
13	Caravan Park - 40 units	40	370,000	1,749,771	1,732,177	1,732,177	1,732,177	1,732,177	1,732,177
14	Caravan Park - 100 units	100	925,000	4,374,428	4,330,442	4,330,442	4,330,442	4,330,442	4,330,442
15	C2 care scheme - flatted scheme in town centre	60	246,667	-2,027,947	-2,038,403	-2,186,526	-2,347,665	-2,945,038	-4,139,784
16	C2 care scheme - flatted scheme edge of town/village	80	493,333	-2,703,930	-2,717,871	-2,915,368	-3,130,220	-3,926,717	-5,519,711
17	C2 care scheme - houses - edge of town/village	50	578,125	2,029,240	2,020,906	1,911,352	1,725,619	1,280,465	381,715
18	Class E (retail) development - town centre	-	6,475	202,980	202,980	194,496	194,496	161,633	95,907
19	Class E (light industrial) development - town centre	-	52,857	-335,820	-335,820	-366,575	-366,575	-487,301	-728,751
20	Class E (retail) development - edge of town	-	88,095	1,449,862	1,449,862	1,389,257	1,389,257	1,154,520	685,046
21	Class E (office) development - town centre	-	6,475	-422,048	-422,048	-434,875	-434,875	-485,524	-586,823
22	Class E (office) development - town centre	-	27,750	-1,808,778	-1,808,778	-1,863,749	-1,863,749	-2,080,818	-2,514,955
23	Class E (office) development - edge of town	-	66,071	-3,014,630	-3,014,630	-3,106,248	-3,106,248	-3,468,030	-4,191,592
24	Industrial (B2/B8) out of town	-	308,333	1,606,474	1,606,474	1,537,101	1,537,101	1,266,558	725,473
25	Industrial (B2/B8) within town/village boundary	-	1,233,333	6,583,217	6,583,217	6,299,564	6,299,564	5,193,521	2,981,434
26	Industrial (B2/B8) edge of town/village	-	61,667	321,295	321,295	307,420	307,420	253,312	145,095
27	Hotel (town centre) 50 rooms	-	46,250	-193,165	-193,165	-244,932	-244,932	-449,528	-858,719
28	Hotel (town centre) 75 rooms	-	69,375	-373,073	-373,073	-449,428	-449,428	-751,200	-1,354,744
29	Hotel (town centre) 100 rooms	-	92,500	-497,432	-497,432	-599,238	-599,238	-1,001,600	-1,806,325
30	Community use/leisure within town/village	-	29,071	-1,216,175	-1,216,175	-1,261,386	-1,261,386	-1,440,065	-1,797,422

BLV 3: Lower Greenfield

Site ref	Site	No of units	BLV	Baseline including affordable housing @ 35%	EV charging	BNG/UGF	Accessibility	NZC Operational Only	NZC Operational and Embodied
1	Three unit development within town/village boundary	3	25,000	182,940	181,601	174,557	162,615	133,993	76,749
2	Five unit development - edge of village	5	66,667	304,901	302,669	290,928	271,026	223,322	127,915
3	Eight unit development - village centre	8	106,667	423,740	420,172	401,406	369,591	293,340	140,838
4	Ten unit development - edge of village	10	133,333	631,149	626,755	603,651	564,481	470,599	282,837
5	Ten unit development - rural site	10	166,667	631,149	626,755	603,651	564,481	470,599	282,837
6	Fifteen unit development - edge of village	15	200,000	946,725	940,134	905,476	846,721	705,899	424,255
7	Twenty unit development - within town/village boundary	20	222,222	1,202,379	1,193,795	1,148,664	1,072,151	888,769	520,113
8	Thirty unit development - town centre	78	250,000	4,041,282	4,007,807	3,819,033	3,559,572	2,792,443	1,245,351
9	Fifty unit development within town/village boundary	50	555,556	2,035,622	2,014,344	1,899,857	1,727,733	1,263,631	331,406
10	One hundred unit development - edge of town	100	1,388,889	3,149,704	3,108,412	2,862,985	2,494,908	1,500,055	-521,100
11	Three hundred unit scheme - edge of town	300	4,166,667	8,362,374	8,249,962	7,581,827	6,579,799	3,859,205	-1,684,349
12	Caravan Park - 20 units	20	125,000	918,533	909,736	909,736	909,736	909,736	909,736
13	Caravan Park - 40 units	40	250,000	1,749,771	1,732,177	1,732,177	1,732,177	1,732,177	1,732,177
14	Caravan Park - 100 units	100	625,000	4,374,428	4,330,442	4,330,442	4,330,442	4,330,442	4,330,442
15	C2 care scheme - flatted scheme in town centre	60	166,667	-2,027,947	-2,038,403	-2,186,526	-2,347,665	-2,945,038	-4,139,784
16	C2 care scheme - flatted scheme edge of town/village	80	333,333	-2,703,930	-2,717,871	-2,915,368	-3,130,220	-3,926,717	-5,519,711
17	C2 care scheme - houses - edge of town/village	50	390,625	2,029,240	2,020,906	1,911,352	1,725,619	1,280,465	381,715
18	Class E (retail) development - town centre	-	4,375	202,980	202,980	194,496	194,496	161,633	95,907
19	Class E (light industrial) development - town centre	-	35,714	-335,820	-335,820	-366,575	-366,575	-487,301	-728,751
20	Class E (retail) development - edge of town	-	59,524	1,449,862	1,449,862	1,389,257	1,389,257	1,154,520	685,046
21	Class E (office) development - town centre	-	4,375	-422,048	-422,048	-434,875	-434,875	-485,524	-586,823
22	Class E (office) development - town centre	-	18,750	-1,808,778	-1,808,778	-1,863,749	-1,863,749	-2,080,818	-2,514,955
23	Class E (office) development - edge of town	-	44,643	-3,014,630	-3,014,630	-3,106,248	-3,106,248	-3,468,030	-4,191,592
24	Industrial (B2/B8) out of town	-	208,333	1,606,474	1,606,474	1,537,101	1,537,101	1,266,558	725,473
25	Industrial (B2/B8) within town/village boundary	-	833,333	6,583,217	6,583,217	6,299,564	6,299,564	5,193,521	2,981,434
26	Industrial (B2/B8) edge of town/village	-	41,667	321,295	321,295	307,420	307,420	253,312	145,095
27	Hotel (town centre) 50 rooms	-	31,250	-193,165	-193,165	-244,932	-244,932	-449,528	-858,719
28	Hotel (town centre) 75 rooms	-	46,875	-373,073	-373,073	-449,428	-449,428	-751,200	-1,354,744
29	Hotel (town centre) 100 rooms	-	62,500	-497,432	-497,432	-599,238	-599,238	-1,001,600	-1,806,325
30	Community use/leisure within town/village	-	19,643	-1,216,175	-1,216,175	-1,261,386	-1,261,386	-1,440,065	-1,797,422

WEALDEN LOCAL PLAN VIABILITY TESTING

Aff Hsg: 35%
Mkt value: £5,059 per square metre

BLV 1: Previously Developed Land

Site ref	Site	No of units	BLV	Baseline including affordable housing @ 35%	EV charging	BNG/UGF	Accessibility	NZC Operational Only	NZC Operational and Embodied
1	Three unit development within town/village boundary	3	86,500	205,076	203,737	196,693	184,751	156,129	98,885
2	Five unit development - edge of village	5	230,667	341,794	339,562	327,822	307,918	260,215	164,808
3	Eight unit development - village centre	8	369,067	479,534	475,964	457,198	425,384	349,133	196,632
4	Ten unit development - edge of village	10	461,333	700,766	696,372	673,267	634,096	540,215	352,453
5	Ten unit development - rural site	10	576,667	700,766	696,372	673,267	634,096	540,215	352,453
6	Fifteen unit development - edge of village	15	692,000	1,051,149	1,044,558	1,009,900	951,145	810,323	528,679
7	Twenty unit development - within town/village boundary	20	768,889	1,336,440	1,327,856	1,282,725	1,206,212	1,022,830	655,687
8	Thirty unit development - town centre	78	865,000	4,549,814	4,516,339	4,327,565	4,068,104	3,306,182	1,759,604
9	Fifty unit development within town/village boundary	50	1,922,222	2,340,333	2,319,055	2,204,568	2,032,444	1,568,342	640,136
10	One hundred unit development - edge of town	100	4,805,556	3,778,872	3,737,580	3,492,154	3,124,077	2,129,223	122,826
11	Three hundred unit scheme - edge of town	300	14,416,667	10,041,560	9,929,149	9,261,013	8,258,985	5,548,325	53,444
12	Caravan Park - 20 units	20	432,500	883,360	874,563	874,563	874,563	874,563	874,563
13	Caravan Park - 40 units	40	865,000	1,679,424	1,661,830	1,661,830	1,661,830	1,661,830	1,661,830
14	Caravan Park - 100 units	100	2,162,500	4,198,560	4,154,575	4,154,575	4,154,575	4,154,575	4,154,575
15	C2 care scheme - flatted scheme in town centre	60	576,667	-1,822,476	-1,832,932	-1,981,055	-2,142,194	-2,739,566	-3,934,312
16	C2 care scheme - flatted scheme edge of town/village	80	1,153,333	-2,429,968	-2,443,909	-2,641,406	-2,856,258	-3,652,756	-5,245,750
17	C2 care scheme - houses - edge of town/village	50	1,351,563	2,314,101	2,305,767	2,196,213	2,010,481	1,565,327	670,114
18	Class E (retail) development - town centre	-	15,138	202,980	202,980	194,496	194,496	161,633	95,907
19	Class E (light industrial) development - town centre	-	123,571	-335,820	-335,820	-366,575	-366,575	-487,301	-728,751
20	Class E (retail) development - edge of town	-	205,952	1,449,862	1,449,862	1,389,257	1,389,257	1,154,520	685,046
21	Class E (office) development - town centre	-	15,138	-422,048	-422,048	-434,875	-434,875	-485,524	-586,823
22	Class E (office) development - town centre	-	64,875	-1,808,778	-1,808,778	-1,863,749	-1,863,749	-2,080,818	-2,514,955
23	Class E (office) development - edge of town	-	154,464	-3,014,630	-3,014,630	-3,106,248	-3,106,248	-3,468,030	-4,191,592
24	Industrial (B2/B8) out of town	-	720,833	1,606,474	1,606,474	1,537,101	1,537,101	1,266,558	725,473
25	Industrial (B2/B8) within town/village boundary	-	2,883,333	6,583,217	6,583,217	6,299,564	6,299,564	5,193,521	2,981,434
26	Industrial (B2/B8) edge of town/village	-	144,167	321,295	321,295	307,420	307,420	253,312	145,095
27	Hotel (town centre) 50 rooms	-	108,125	-193,165	-193,165	-244,932	-244,932	-449,528	-858,719
28	Hotel (town centre) 75 rooms	-	162,188	-373,073	-373,073	-449,428	-449,428	-751,200	-1,354,744
29	Hotel (town centre) 100 rooms	-	216,250	-497,432	-497,432	-599,238	-599,238	-1,001,600	-1,806,325
30	Community use/leisure within town/village	-	67,964	-1,216,175	-1,216,175	-1,261,386	-1,261,386	-1,440,065	-1,797,422

BLV 2: Higher Greenfield

Site ref	Site	No of units	BLV	Baseline including affordable housing @ 35%	EV charging	BNG/UGF	Accessibility	NZC Operational Only	NZC Operational and Embodied
1	Three unit development within town/village boundary	3	37,000	205,076	203,737	196,693	184,751	156,129	98,885
2	Five unit development - edge of village	5	98,667	341,794	339,562	327,822	307,918	260,215	164,808
3	Eight unit development - village centre	8	157,867	479,534	475,964	457,198	425,384	349,133	196,632
4	Ten unit development - edge of village	10	197,333	700,766	696,372	673,267	634,096	540,215	352,453
5	Ten unit development - rural site	10	246,667	700,766	696,372	673,267	634,096	540,215	352,453
6	Fifteen unit development - edge of village	15	296,000	1,051,149	1,044,558	1,009,900	951,145	810,323	528,679
7	Twenty unit development - within town/village boundary	20	328,889	1,336,440	1,327,856	1,282,725	1,206,212	1,022,830	655,687
8	Thirty unit development - town centre	78	370,000	4,549,814	4,516,339	4,327,565	4,068,104	3,306,182	1,759,604
9	Fifty unit development within town/village boundary	50	822,222	2,340,333	2,319,055	2,204,568	2,032,444	1,568,342	640,136
10	One hundred unit development - edge of town	100	2,055,556	3,778,872	3,737,580	3,492,154	3,124,077	2,129,223	122,826
11	Three hundred unit scheme - edge of town	300	6,166,667	10,041,560	9,929,149	9,261,013	8,258,985	5,548,325	53,444
12	Caravan Park - 20 units	20	185,000	883,360	874,563	874,563	874,563	874,563	874,563
13	Caravan Park - 40 units	40	370,000	1,679,424	1,661,830	1,661,830	1,661,830	1,661,830	1,661,830
14	Caravan Park - 100 units	100	925,000	4,198,560	4,154,575	4,154,575	4,154,575	4,154,575	4,154,575
15	C2 care scheme - flatted scheme in town centre	60	246,667	-1,822,476	-1,832,932	-1,981,055	-2,142,194	-2,739,566	-3,934,312
16	C2 care scheme - flatted scheme edge of town/village	80	493,333	-2,429,968	-2,443,909	-2,641,406	-2,856,258	-3,652,756	-5,245,750
17	C2 care scheme - houses - edge of town/village	50	578,125	2,314,101	2,305,767	2,196,213	2,010,481	1,565,327	670,114
18	Class E (retail) development - town centre	-	6,475	202,980	202,980	194,496	194,496	161,633	95,907
19	Class E (light industrial) development - town centre	-	52,857	-335,820	-335,820	-366,575	-366,575	-487,301	-728,751
20	Class E (retail) development - edge of town	-	88,095	1,449,862	1,449,862	1,389,257	1,389,257	1,154,520	685,046
21	Class E (office) development - town centre	-	6,475	-422,048	-422,048	-434,875	-434,875	-485,524	-586,823
22	Class E (office) development - town centre	-	27,750	-1,808,778	-1,808,778	-1,863,749	-1,863,749	-2,080,818	-2,514,955
23	Class E (office) development - edge of town	-	66,071	-3,014,630	-3,014,630	-3,106,248	-3,106,248	-3,468,030	-4,191,592
24	Industrial (B2/B8) out of town	-	308,333	1,606,474	1,606,474	1,537,101	1,537,101	1,266,558	725,473
25	Industrial (B2/B8) within town/village boundary	-	1,233,333	6,583,217	6,583,217	6,299,564	6,299,564	5,193,521	2,981,434
26	Industrial (B2/B8) edge of town/village	-	61,667	321,295	321,295	307,420	307,420	253,312	145,095
27	Hotel (town centre) 50 rooms	-	46,250	-193,165	-193,165	-244,932	-244,932	-449,528	-858,719
28	Hotel (town centre) 75 rooms	-	69,375	-373,073	-373,073	-449,428	-449,428	-751,200	-1,354,744
29	Hotel (town centre) 100 rooms	-	92,500	-497,432	-497,432	-599,238	-599,238	-1,001,600	-1,806,325
30	Community use/leisure within town/village	-	29,071	-1,216,175	-1,216,175	-1,261,386	-1,261,386	-1,440,065	-1,797,422

BLV 3: Lower Greenfield

Site ref	Site	No of units	BLV	Baseline including affordable housing @ 35%	EV charging	BNG/UGF	Accessibility	NZC Operational Only	NZC Operational and Embodied
1	Three unit development within town/village boundary	3	25,000	205,076	203,737	196,693	184,751	156,129	98,885
2	Five unit development - edge of village	5	66,667	341,794	339,562	327,822	307,918	260,215	164,808
3	Eight unit development - village centre	8	106,667	479,534	475,964	457,198	425,384	349,133	196,632
4	Ten unit development - edge of village	10	133,333	700,766	696,372	673,267	634,096	540,215	352,453
5	Ten unit development - rural site	10	166,667	700,766	696,372	673,267	634,096	540,215	352,453
6	Fifteen unit development - edge of village	15	200,000	1,051,149	1,044,558	1,009,900	951,145	810,323	528,679
7	Twenty unit development - within town/village boundary	20	222,222	1,336,440	1,327,856	1,282,725	1,206,212	1,022,830	655,687
8	Thirty unit development - town centre	78	250,000	4,549,814	4,516,339	4,327,565	4,068,104	3,306,182	1,759,604
9	Fifty unit development within town/village boundary	50	555,556	2,340,333	2,319,055	2,204,568	2,032,444	1,568,342	640,136
10	One hundred unit development - edge of town	100	1,388,889	3,778,872	3,737,580	3,492,154	3,124,077	2,129,223	122,826
11	Three hundred unit scheme - edge of town	300	4,166,667	10,041,560	9,929,149	9,261,013	8,258,985	5,548,325	53,444
12	Caravan Park - 20 units	20	125,000	883,360	874,563	874,563	874,563	874,563	874,563
13	Caravan Park - 40 units	40	250,000	1,679,424	1,661,830	1,661,830	1,661,830	1,661,830	1,661,830
14	Caravan Park - 100 units	100	625,000	4,198,560	4,154,575	4,154,575	4,154,575	4,154,575	4,154,575
15	C2 care scheme - flatted scheme in town centre	60	166,667	-1,822,476	-1,832,932	-1,981,055	-2,142,194	-2,739,566	-3,934,312
16	C2 care scheme - flatted scheme edge of town/village	80	333,333	-2,429,968	-2,443,909	-2,641,406	-2,856,258	-3,652,756	-5,245,750
17	C2 care scheme - houses - edge of town/village	50	390,625	2,314,101	2,305,767	2,196,213	2,010,481	1,565,327	670,114
18	Class E (retail) development - town centre	-	4,375	202,980	202,980	194,496	194,496	161,633	95,907
19	Class E (light industrial) development - town centre	-	35,714	-335,820	-335,820	-366,575	-366,575	-487,301	-728,751
20	Class E (retail) development - edge of town	-	59,524	1,449,862	1,449,862	1,389,257	1,389,257	1,154,520	685,046
21	Class E (office) development - town centre	-	4,375	-422,048	-422,048	-434,875	-434,875	-485,524	-586,823
22	Class E (office) development - town centre	-	18,750	-1,808,778	-1,808,778	-1,863,749	-1,863,749	-2,080,818	-2,514,955
23	Class E (office) development - edge of town	-	44,643	-3,014,630	-3,014,630	-3,106,248	-3,106,248	-3,468,030	-4,191,592
24	Industrial (B2/B8) out of town	-	208,333	1,606,474	1,606,474	1,537,101	1,537,101	1,266,558	725,473
25	Industrial (B2/B8) within town/village boundary	-	833,333	6,583,217	6,583,217	6,299,564	6,299,564	5,193,521	2,981,434
26	Industrial (B2/B8) edge of town/village	-	41,667	321,295	321,295	307,420	307,420	253,312	145,095
27	Hotel (town centre) 50 rooms	-	31,250	-193,165	-193,165	-244,932	-244,932	-449,528	-858,719
28	Hotel (town centre) 75 rooms	-	46,875	-373,073	-373,073	-449,428	-449,428	-751,200	-1,354,744
29	Hotel (town centre) 100 rooms	-	62,500	-497,432	-497,432	-599,238	-599,238	-1,001,600	-1,806,325
30	Community use/leisure within town/village	-	19,643	-1,216,175	-1,216,175	-1,261,386	-1,261,386	-1,440,065	-1,797,422

WEALDEN LOCAL PLAN VIABILITY TESTING

Aff Hsg: 35%
Mkt value: £5,299 per square metre

BLV 1: Previously Developed Land

Site ref	Site	No of units	BLV	Baseline including affordable housing @ 35%	EV charging	BNG/UGF	Accessibility	NZC Operational Only	NZC Operational and Embodied
1	Three unit development within town/village boundary	3	86,500	239,096	237,756	230,712	218,770	190,149	132,904
2	Five unit development - edge of village	5	230,667	398,493	396,260	384,520	364,617	316,914	221,507
3	Eight unit development - village centre	8	369,067	566,983	563,415	544,649	512,835	436,583	284,081
4	Ten unit development - edge of village	10	461,333	809,813	805,485	782,455	743,285	649,404	461,641
5	Ten unit development - rural site	10	576,667	809,813	805,485	782,455	743,285	649,404	461,641
6	Fifteen unit development - edge of village	15	692,000	1,214,719	1,208,227	1,173,683	1,114,927	974,105	692,461
7	Twenty unit development - within town/village boundary	20	768,889	1,548,379	1,539,795	1,494,664	1,418,152	1,234,770	868,004
8	Thirty unit development - town centre	78	865,000	5,362,073	5,328,597	5,139,822	4,880,361	4,118,441	2,582,219
9	Fifty unit development within town/village boundary	50	1,922,222	2,838,242	2,817,233	2,703,784	2,531,662	2,067,559	1,139,353
10	One hundred unit development - edge of town	100	4,805,556	4,784,263	4,743,442	4,500,817	4,135,663	3,140,809	1,147,175
11	Three hundred unit scheme - edge of town	300	14,416,667	12,773,574	12,662,157	11,999,928	11,006,757	8,303,364	2,856,408
12	Caravan Park - 20 units	20	432,500	953,581	944,784	944,784	944,784	944,784	944,784
13	Caravan Park - 40 units	40	865,000	1,819,868	1,802,274	1,802,274	1,802,274	1,802,274	1,802,274
14	Caravan Park - 100 units	100	2,162,500	4,549,670	4,505,685	4,505,685	4,505,685	4,505,685	4,505,685
15	C2 care scheme - flatted scheme in town centre	60	576,667	-1,378,059	-1,388,515	-1,536,638	-1,697,777	-2,295,150	-3,489,895
16	C2 care scheme - flatted scheme edge of town/village	80	1,153,333	-1,837,412	-1,851,354	-2,048,850	-2,263,703	-3,060,200	-4,653,194
17	C2 care scheme - houses - edge of town/village	50	1,351,563	2,788,016	2,779,807	2,671,538	2,485,805	2,040,652	1,150,344
18	Class E (retail) development - town centre	-	15,138	202,980	202,980	194,496	194,496	161,633	95,907
19	Class E (light industrial) development - town centre	-	123,571	-335,820	-335,820	-366,575	-366,575	-487,301	-728,751
20	Class E (retail) development - edge of town	-	205,952	1,449,862	1,449,862	1,389,257	1,389,257	1,154,520	685,046
21	Class E (office) development - town centre	-	15,138	-422,048	-422,048	-434,875	-434,875	-485,524	-586,823
22	Class E (office) development - town centre	-	64,875	-1,808,778	-1,808,778	-1,863,749	-1,863,749	-2,080,818	-2,514,955
23	Class E (office) development - edge of town	-	154,464	-3,014,630	-3,014,630	-3,106,248	-3,106,248	-3,468,030	-4,191,592
24	Industrial (B2/B8) out of town	-	720,833	1,606,474	1,606,474	1,537,101	1,537,101	1,266,558	725,473
25	Industrial (B2/B8) within town/village boundary	-	2,883,333	6,583,217	6,583,217	6,299,564	6,299,564	5,193,521	2,981,434
26	Industrial (B2/B8) edge of town/village	-	144,167	321,295	321,295	307,420	307,420	253,312	145,095
27	Hotel (town centre) 50 rooms	-	108,125	-193,165	-193,165	-244,932	-244,932	-449,528	-858,719
28	Hotel (town centre) 75 rooms	-	162,188	-373,073	-373,073	-449,428	-449,428	-751,200	-1,354,744
29	Hotel (town centre) 100 rooms	-	216,250	-497,432	-497,432	-599,238	-599,238	-1,001,600	-1,806,325
30	Community use/leisure within town/village	-	67,964	-1,216,175	-1,216,175	-1,261,386	-1,261,386	-1,440,065	-1,797,422

BLV 2: Higher Greenfield

Site ref	Site	No of units	BLV	Baseline including affordable housing @ 35%	EV charging	BNG/UGF	Accessibility	NZC Operational Only	NZC Operational and Embodied
1	Three unit development within town/village boundary	3	37,000	239,096	237,756	230,712	218,770	190,149	132,904
2	Five unit development - edge of village	5	98,667	398,493	396,260	384,520	364,617	316,914	221,507
3	Eight unit development - village centre	8	157,867	566,983	563,415	544,649	512,835	436,583	284,081
4	Ten unit development - edge of village	10	197,333	809,813	805,485	782,455	743,285	649,404	461,641
5	Ten unit development - rural site	10	246,667	809,813	805,485	782,455	743,285	649,404	461,641
6	Fifteen unit development - edge of village	15	296,000	1,214,719	1,208,227	1,173,683	1,114,927	974,105	692,461
7	Twenty unit development - within town/village boundary	20	328,889	1,548,379	1,539,795	1,494,664	1,418,152	1,234,770	868,004
8	Thirty unit development - town centre	78	370,000	5,362,073	5,328,597	5,139,822	4,880,361	4,118,441	2,582,219
9	Fifty unit development within town/village boundary	50	822,222	2,838,242	2,817,233	2,703,784	2,531,662	2,067,559	1,139,353
10	One hundred unit development - edge of town	100	2,055,556	4,784,263	4,743,442	4,500,817	4,135,663	3,140,809	1,147,175
11	Three hundred unit scheme - edge of town	300	6,166,667	12,773,574	12,662,157	11,999,928	11,006,757	8,303,364	2,856,408
12	Caravan Park - 20 units	20	185,000	953,581	944,784	944,784	944,784	944,784	944,784
13	Caravan Park - 40 units	40	370,000	1,819,868	1,802,274	1,802,274	1,802,274	1,802,274	1,802,274
14	Caravan Park - 100 units	100	925,000	4,549,670	4,505,685	4,505,685	4,505,685	4,505,685	4,505,685
15	C2 care scheme - flatted scheme in town centre	60	246,667	-1,378,059	-1,388,515	-1,536,638	-1,697,777	-2,295,150	-3,489,895
16	C2 care scheme - flatted scheme edge of town/village	80	493,333	-1,837,412	-1,851,354	-2,048,850	-2,263,703	-3,060,200	-4,653,194
17	C2 care scheme - houses - edge of town/village	50	578,125	2,788,016	2,779,807	2,671,538	2,485,805	2,040,652	1,150,344
18	Class E (retail) development - town centre	-	6,475	202,980	202,980	194,496	194,496	161,633	95,907
19	Class E (light industrial) development - town centre	-	52,857	-335,820	-335,820	-366,575	-366,575	-487,301	-728,751
20	Class E (retail) development - edge of town	-	88,095	1,449,862	1,449,862	1,389,257	1,389,257	1,154,520	685,046
21	Class E (office) development - town centre	-	6,475	-422,048	-422,048	-434,875	-434,875	-485,524	-586,823
22	Class E (office) development - town centre	-	27,750	-1,808,778	-1,808,778	-1,863,749	-1,863,749	-2,080,818	-2,514,955
23	Class E (office) development - edge of town	-	66,071	-3,014,630	-3,014,630	-3,106,248	-3,106,248	-3,468,030	-4,191,592
24	Industrial (B2/B8) out of town	-	308,333	1,606,474	1,606,474	1,537,101	1,537,101	1,266,558	725,473
25	Industrial (B2/B8) within town/village boundary	-	1,233,333	6,583,217	6,583,217	6,299,564	6,299,564	5,193,521	2,981,434
26	Industrial (B2/B8) edge of town/village	-	61,667	321,295	321,295	307,420	307,420	253,312	145,095
27	Hotel (town centre) 50 rooms	-	46,250	-193,165	-193,165	-244,932	-244,932	-449,528	-858,719
28	Hotel (town centre) 75 rooms	-	69,375	-373,073	-373,073	-449,428	-449,428	-751,200	-1,354,744
29	Hotel (town centre) 100 rooms	-	92,500	-497,432	-497,432	-599,238	-599,238	-1,001,600	-1,806,325
30	Community use/leisure within town/village	-	29,071	-1,216,175	-1,216,175	-1,261,386	-1,261,386	-1,440,065	-1,797,422

BLV 3: Lower Greenfield

Site ref	Site	No of units	BLV	Baseline including affordable housing @ 35%	EV charging	BNG/UGF	Accessibility	NZC Operational Only	NZC Operational and Embodied
1	Three unit development within town/village boundary	3	25,000	239,096	237,756	230,712	218,770	190,149	132,904
2	Five unit development - edge of village	5	66,667	398,493	396,260	384,520	364,617	316,914	221,507
3	Eight unit development - village centre	8	106,667	566,983	563,415	544,649	512,835	436,583	284,081
4	Ten unit development - edge of village	10	133,333	809,813	805,485	782,455	743,285	649,404	461,641
5	Ten unit development - rural site	10	166,667	809,813	805,485	782,455	743,285	649,404	461,641
6	Fifteen unit development - edge of village	15	200,000	1,214,719	1,208,227	1,173,683	1,114,927	974,105	692,461
7	Twenty unit development - within town/village boundary	20	222,222	1,548,379	1,539,795	1,494,664	1,418,152	1,234,770	868,004
8	Thirty unit development - town centre	78	250,000	5,362,073	5,328,597	5,139,822	4,880,361	4,118,441	2,582,219
9	Fifty unit development within town/village boundary	50	555,556	2,838,242	2,817,233	2,703,784	2,531,662	2,067,559	1,139,353
10	One hundred unit development - edge of town	100	1,388,889	4,784,263	4,743,442	4,500,817	4,135,663	3,140,809	1,147,175
11	Three hundred unit scheme - edge of town	300	4,166,667	12,773,574	12,662,157	11,999,928	11,006,757	8,303,364	2,856,408
12	Caravan Park - 20 units	20	125,000	953,581	944,784	944,784	944,784	944,784	944,784
13	Caravan Park - 40 units	40	250,000	1,819,868	1,802,274	1,802,274	1,802,274	1,802,274	1,802,274
14	Caravan Park - 100 units	100	625,000	4,549,670	4,505,685	4,505,685	4,505,685	4,505,685	4,505,685
15	C2 care scheme - flatted scheme in town centre	60	166,667	-1,378,059	-1,388,515	-1,536,638	-1,697,777	-2,295,150	-3,489,895
16	C2 care scheme - flatted scheme edge of town/village	80	333,333	-1,837,412	-1,851,354	-2,048,850	-2,263,703	-3,060,200	-4,653,194
17	C2 care scheme - houses - edge of town/village	50	390,625	2,788,016	2,779,807	2,671,538	2,485,805	2,040,652	1,150,344
18	Class E (retail) development - town centre	-	4,375	202,980	202,980	194,496	194,496	161,633	95,907
19	Class E (light industrial) development - town centre	-	35,714	-335,820	-335,820	-366,575	-366,575	-487,301	-728,751
20	Class E (retail) development - edge of town	-	59,524	1,449,862	1,449,862	1,389,257	1,389,257	1,154,520	685,046
21	Class E (office) development - town centre	-	4,375	-422,048	-422,048	-434,875	-434,875	-485,524	-586,823
22	Class E (office) development - town centre	-	18,750	-1,808,778	-1,808,778	-1,863,749	-1,863,749	-2,080,818	-2,514,955
23	Class E (office) development - edge of town	-	44,643	-3,014,630	-3,014,630	-3,106,248	-3,106,248	-3,468,030	-4,191,592
24	Industrial (B2/B8) out of town	-	208,333	1,606,474	1,606,474	1,537,101	1,537,101	1,266,558	725,473
25	Industrial (B2/B8) within town/village boundary	-	833,333	6,583,217	6,583,217	6,299,564	6,299,564	5,193,521	2,981,434
26	Industrial (B2/B8) edge of town/village	-	41,667	321,295	321,295	307,420	307,420	253,312	145,095
27	Hotel (town centre) 50 rooms	-	31,250	-193,165	-193,165	-244,932	-244,932	-449,528	-858,719
28	Hotel (town centre) 75 rooms	-	46,875	-373,073	-373,073	-449,428	-449,428	-751,200	-1,354,744
29	Hotel (town centre) 100 rooms	-	62,500	-497,432	-497,432	-599,238	-599,238	-1,001,600	-1,806,325
30	Community use/leisure within town/village	-	19,643	-1,216,175	-1,216,175	-1,261,386	-1,261,386	-1,440,065	-1,797,422

WEALDEN LOCAL PLAN VIABILITY TESTING

Aff Hsg: 35%
Mkt value: £5,538 per square metre

BLV 1: Previously Developed Land

Site ref	Site	No of units	BLV	Baseline including affordable housing @ 35%	EV charging	BNG/UGF	Accessibility	NZC Operational Only	NZC Operational and Embodied
1	Three unit development within town/village boundary	3	86,500	273,115	271,775	264,731	252,789	224,167	166,923
2	Five unit development - edge of village	5	230,667	455,192	452,959	441,219	421,315	373,612	278,205
3	Eight unit development - village centre	8	369,067	654,434	650,865	632,099	600,284	524,034	371,532
4	Ten unit development - edge of village	10	461,333	917,923	913,595	890,837	852,255	758,591	570,829
5	Ten unit development - rural site	10	576,667	917,923	913,595	890,837	852,255	758,591	570,829
6	Fifteen unit development - edge of village	15	692,000	1,376,885	1,370,392	1,336,256	1,278,383	1,137,887	856,243
7	Twenty unit development - within town/village boundary	20	768,889	1,760,319	1,751,735	1,706,604	1,630,091	1,446,708	1,079,944
8	Thirty unit development - town centre	78	865,000	6,174,330	6,140,855	5,952,080	5,692,620	4,930,698	3,404,833
9	Fifty unit development within town/village boundary	50	1,922,222	3,332,650	3,311,640	3,198,598	3,028,646	2,566,776	1,638,571
10	One hundred unit development - edge of town	100	4,805,556	5,786,201	5,745,380	5,502,755	5,138,882	4,152,396	2,162,689
11	Three hundred unit scheme - edge of town	300	14,416,667	15,504,366	15,392,948	14,730,720	13,737,549	11,053,163	5,635,427
12	Caravan Park - 20 units	20	432,500	1,023,804	1,015,007	1,015,007	1,015,007	1,015,007	1,015,007
13	Caravan Park - 40 units	40	865,000	1,960,312	1,942,718	1,942,718	1,942,718	1,942,718	1,942,718
14	Caravan Park - 100 units	100	2,162,500	4,900,780	4,856,795	4,856,795	4,856,795	4,856,795	4,856,795
15	C2 care scheme - flatted scheme in town centre	60	576,667	-933,642	-944,098	-1,092,220	-1,253,360	-1,850,733	-3,045,478
16	C2 care scheme - flatted scheme edge of town/village	80	1,153,333	-1,244,856	-1,258,797	-1,456,294	-1,671,147	-2,467,643	-4,060,637
17	C2 care scheme - houses - edge of town/village	50	1,351,563	3,258,112	3,249,903	3,141,996	2,959,054	2,515,977	1,625,669
18	Class E (retail) development - town centre	-	15,138	202,980	202,980	194,496	194,496	161,633	95,907
19	Class E (light industrial) development - town centre	-	123,571	-335,820	-335,820	-366,575	-366,575	-487,301	-728,751
20	Class E (retail) development - edge of town	-	205,952	1,449,862	1,449,862	1,389,257	1,389,257	1,154,520	685,046
21	Class E (office) development - town centre	-	15,138	-422,048	-422,048	-434,875	-434,875	-485,524	-586,823
22	Class E (office) development - town centre	-	64,875	-1,808,778	-1,808,778	-1,863,749	-1,863,749	-2,080,818	-2,514,955
23	Class E (office) development - edge of town	-	154,464	-3,014,630	-3,014,630	-3,106,248	-3,106,248	-3,468,030	-4,191,592
24	Industrial (B2/B8) out of town	-	720,833	1,606,474	1,606,474	1,537,101	1,537,101	1,266,558	725,473
25	Industrial (B2/B8) within town/village boundary	-	2,883,333	6,583,217	6,583,217	6,299,564	6,299,564	5,193,521	2,981,434
26	Industrial (B2/B8) edge of town/village	-	144,167	321,295	321,295	307,420	307,420	253,312	145,095
27	Hotel (town centre) 50 rooms	-	108,125	-193,165	-193,165	-244,932	-244,932	-449,528	-858,719
28	Hotel (town centre) 75 rooms	-	162,188	-373,073	-373,073	-449,428	-449,428	-751,200	-1,354,744
29	Hotel (town centre) 100 rooms	-	216,250	-497,432	-497,432	-599,238	-599,238	-1,001,600	-1,806,325
30	Community use/leisure within town/village	-	67,964	-1,216,175	-1,216,175	-1,261,386	-1,261,386	-1,440,065	-1,797,422

BLV 2: Higher Greenfield

Site ref	Site	No of units	BLV	Baseline including affordable housing @ 35%	EV charging	BNG/UGF	Accessibility	NZC Operational Only	NZC Operational and Embodied
1	Three unit development within town/village boundary	3	37,000	273,115	271,775	264,731	252,789	224,167	166,923
2	Five unit development - edge of village	5	98,667	455,192	452,959	441,219	421,315	373,612	278,205
3	Eight unit development - village centre	8	157,867	654,434	650,865	632,099	600,284	524,034	371,532
4	Ten unit development - edge of village	10	197,333	917,923	913,595	890,837	852,255	758,591	570,829
5	Ten unit development - rural site	10	246,667	917,923	913,595	890,837	852,255	758,591	570,829
6	Fifteen unit development - edge of village	15	296,000	1,376,885	1,370,392	1,336,256	1,278,383	1,137,887	856,243
7	Twenty unit development - within town/village boundary	20	328,889	1,760,319	1,751,735	1,706,604	1,630,091	1,446,708	1,079,944
8	Thirty unit development - town centre	78	370,000	6,174,330	6,140,855	5,952,080	5,692,620	4,930,698	3,404,833
9	Fifty unit development within town/village boundary	50	822,222	3,332,650	3,311,640	3,198,598	3,028,646	2,566,776	1,638,571
10	One hundred unit development - edge of town	100	2,055,556	5,786,201	5,745,380	5,502,755	5,138,882	4,152,396	2,162,689
11	Three hundred unit scheme - edge of town	300	6,166,667	15,504,366	15,392,948	14,730,720	13,737,549	11,053,163	5,635,427
12	Caravan Park - 20 units	20	185,000	1,023,804	1,015,007	1,015,007	1,015,007	1,015,007	1,015,007
13	Caravan Park - 40 units	40	370,000	1,960,312	1,942,718	1,942,718	1,942,718	1,942,718	1,942,718
14	Caravan Park - 100 units	100	925,000	4,900,780	4,856,795	4,856,795	4,856,795	4,856,795	4,856,795
15	C2 care scheme - flatted scheme in town centre	60	246,667	-933,642	-944,098	-1,092,220	-1,253,360	-1,850,733	-3,045,478
16	C2 care scheme - flatted scheme edge of town/village	80	493,333	-1,244,856	-1,258,797	-1,456,294	-1,671,147	-2,467,643	-4,060,637
17	C2 care scheme - houses - edge of town/village	50	578,125	3,258,112	3,249,903	3,141,996	2,959,054	2,515,977	1,625,669
18	Class E (retail) development - town centre	-	6,475	202,980	202,980	194,496	194,496	161,633	95,907
19	Class E (light industrial) development - town centre	-	52,857	-335,820	-335,820	-366,575	-366,575	-487,301	-728,751
20	Class E (retail) development - edge of town	-	88,095	1,449,862	1,449,862	1,389,257	1,389,257	1,154,520	685,046
21	Class E (office) development - town centre	-	6,475	-422,048	-422,048	-434,875	-434,875	-485,524	-586,823
22	Class E (office) development - town centre	-	27,750	-1,808,778	-1,808,778	-1,863,749	-1,863,749	-2,080,818	-2,514,955
23	Class E (office) development - edge of town	-	66,071	-3,014,630	-3,014,630	-3,106,248	-3,106,248	-3,468,030	-4,191,592
24	Industrial (B2/B8) out of town	-	308,333	1,606,474	1,606,474	1,537,101	1,537,101	1,266,558	725,473
25	Industrial (B2/B8) within town/village boundary	-	1,233,333	6,583,217	6,583,217	6,299,564	6,299,564	5,193,521	2,981,434
26	Industrial (B2/B8) edge of town/village	-	61,667	321,295	321,295	307,420	307,420	253,312	145,095
27	Hotel (town centre) 50 rooms	-	46,250	-193,165	-193,165	-244,932	-244,932	-449,528	-858,719
28	Hotel (town centre) 75 rooms	-	69,375	-373,073	-373,073	-449,428	-449,428	-751,200	-1,354,744
29	Hotel (town centre) 100 rooms	-	92,500	-497,432	-497,432	-599,238	-599,238	-1,001,600	-1,806,325
30	Community use/leisure within town/village	-	29,071	-1,216,175	-1,216,175	-1,261,386	-1,261,386	-1,440,065	-1,797,422

BLV 3: Lower Greenfield

Site ref	Site	No of units	BLV	Baseline including affordable housing @ 35%	EV charging	BNG/UGF	Accessibility	NZC Operational Only	NZC Operational and Embodied
1	Three unit development within town/village boundary	3	25,000	273,115	271,775	264,731	252,789	224,167	166,923
2	Five unit development - edge of village	5	66,667	455,192	452,959	441,219	421,315	373,612	278,205
3	Eight unit development - village centre	8	106,667	654,434	650,865	632,099	600,284	524,034	371,532
4	Ten unit development - edge of village	10	133,333	917,923	913,595	890,837	852,255	758,591	570,829
5	Ten unit development - rural site	10	166,667	917,923	913,595	890,837	852,255	758,591	570,829
6	Fifteen unit development - edge of village	15	200,000	1,376,885	1,370,392	1,336,256	1,278,383	1,137,887	856,243
7	Twenty unit development - within town/village boundary	20	222,222	1,760,319	1,751,735	1,706,604	1,630,091	1,446,708	1,079,944
8	Thirty unit development - town centre	78	250,000	6,174,330	6,140,855	5,952,080	5,692,620	4,930,698	3,404,833
9	Fifty unit development within town/village boundary	50	555,556	3,332,650	3,311,640	3,198,598	3,028,646	2,566,776	1,638,571
10	One hundred unit development - edge of town	100	1,388,889	5,786,201	5,745,380	5,502,755	5,138,882	4,152,396	2,162,689
11	Three hundred unit scheme - edge of town	300	4,166,667	15,504,366	15,392,948	14,730,720	13,737,549	11,053,163	5,635,427
12	Caravan Park - 20 units	20	125,000	1,023,804	1,015,007	1,015,007	1,015,007	1,015,007	1,015,007
13	Caravan Park - 40 units	40	250,000	1,960,312	1,942,718	1,942,718	1,942,718	1,942,718	1,942,718
14	Caravan Park - 100 units	100	625,000	4,900,780	4,856,795	4,856,795	4,856,795	4,856,795	4,856,795
15	C2 care scheme - flatted scheme in town centre	60	166,667	-933,642	-944,098	-1,092,220	-1,253,360	-1,850,733	-3,045,478
16	C2 care scheme - flatted scheme edge of town/village	80	333,333	-1,244,856	-1,258,797	-1,456,294	-1,671,147	-2,467,643	-4,060,637
17	C2 care scheme - houses - edge of town/village	50	390,625	3,258,112	3,249,903	3,141,996	2,959,054	2,515,977	1,625,669
18	Class E (retail) development - town centre	-	4,375	202,980	202,980	194,496	194,496	161,633	95,907
19	Class E (light industrial) development - town centre	-	35,714	-335,820	-335,820	-366,575	-366,575	-487,301	-728,751
20	Class E (retail) development - edge of town	-	59,524	1,449,862	1,449,862	1,389,257	1,389,257	1,154,520	685,046
21	Class E (office) development - town centre	-	4,375	-422,048	-422,048	-434,875	-434,875	-485,524	-586,823
22	Class E (office) development - town centre	-	18,750	-1,808,778	-1,808,778	-1,863,749	-1,863,749	-2,080,818	-2,514,955
23	Class E (office) development - edge of town	-	44,643	-3,014,630	-3,014,630	-3,106,248	-3,106,248	-3,468,030	-4,191,592
24	Industrial (B2/B8) out of town	-	208,333	1,606,474	1,606,474	1,537,101	1,537,101	1,266,558	725,473
25	Industrial (B2/B8) within town/village boundary	-	833,333	6,583,217	6,583,217	6,299,564	6,299,564	5,193,521	2,981,434
26	Industrial (B2/B8) edge of town/village	-	41,667	321,295	321,295	307,420	307,420	253,312	145,095
27	Hotel (town centre) 50 rooms	-	31,250	-193,165	-193,165	-244,932	-244,932	-449,528	-858,719
28	Hotel (town centre) 75 rooms	-	46,875	-373,073	-373,073	-449,428	-449,428	-751,200	-1,354,744
29	Hotel (town centre) 100 rooms	-	62,500	-497,432	-497,432	-599,238	-599,238	-1,001,600	-1,806,325
30	Community use/leisure within town/village	-	19,643	-1,216,175	-1,216,175	-1,261,386	-1,261,386	-1,440,065	-1,797,422

WEALDEN LOCAL PLAN VIABILITY TESTING

Aff Hsg: 35%
Mkt value: £5,778 per square metre

BLV 1: Previously Developed Land

Site ref	Site	No of units	BLV	Baseline including affordable housing @ 35%	EV charging	BNG/UGF	Accessibility	NZC Operational Only	NZC Operational and Embodied
1	Three unit development within town/village boundary	3	86,500	307,134	305,795	298,751	286,808	258,186	200,942
2	Five unit development - edge of village	5	230,667	511,890	509,658	497,917	478,013	430,310	334,904
3	Eight unit development - village centre	8	369,067	741,261	737,745	719,262	687,735	611,484	458,982
4	Ten unit development - edge of village	10	461,333	1,026,033	1,021,705	998,947	960,365	867,780	680,017
5	Ten unit development - rural site	10	576,667	1,026,033	1,021,705	998,947	960,365	867,780	680,017
6	Fifteen unit development - edge of village	15	692,000	1,539,049	1,532,557	1,498,421	1,440,549	1,301,669	1,020,026
7	Twenty unit development - within town/village boundary	20	768,889	1,972,257	1,963,675	1,918,543	1,842,030	1,658,648	1,291,883
8	Thirty unit development - town centre	78	865,000	6,986,588	6,953,112	6,764,339	6,504,877	5,742,956	4,219,115
9	Fifty unit development within town/village boundary	50	1,922,222	3,827,059	3,806,048	3,693,006	3,523,054	3,064,807	2,137,787
10	One hundred unit development - edge of town	100	4,805,556	6,788,139	6,747,318	6,504,694	6,140,820	5,157,328	3,174,276
11	Three hundred unit scheme - edge of town	300	14,416,667	18,226,880	18,116,326	17,459,224	16,468,340	13,783,956	8,392,123
12	Caravan Park - 20 units	20	432,500	1,094,025	1,085,228	1,085,228	1,085,228	1,085,228	1,085,228
13	Caravan Park - 40 units	40	865,000	2,100,756	2,083,162	2,083,162	2,083,162	2,083,162	2,083,162
14	Caravan Park - 100 units	100	2,162,500	5,251,890	5,207,904	5,207,904	5,207,904	5,207,904	5,207,904
15	C2 care scheme - flatted scheme in town centre	60	576,667	-493,542	-503,841	-649,737	-808,943	-1,406,315	-2,601,061
16	C2 care scheme - flatted scheme edge of town/village	80	1,153,333	-658,056	-671,788	-866,316	-1,078,591	-1,875,088	-3,468,081
17	C2 care scheme - houses - edge of town/village	50	1,351,563	3,728,208	3,719,999	3,612,092	3,429,150	2,990,687	2,100,995
18	Class E (retail) development - town centre	-	15,138	202,980	202,980	194,496	194,496	161,633	95,907
19	Class E (light industrial) development - town centre	-	123,571	-335,820	-335,820	-366,575	-366,575	-487,301	-728,751
20	Class E (retail) development - edge of town	-	205,952	1,449,862	1,449,862	1,389,257	1,389,257	1,154,520	685,046
21	Class E (office) development - town centre	-	15,138	-422,048	-422,048	-434,875	-434,875	-485,524	-586,823
22	Class E (office) development - town centre	-	64,875	-1,808,778	-1,808,778	-1,863,749	-1,863,749	-2,080,818	-2,514,955
23	Class E (office) development - edge of town	-	154,464	-3,014,630	-3,014,630	-3,106,248	-3,106,248	-3,468,030	-4,191,592
24	Industrial (B2/B8) out of town	-	720,833	1,606,474	1,606,474	1,537,101	1,537,101	1,266,558	725,473
25	Industrial (B2/B8) within town/village boundary	-	2,883,333	6,583,217	6,583,217	6,299,564	6,299,564	5,193,521	2,981,434
26	Industrial (B2/B8) edge of town/village	-	144,167	321,295	321,295	307,420	307,420	253,312	145,095
27	Hotel (town centre) 50 rooms	-	108,125	-193,165	-193,165	-244,932	-244,932	-449,528	-858,719
28	Hotel (town centre) 75 rooms	-	162,188	-373,073	-373,073	-449,428	-449,428	-751,200	-1,354,744
29	Hotel (town centre) 100 rooms	-	216,250	-497,432	-497,432	-599,238	-599,238	-1,001,600	-1,806,325
30	Community use/leisure within town/village	-	67,964	-1,216,175	-1,216,175	-1,261,386	-1,261,386	-1,440,065	-1,797,422

BLV 2: Higher Greenfield

Site ref	Site	No of units	BLV	Baseline including affordable housing @ 35%	EV charging	BNG/UGF	Accessibility	NZC Operational Only	NZC Operational and Embodied
1	Three unit development within town/village boundary	3	37,000	307,134	305,795	298,751	286,808	258,186	200,942
2	Five unit development - edge of village	5	98,667	511,890	509,658	497,917	478,013	430,310	334,904
3	Eight unit development - village centre	8	157,867	741,261	737,745	719,262	687,735	611,484	458,982
4	Ten unit development - edge of village	10	197,333	1,026,033	1,021,705	998,947	960,365	867,780	680,017
5	Ten unit development - rural site	10	246,667	1,026,033	1,021,705	998,947	960,365	867,780	680,017
6	Fifteen unit development - edge of village	15	296,000	1,539,049	1,532,557	1,498,421	1,440,549	1,301,669	1,020,026
7	Twenty unit development - within town/village boundary	20	328,889	1,972,257	1,963,675	1,918,543	1,842,030	1,658,648	1,291,883
8	Thirty unit development - town centre	78	370,000	6,986,588	6,953,112	6,764,339	6,504,877	5,742,956	4,219,115
9	Fifty unit development within town/village boundary	50	822,222	3,827,059	3,806,048	3,693,006	3,523,054	3,064,807	2,137,787
10	One hundred unit development - edge of town	100	2,055,556	6,788,139	6,747,318	6,504,694	6,140,820	5,157,328	3,174,276
11	Three hundred unit scheme - edge of town	300	6,166,667	18,226,880	18,116,326	17,459,224	16,468,340	13,783,956	8,392,123
12	Caravan Park - 20 units	20	185,000	1,094,025	1,085,228	1,085,228	1,085,228	1,085,228	1,085,228
13	Caravan Park - 40 units	40	370,000	2,100,756	2,083,162	2,083,162	2,083,162	2,083,162	2,083,162
14	Caravan Park - 100 units	100	925,000	5,251,890	5,207,904	5,207,904	5,207,904	5,207,904	5,207,904
15	C2 care scheme - flatted scheme in town centre	60	246,667	-493,542	-503,841	-649,737	-808,943	-1,406,315	-2,601,061
16	C2 care scheme - flatted scheme edge of town/village	80	493,333	-658,056	-671,788	-866,316	-1,078,591	-1,875,088	-3,468,081
17	C2 care scheme - houses - edge of town/village	50	578,125	3,728,208	3,719,999	3,612,092	3,429,150	2,990,687	2,100,995
18	Class E (retail) development - town centre	-	6,475	202,980	202,980	194,496	194,496	161,633	95,907
19	Class E (light industrial) development - town centre	-	52,857	-335,820	-335,820	-366,575	-366,575	-487,301	-728,751
20	Class E (retail) development - edge of town	-	88,095	1,449,862	1,449,862	1,389,257	1,389,257	1,154,520	685,046
21	Class E (office) development - town centre	-	6,475	-422,048	-422,048	-434,875	-434,875	-485,524	-586,823
22	Class E (office) development - town centre	-	27,750	-1,808,778	-1,808,778	-1,863,749	-1,863,749	-2,080,818	-2,514,955
23	Class E (office) development - edge of town	-	66,071	-3,014,630	-3,014,630	-3,106,248	-3,106,248	-3,468,030	-4,191,592
24	Industrial (B2/B8) out of town	-	308,333	1,606,474	1,606,474	1,537,101	1,537,101	1,266,558	725,473
25	Industrial (B2/B8) within town/village boundary	-	1,233,333	6,583,217	6,583,217	6,299,564	6,299,564	5,193,521	2,981,434
26	Industrial (B2/B8) edge of town/village	-	61,667	321,295	321,295	307,420	307,420	253,312	145,095
27	Hotel (town centre) 50 rooms	-	46,250	-193,165	-193,165	-244,932	-244,932	-449,528	-858,719
28	Hotel (town centre) 75 rooms	-	69,375	-373,073	-373,073	-449,428	-449,428	-751,200	-1,354,744
29	Hotel (town centre) 100 rooms	-	92,500	-497,432	-497,432	-599,238	-599,238	-1,001,600	-1,806,325
30	Community use/leisure within town/village	-	29,071	-1,216,175	-1,216,175	-1,261,386	-1,261,386	-1,440,065	-1,797,422

BLV 3: Lower Greenfield

Site ref	Site	No of units	BLV	Baseline including affordable housing @ 35%	EV charging	BNG/UGF	Accessibility	NZC Operational Only	NZC Operational and Embodied
1	Three unit development within town/village boundary	3	25,000	307,134	305,795	298,751	286,808	258,186	200,942
2	Five unit development - edge of village	5	66,667	511,890	509,658	497,917	478,013	430,310	334,904
3	Eight unit development - village centre	8	106,667	741,261	737,745	719,262	687,735	611,484	458,982
4	Ten unit development - edge of village	10	133,333	1,026,033	1,021,705	998,947	960,365	867,780	680,017
5	Ten unit development - rural site	10	166,667	1,026,033	1,021,705	998,947	960,365	867,780	680,017
6	Fifteen unit development - edge of village	15	200,000	1,539,049	1,532,557	1,498,421	1,440,549	1,301,669	1,020,026
7	Twenty unit development - within town/village boundary	20	222,222	1,972,257	1,963,675	1,918,543	1,842,030	1,658,648	1,291,883
8	Thirty unit development - town centre	78	250,000	6,986,588	6,953,112	6,764,339	6,504,877	5,742,956	4,219,115
9	Fifty unit development within town/village boundary	50	555,556	3,827,059	3,806,048	3,693,006	3,523,054	3,064,807	2,137,787
10	One hundred unit development - edge of town	100	1,388,889	6,788,139	6,747,318	6,504,694	6,140,820	5,157,328	3,174,276
11	Three hundred unit scheme - edge of town	300	4,166,667	18,226,880	18,116,326	17,459,224	16,468,340	13,783,956	8,392,123
12	Caravan Park - 20 units	20	125,000	1,094,025	1,085,228	1,085,228	1,085,228	1,085,228	1,085,228
13	Caravan Park - 40 units	40	250,000	2,100,756	2,083,162	2,083,162	2,083,162	2,083,162	2,083,162
14	Caravan Park - 100 units	100	625,000	5,251,890	5,207,904	5,207,904	5,207,904	5,207,904	5,207,904
15	C2 care scheme - flatted scheme in town centre	60	166,667	-493,542	-503,841	-649,737	-808,943	-1,406,315	-2,601,061
16	C2 care scheme - flatted scheme edge of town/village	80	333,333	-658,056	-671,788	-866,316	-1,078,591	-1,875,088	-3,468,081
17	C2 care scheme - houses - edge of town/village	50	390,625	3,728,208	3,719,999	3,612,092	3,429,150	2,990,687	2,100,995
18	Class E (retail) development - town centre	-	4,375	202,980	202,980	194,496	194,496	161,633	95,907
19	Class E (light industrial) development - town centre	-	35,714	-335,820	-335,820	-366,575	-366,575	-487,301	-728,751
20	Class E (retail) development - edge of town	-	59,524	1,449,862	1,449,862	1,389,257	1,389,257	1,154,520	685,046
21	Class E (office) development - town centre	-	4,375	-422,048	-422,048	-434,875	-434,875	-485,524	-586,823
22	Class E (office) development - town centre	-	18,750	-1,808,778	-1,808,778	-1,863,749	-1,863,749	-2,080,818	-2,514,955
23	Class E (office) development - edge of town	-	44,643	-3,014,630	-3,014,630	-3,106,248	-3,106,248	-3,468,030	-4,191,592
24	Industrial (B2/B8) out of town	-	208,333	1,606,474	1,606,474	1,537,101	1,537,101	1,266,558	725,473
25	Industrial (B2/B8) within town/village boundary	-	833,333	6,583,217	6,583,217	6,299,564	6,299,564	5,193,521	2,981,434
26	Industrial (B2/B8) edge of town/village	-	41,667	321,295	321,295	307,420	307,420	253,312	145,095
27	Hotel (town centre) 50 rooms	-	31,250	-193,165	-193,165	-244,932	-244,932	-449,528	-858,719
28	Hotel (town centre) 75 rooms	-	46,875	-373,073	-373,073	-449,428	-449,428	-751,200	-1,354,744
29	Hotel (town centre) 100 rooms	-	62,500	-497,432	-497,432	-599,238	-599,238	-1,001,600	-1,806,325
30	Community use/leisure within town/village	-	19,643	-1,216,175	-1,216,175	-1,261,386	-1,261,386	-1,440,065	-1,797,422

WEALDEN LOCAL PLAN VIABILITY TESTING

Aff Hsg: 35%
Mkt value: £6,017 per square metre

BLV 1: Previously Developed Land

Site ref	Site	No of units	BLV	Baseline including affordable housing @ 35%	EV charging	BNG/UGF	Accessibility	NZC Operational Only	NZC Operational and Embodied
1	Three unit development within town/village boundary	3	86,500	341,153	339,814	332,770	320,827	292,205	234,961
2	Five unit development - edge of village	5	230,667	568,589	566,356	554,615	534,713	487,009	391,602
3	Eight unit development - village centre	8	369,067	827,847	824,332	805,847	774,512	698,935	546,433
4	Ten unit development - edge of village	10	461,333	1,134,142	1,129,814	1,107,058	1,068,476	976,005	789,206
5	Ten unit development - rural site	10	576,667	1,134,142	1,129,814	1,107,058	1,068,476	976,005	789,206
6	Fifteen unit development - edge of village	15	692,000	1,701,214	1,694,722	1,660,586	1,602,714	1,464,008	1,183,808
7	Twenty unit development - within town/village boundary	20	768,889	2,184,197	2,175,614	2,130,483	2,053,970	1,870,587	1,503,823
8	Thirty unit development - town centre	78	865,000	7,798,846	7,765,371	7,576,596	7,317,135	6,555,215	5,031,372
9	Fifty unit development within town/village boundary	50	1,922,222	4,321,467	4,300,457	4,187,414	4,017,462	3,559,216	2,637,005
10	One hundred unit development - edge of town	100	4,805,556	7,790,077	7,749,257	7,506,632	7,142,759	6,159,266	4,185,862
11	Three hundred unit scheme - edge of town	300	14,416,667	20,940,093	20,829,539	20,172,437	19,186,958	16,514,747	11,144,828
12	Caravan Park - 20 units	20	432,500	1,164,248	1,155,451	1,155,451	1,155,451	1,155,451	1,155,451
13	Caravan Park - 40 units	40	865,000	2,241,200	2,223,606	2,223,606	2,223,606	2,223,606	2,223,606
14	Caravan Park - 100 units	100	2,162,500	5,602,999	5,559,015	5,559,015	5,559,015	5,559,015	5,559,015
15	C2 care scheme - flatted scheme in town centre	60	576,667	-56,219	-66,518	-212,414	-371,132	-961,899	-2,156,644
16	C2 care scheme - flatted scheme edge of town/village	80	1,153,333	-74,959	-88,691	-283,219	-494,843	-1,282,532	-2,875,526
17	C2 care scheme - houses - edge of town/village	50	1,351,563	4,198,305	4,190,095	4,082,188	3,899,247	3,460,783	2,576,319
18	Class E (retail) development - town centre	-	15,138	202,980	202,980	194,496	194,496	161,633	95,907
19	Class E (light industrial) development - town centre	-	123,571	-335,820	-335,820	-366,575	-366,575	-487,301	-728,751
20	Class E (retail) development - edge of town	-	205,952	1,449,862	1,449,862	1,389,257	1,389,257	1,154,520	685,046
21	Class E (office) development - town centre	-	15,138	-422,048	-422,048	-434,875	-434,875	-485,524	-586,823
22	Class E (office) development - town centre	-	64,875	-1,808,778	-1,808,778	-1,863,749	-1,863,749	-2,080,818	-2,514,955
23	Class E (office) development - edge of town	-	154,464	-3,014,630	-3,014,630	-3,106,248	-3,106,248	-3,468,030	-4,191,592
24	Industrial (B2/B8) out of town	-	720,833	1,606,474	1,606,474	1,537,101	1,537,101	1,266,558	725,473
25	Industrial (B2/B8) within town/village boundary	-	2,883,333	6,583,217	6,583,217	6,299,564	6,299,564	5,193,521	2,981,434
26	Industrial (B2/B8) edge of town/village	-	144,167	321,295	321,295	307,420	307,420	253,312	145,095
27	Hotel (town centre) 50 rooms	-	108,125	-193,165	-193,165	-244,932	-244,932	-449,528	-858,719
28	Hotel (town centre) 75 rooms	-	162,188	-373,073	-373,073	-449,428	-449,428	-751,200	-1,354,744
29	Hotel (town centre) 100 rooms	-	216,250	-497,432	-497,432	-599,238	-599,238	-1,001,600	-1,806,325
30	Community use/leisure within town/village	-	67,964	-1,216,175	-1,216,175	-1,261,386	-1,261,386	-1,440,065	-1,797,422

BLV 2: Higher Greenfield

Site ref	Site	No of units	BLV	Baseline including affordable housing @ 35%	EV charging	BNG/UGF	Accessibility	NZC Operational Only	NZC Operational and Embodied
1	Three unit development within town/village boundary	3	37,000	341,153	339,814	332,770	320,827	292,205	234,961
2	Five unit development - edge of village	5	98,667	568,589	566,356	554,615	534,713	487,009	391,602
3	Eight unit development - village centre	8	157,867	827,847	824,332	805,847	774,512	698,935	546,433
4	Ten unit development - edge of village	10	197,333	1,134,142	1,129,814	1,107,058	1,068,476	976,005	789,206
5	Ten unit development - rural site	10	246,667	1,134,142	1,129,814	1,107,058	1,068,476	976,005	789,206
6	Fifteen unit development - edge of village	15	296,000	1,701,214	1,694,722	1,660,586	1,602,714	1,464,008	1,183,808
7	Twenty unit development - within town/village boundary	20	328,889	2,184,197	2,175,614	2,130,483	2,053,970	1,870,587	1,503,823
8	Thirty unit development - town centre	78	370,000	7,798,846	7,765,371	7,576,596	7,317,135	6,555,215	5,031,372
9	Fifty unit development within town/village boundary	50	822,222	4,321,467	4,300,457	4,187,414	4,017,462	3,559,216	2,637,005
10	One hundred unit development - edge of town	100	2,055,556	7,790,077	7,749,257	7,506,632	7,142,759	6,159,266	4,185,862
11	Three hundred unit scheme - edge of town	300	6,166,667	20,940,093	20,829,539	20,172,437	19,186,958	16,514,747	11,144,828
12	Caravan Park - 20 units	20	185,000	1,164,248	1,155,451	1,155,451	1,155,451	1,155,451	1,155,451
13	Caravan Park - 40 units	40	370,000	2,241,200	2,223,606	2,223,606	2,223,606	2,223,606	2,223,606
14	Caravan Park - 100 units	100	925,000	5,602,999	5,559,015	5,559,015	5,559,015	5,559,015	5,559,015
15	C2 care scheme - flatted scheme in town centre	60	246,667	-56,219	-66,518	-212,414	-371,132	-961,899	-2,156,644
16	C2 care scheme - flatted scheme edge of town/village	80	493,333	-74,959	-88,691	-283,219	-494,843	-1,282,532	-2,875,526
17	C2 care scheme - houses - edge of town/village	50	578,125	4,198,305	4,190,095	4,082,188	3,899,247	3,460,783	2,576,319
18	Class E (retail) development - town centre	-	6,475	202,980	202,980	194,496	194,496	161,633	95,907
19	Class E (light industrial) development - town centre	-	52,857	-335,820	-335,820	-366,575	-366,575	-487,301	-728,751
20	Class E (retail) development - edge of town	-	88,095	1,449,862	1,449,862	1,389,257	1,389,257	1,154,520	685,046
21	Class E (office) development - town centre	-	6,475	-422,048	-422,048	-434,875	-434,875	-485,524	-586,823
22	Class E (office) development - town centre	-	27,750	-1,808,778	-1,808,778	-1,863,749	-1,863,749	-2,080,818	-2,514,955
23	Class E (office) development - edge of town	-	66,071	-3,014,630	-3,014,630	-3,106,248	-3,106,248	-3,468,030	-4,191,592
24	Industrial (B2/B8) out of town	-	308,333	1,606,474	1,606,474	1,537,101	1,537,101	1,266,558	725,473
25	Industrial (B2/B8) within town/village boundary	-	1,233,333	6,583,217	6,583,217	6,299,564	6,299,564	5,193,521	2,981,434
26	Industrial (B2/B8) edge of town/village	-	61,667	321,295	321,295	307,420	307,420	253,312	145,095
27	Hotel (town centre) 50 rooms	-	46,250	-193,165	-193,165	-244,932	-244,932	-449,528	-858,719
28	Hotel (town centre) 75 rooms	-	69,375	-373,073	-373,073	-449,428	-449,428	-751,200	-1,354,744
29	Hotel (town centre) 100 rooms	-	92,500	-497,432	-497,432	-599,238	-599,238	-1,001,600	-1,806,325
30	Community use/leisure within town/village	-	29,071	-1,216,175	-1,216,175	-1,261,386	-1,261,386	-1,440,065	-1,797,422

BLV 3: Lower Greenfield

Site ref	Site	No of units	BLV	Baseline including affordable housing @ 35%	EV charging	BNG/UGF	Accessibility	NZC Operational Only	NZC Operational and Embodied
1	Three unit development within town/village boundary	3	25,000	341,153	339,814	332,770	320,827	292,205	234,961
2	Five unit development - edge of village	5	66,667	568,589	566,356	554,615	534,713	487,009	391,602
3	Eight unit development - village centre	8	106,667	827,847	824,332	805,847	774,512	698,935	546,433
4	Ten unit development - edge of village	10	133,333	1,134,142	1,129,814	1,107,058	1,068,476	976,005	789,206
5	Ten unit development - rural site	10	166,667	1,134,142	1,129,814	1,107,058	1,068,476	976,005	789,206
6	Fifteen unit development - edge of village	15	200,000	1,701,214	1,694,722	1,660,586	1,602,714	1,464,008	1,183,808
7	Twenty unit development - within town/village boundary	20	222,222	2,184,197	2,175,614	2,130,483	2,053,970	1,870,587	1,503,823
8	Thirty unit development - town centre	78	250,000	7,798,846	7,765,371	7,576,596	7,317,135	6,555,215	5,031,372
9	Fifty unit development within town/village boundary	50	555,556	4,321,467	4,300,457	4,187,414	4,017,462	3,559,216	2,637,005
10	One hundred unit development - edge of town	100	1,388,889	7,790,077	7,749,257	7,506,632	7,142,759	6,159,266	4,185,862
11	Three hundred unit scheme - edge of town	300	4,166,667	20,940,093	20,829,539	20,172,437	19,186,958	16,514,747	11,144,828
12	Caravan Park - 20 units	20	125,000	1,164,248	1,155,451	1,155,451	1,155,451	1,155,451	1,155,451
13	Caravan Park - 40 units	40	250,000	2,241,200	2,223,606	2,223,606	2,223,606	2,223,606	2,223,606
14	Caravan Park - 100 units	100	625,000	5,602,999	5,559,015	5,559,015	5,559,015	5,559,015	5,559,015
15	C2 care scheme - flatted scheme in town centre	60	166,667	-56,219	-66,518	-212,414	-371,132	-961,899	-2,156,644
16	C2 care scheme - flatted scheme edge of town/village	80	333,333	-74,959	-88,691	-283,219	-494,843	-1,282,532	-2,875,526
17	C2 care scheme - houses - edge of town/village	50	390,625	4,198,305	4,190,095	4,082,188	3,899,247	3,460,783	2,576,319
18	Class E (retail) development - town centre	-	4,375	202,980	202,980	194,496	194,496	161,633	95,907
19	Class E (light industrial) development - town centre	-	35,714	-335,820	-335,820	-366,575	-366,575	-487,301	-728,751
20	Class E (retail) development - edge of town	-	59,524	1,449,862	1,449,862	1,389,257	1,389,257	1,154,520	685,046
21	Class E (office) development - town centre	-	4,375	-422,048	-422,048	-434,875	-434,875	-485,524	-586,823
22	Class E (office) development - town centre	-	18,750	-1,808,778	-1,808,778	-1,863,749	-1,863,749	-2,080,818	-2,514,955
23	Class E (office) development - edge of town	-	44,643	-3,014,630	-3,014,630	-3,106,248	-3,106,248	-3,468,030	-4,191,592
24	Industrial (B2/B8) out of town	-	208,333	1,606,474	1,606,474	1,537,101	1,537,101	1,266,558	725,473
25	Industrial (B2/B8) within town/village boundary	-	833,333	6,583,217	6,583,217	6,299,564	6,299,564	5,193,521	2,981,434
26	Industrial (B2/B8) edge of town/village	-	41,667	321,295	321,295	307,420	307,420	253,312	145,095
27	Hotel (town centre) 50 rooms	-	31,250	-193,165	-193,165	-244,932	-244,932	-449,528	-858,719
28	Hotel (town centre) 75 rooms	-	46,875	-373,073	-373,073	-449,428	-449,428	-751,200	-1,354,744
29	Hotel (town centre) 100 rooms	-	62,500	-497,432	-497,432	-599,238	-599,238	-1,001,600	-1,806,325
30	Community use/leisure within town/village	-	19,643	-1,216,175	-1,216,175	-1,261,386	-1,261,386	-1,440,065	-1,797,422

Appendix 11 - Maximum CIL rates

35% affordable 80% rented, 20% intermediate (shared ownership)

[illegible]

WEALDEN LOCAL PLAN VIABILITY TESTING
BENCHMARK LAND VALUE 1 (BROWNFIELD SITES)

Sales value £6,017 psm

AH tenure

Rented 80%

SO 20% Frst Hms 0%

		£865,000 PER HA		Residual land values																				
Description	No of units	BLV	0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH											
1 Three unit development within town/village boundary	3	£86,500	199,267	179,700	160,473	141,585	123,037	104,830	86,962	69,434	52,247	35,399	18,892											
2 Five unit development - edge of village	5	£230,667	332,113	299,500	267,454	235,974	205,061	174,716	144,936	115,724	87,078	58,999	31,487											
3 Eight unit development - village centre	8	£369,067	440,752	394,039	348,141	303,059	258,793	215,342	172,708	130,888	89,885	49,697	10,326											
4 Ten unit development - edge of village	10	£461,333	666,908	606,749	547,639	489,578	432,565	376,600	321,684	267,816	214,997	163,227	112,505											
5 Ten unit development - rural site	10	£576,667	666,908	606,749	547,639	489,578	432,565	376,600	321,684	267,816	214,997	163,227	112,505											
6 Fifteen unit development - edge of village	15	£692,000	1,000,361	910,123	821,458	734,366	648,846	564,899	482,525	401,724	322,495	244,839	168,756											
7 Twenty unit development - within town/village boundary	20	£768,889	1,263,606	1,148,258	1,034,923	923,600	814,289	706,991	601,654	497,777	395,923	296,094	198,290											
8 Thirty unit development - town centre	30	£865,000	4,234,230	3,797,087	3,367,704	2,946,080	2,532,215	2,126,109	1,727,764	1,337,177	954,349	579,282	211,973											
9 Fifty unit development within town/village boundary	50	£1,922,222	2,114,780	1,852,822	1,595,554	1,342,975	1,095,085	851,884	613,373	377,862	146,436	-	81,479	-	306,819									
10 One hundred unit development - edge of town	100	£4,805,556	3,090,223	2,574,274	2,067,773	1,570,719	1,079,245	596,680	123,651	-	345,026	-	80,701	-	1,714,381									
11 Three hundred unit scheme - edge of town	300	£14,416,667	8,288,627	6,885,948	5,508,956	4,155,154	2,819,797	1,510,316	221,173	-	1,064,813	-	2,337,823	-	3,597,022	-	4,850,382							
12 Caravan Park - 20 units	20	£432,500	1,015,257	1,099,562	1,182,533	1,264,463	1,346,393	1,428,324	1,510,254	1,592,184	1,674,113	1,756,044	1,837,974											
13 Caravan Park - 40 units	40	£865,000	1,943,217	2,111,827	2,279,083	2,442,944	2,606,803	2,770,664	2,934,524	3,098,385	3,262,244	3,426,105	3,589,965											
14 Caravan Park - 100 units	100	£2,162,500	4,858,043	5,279,568	5,697,706	6,107,358	6,517,008	6,926,659	7,336,310	7,745,961	8,155,611	8,565,262	8,974,913											
15 C2 care scheme - flattened scheme in town centre	60	£576,667	-	2,517,410	-	2,671,276	-	2,821,719	-	2,968,736	-	3,112,330	-	3,252,500	-	3,389,247	-	3,522,569	-	3,652,468	-	3,778,943	-	3,901,993
16 C2 care scheme - flattened scheme edge of town/village	80	£1,153,333	-	3,356,548	-	3,561,702	-	3,762,291	-	3,958,315	-	4,149,774	-	4,336,668	-	4,518,996	-	4,696,759	-	4,869,957	-	5,038,591	-	5,202,658
17 C2 care scheme - houses - edge of town/village	50	£1,351,563	-	1,858,847	-	1,647,007	-	1,438,913	-	1,234,565	-	1,032,893	-	834,692	-	640,263	-	449,607	-	262,723	-	79,613	-	101,246

Maximum CIL rates

£750,000		PER HA		Affordable housing percentage and maximum CIL rates (per square metre)									
Floor areas	BLV	0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH	
269	£75,000	420	347	275	205	136	68	2	-	-	-	-	
448	£200,000	227	154	82	12	-	-	-	-	-	-	-	
717	£320,000	100	35	-	-	-	-	-	-	-	-	-	
896	£400,000	230	162	96	32	-	-	-	-	-	-	-	
896	£500,000	101	34	-	-	-	-	-	-	-	-	-	
1,344	£600,000	230	162	96	32	-	-	-	-	-	-	-	
1,791	£666,667	276	212	149	86	25	-	-	-	-	-	-	
7,237	£750,000	466	405	346	288	230	174	119	65	12	-	-	
4,479	£1,666,667	43	-	-	-	-	-	-	-	-	-	-	
8,957	£4,166,667	-	-	-	-	-	-	-	-	-	-	-	
26,872	£12,500,000	-	-	-	-	-	-	-	-	-	-	-	
1,600	£375,000	364	417	469	520	571	622	674	725	776	827	878	
3,200	£750,000	337	390	442	493	544	596	647	698	749	800	852	
8,000	£1,875,000	337	390	442	493	544	596	647	698	749	800	852	
5,374	£500,000	-	-	-	-	-	-	-	-	-	-	-	
7,166	£1,000,000	-	-	-	-	-	-	-	-	-	-	-	
4,479	£1,171,875	113	66	20	-	-	-	-	-	-	-	-	

BENCHMARK LAND VALUE 2 (HIGHER GREENFIELD)

BENCHMARK LAND VALUE 2 (HIGHER GREENFIELD)			£370,000	PER HA											Residual land values										
Description	No of units	BLV	0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH												
1 Three unit development within town/village boundary	3	£37,000	199,267	179,700	160,473	141,585	123,037	104,830	86,962	69,434	52,247	35,399	18,892												
2 Five unit development - edge of village	5	£98,667	332,113	299,500	267,454	235,974	205,061	174,716	144,936	115,724	87,078	58,999	31,487												
3 Eight unit development - village centre	8	£157,867	440,752	394,039	348,141	303,059	258,793	215,342	172,708	130,888	89,885	49,697	10,326												
4 Ten unit development - edge of village	10	£197,333	666,908	606,749	547,639	489,578	432,565	376,600	321,684	267,816	214,997	163,227	112,505												
5 Ten unit development - rural site	10	£246,667	666,908	606,749	547,639	489,578	432,565	376,600	321,684	267,816	214,997	163,227	112,505												
6 Fifteen unit development - edge of village	15	£296,000	1,000,361	910,123	821,458	734,366	648,846	564,899	482,525	401,724	322,495	244,839	168,756												
7 Twenty unit development - within town/village boundary	20	£328,889	1,263,606	1,148,258	1,034,923	923,600	814,289	706,991	601,654	497,777	395,923	296,094	198,290												
8 Thirty unit development - town centre	30	£370,000	4,234,230	3,797,087	3,367,704	2,946,080	2,532,215	2,126,109	1,727,764	1,337,177	954,349	579,282	211,973												
9 Fifty unit development within town/village boundary	50	£822,222	2,114,780	1,852,822	1,595,554	1,342,975	1,095,085	851,884	613,373	377,862	146,436	81,479	306,819												
10 One hundred unit development - edge of town	100	£2,055,556	3,090,223	2,574,274	2,067,773	1,570,719	1,079,245	596,680	123,651	-	345,026	-	1,714,381												
11 Three hundred unit scheme - edge of town	300	£6,166,667	8,288,627	6,885,948	5,508,956	4,155,154	2,819,797	1,510,316	221,173	-	1,064,813	-	4,850,382												
12 Caravan Park - 20 units	20	£185,000	1,015,257	1,099,562	1,182,533	1,264,463	1,346,393	1,428,324	1,510,254	1,592,184	1,674,113	1,756,044	1,837,974												
13 Caravan Park - 40 units	40	£370,000	1,943,217	2,111,827	2,279,083	2,442,944	2,606,803	2,770,664	2,934,524	3,098,385	3,262,244	3,426,105	3,589,965												
14 Caravan Park - 100 units	100	£925,000	4,858,043	5,279,568	5,697,706	6,107,358	6,517,008	6,926,659	7,336,310	7,745,961	8,155,611	8,565,262	8,974,913												
15 C2 care scheme - flattened scheme in town centre	60	£246,667	-	2,517,410	-	2,671,276	-	2,821,719	-	2,968,736	-	3,112,330	-	3,252,500	-	3,389,247	-	3,522,569	-	3,652,468	-	3,778,943	-	3,901,993	
16 C2 care scheme - flattened scheme edge of town/village	80	£493,333	-	3,356,548	-	3,561,702	-	3,762,291	-	3,958,315	-	4,149,774	-	4,336,668	-	4,518,996	-	4,696,759	-	4,869,957	-	5,038,591	-	5,202,658	
17 C2 care scheme - houses - edge of town/village	50	£578,125	-	1,858,847	-	1,647,007	-	1,438,913	-	1,234,565	-	1,032,893	-	834,692	-	640,263	-	449,607	-	262,723	-	79,613	-	101,246	

£370,000		PER HA		Affordable housing percentage and maximum CIL rates (per square metre)									
Floor areas	BLV	0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH	
269	£37,000	604	531	459	389	320	252	186	121	57	-	-	
448	£98,667	521	448	377	307	238	170	103	38	-	-	-	
717	£157,867	395	330	266	203	141	80	21	-	-	-	-	
896	£197,333	524	457	391	326	263	200	139	79	20	-	-	
896	£246,667	469	402	336	271	208	145	84	24	-	-	-	
1,344	£296,000	524	457	391	326	263	200	139	79	20	-	-	
1,791	£328,889	522	457	394	332	271	211	152	94	37	-	-	
7,237	£370,000	534	474	414	356	299	243	188	134	81	29	-	
4,479	£822,222	289	230	173	116	61	7	-	-	-	-	-	
8,957	£2,055,556	116	58	1	-	-	-	-	-	-	-	-	
26,872	£6,166,667	79	27	-	-	-	-	-	-	-	-	-	
1,600	£185,000	519	572	623	675	726	777	828	879	931	982	1,033	
3,200	£370,000	492	544	597	648	699	750	801	853	904	955	1,006	
8,000	£925,000	492	544	597	648	699	750	801	853	904	955	1,006	
5,374	£246,667	-	-	-	-	-	-	-	-	-	-	-	
7,166	£493,333	-	-	-	-	-	-	-	-	-	-	-	
4,479	£578,125	286	239	192	147	102	57	14	-	-	-	-	

BENCHMARK LAND VALUE 3 (LOWER GREENFIELD)

BENCHMARK LAND VALUE 3 (LOWER GREENFIELD)		£250,000		Residual land values										
Description	No of units	BLV	0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH	
1 Three unit development within town/village boundary	3	£25,000	199,267	179,700	160,473	141,585	123,037	104,830	86,962	69,434	52,247	35,399	18,892	
2 Five unit development - edge of village	5	£66,667	332,113	299,500	267,454	235,974	205,061	174,716	144,936	115,724	87,078	58,999	31,487	
3 Eight unit development - village centre	8	£106,667	440,752	394,039	348,141	303,059	258,793	215,342	172,708	130,888	89,885	49,697	10,326	
4 Ten unit development - edge of village	10	£133,333	666,908	606,749	547,639	489,578	432,565	376,600	321,684	267,816	214,997	163,227	112,505	
5 Ten unit development - rural site	10	£166,667	666,908	606,749	547,639	489,578	432,565	376,600	321,684	267,816	214,997	163,227	112,505	
6 Fifteen unit development - edge of village	15	£200,000	1,000,361	910,123	821,458	734,366	648,846	564,899	482,525	401,724	322,495	244,839	168,756	
7 Twenty unit development - within town/village boundary	20	£222,222	1,263,606	1,148,258	1,034,923	923,600	814,289	706,991	601,654	497,777	395,923	296,094	198,290	
8 Thirty unit development - town centre	30	£250,000	4,234,230	3,797,087	3,367,704	2,946,080	2,532,215	2,126,109	1,727,764	1,377,764	954,349	579,282	211,973	
9 Fifty unit development within town/village boundary	50	£555,556	2,114,780	1,852,822	1,595,554	1,342,975	1,095,085	851,884	613,373	377,862	146,436	-	81,479	
10 One hundred unit development - edge of town	100	£1,388,889	3,090,223	2,574,274	2,067,773	1,570,719	1,079,245	596,680	123,651	-	345,026	-	808,701	
11 Three hundred unit scheme - edge of town	300	£4,166,667	8,288,627	6,885,948	5,508,956	4,155,154	2,819,797	1,510,316	221,173	-	1,064,813	-	2,337,823	
12 Caravan Park - 20 units	20	£125,000	1,015,257	1,099,562	1,182,533	1,264,463	1,346,393	1,428,324	1,510,254	1,592,184	1,674,113	1,756,044	1,837,974	
13 Caravan Park - 40 units	40	£250,000	1,943,217	2,111,827	2,279,083	2,442,944	2,606,830	2,770,664	2,934,524	3,098,385	3,262,244	3,426,105	3,589,965	
14 Caravan Park - 100 units	100	£625,000	4,858,043	5,279,568	5,697,706	6,107,358	6,517,008	6,926,659	7,336,310	7,745,961	8,155,611	8,565,262	8,974,913	
15 C2 care scheme - flatland scheme in town centre	100	£166,667	2,517,410	2,671,276	2,821,719	2,968,736	3,112,330	3,252,500	3,389,247	3,522,569	3,652,468	3,778,943	3,901,993	
16 C2 care scheme - flatland scheme edge of town/village	80	£333,333	3,356,548	3,561,702	3,762,291	3,958,315	4,149,774	4,336,668	4,518,996	4,696,759	4,869,957	5,038,591	5,202,658	
17 C2 care scheme - houses - edge of town/village	50	£390,625	1,858,847	1,647,007	1,438,913	1,234,565	1,032,893	834,692	640,263	449,607	262,723	79,613	101,244	

**WEALDEN LOCAL PLAN VIABILITY TESTING
BENCHMARK LAND VALUE 1 (BROWNFIELD SITES)**

Sales value £4,341 psm

AH tenure

Rented 80%

SO 20% Fr

ns 0%

imum (

ates

Description	No of units	BLV	£865,000 PER HA										Residual land values							
			0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH							
1 Three unit development within town/village boundary	3	£86,500	251,601	229,283	207,350	185,803	164,638	143,859	123,464	103,454	83,828	64,586	45,730							
2 Five unit development - edge of village	5	£230,667	419,335	382,140	345,585	309,670	274,397	239,764	205,774	172,423	139,712	107,643	76,215							
3 Eight unit development - village centre	8	£369,067	574,910	521,184	468,387	416,519	365,581	315,571	266,490	218,339	171,116	124,822	79,458							
4 Ten unit development - edge of village	10	£461,333	834,604	765,661	697,909	631,347	565,976	501,794	438,804	377,004	316,394	256,976	198,747							
5 Ten unit development - rural site	10	£576,667	834,604	765,661	697,909	631,347	565,976	501,794	438,804	377,004	316,394	256,976	198,747							
6 Fifteen unit development - edge of village	15	£692,000	1,251,906	1,148,491	1,046,863	947,020	848,963	752,692	658,206	565,506	474,592	385,463	298,121							
7 Twenty unit development - within town/village boundary	20	£768,889	1,588,968	1,456,591	1,326,503	1,198,701	1,073,188	949,962	829,023	710,372	594,009	479,933	367,914							
8 Thirty unit development - town centre	30	£865,000	5,485,811	4,985,892	4,494,742	4,012,357	3,536,957	3,069,075	2,610,020	2,159,791	1,718,389	1,285,812	862,604							
9 Fifty unit development within town/village boundary	50	£1,922,222	2,880,835	2,578,816	2,282,133	1,990,787	1,704,778	1,424,104	1,148,768	876,768	614,104	354,648	97,890							
10 One hundred unit development - edge of town	100	£4,805,556	4,642,169	4,045,094	3,458,777	2,883,218	2,318,417	1,764,375	1,221,090	684,507	157,716	-	879,388							
11 Three hundred unit scheme - edge of town	300	£14,416,667	12,495,297	10,880,484	9,294,031	7,729,120	6,193,462	4,687,057	3,206,934	1,748,008	317,378	-	1,113,200							
12 Caravan Park - 20 units	20	£432,500	1,085,478	1,168,153	1,249,449	1,329,726	1,410,004	1,490,281	1,570,559	1,650,836	1,731,114	1,811,390	1,891,668							
13 Caravan Park - 40 units	40	£865,000	2,083,661	2,249,011	2,412,915	2,573,470	2,734,025	2,894,579	3,055,134	3,215,689	3,376,244	3,536,798	3,697,353							
14 Caravan Park - 100 units	100	£2,162,500	5,209,154	5,622,528	6,032,289	6,433,675	6,835,062	7,236,450	7,637,836	8,039,223	8,440,610	8,841,997	9,243,383							
15 C2 care scheme - flattened scheme in town centre	60	£576,667	1,840,233	2,029,039	2,213,858	2,394,690	2,571,535	2,744,394	2,913,267	3,078,153	3,239,051	3,395,964	3,548,890							
16 C2 care scheme - flattened scheme edge of town/village	80	£1,153,333	2,453,645	2,705,384	2,951,810	3,192,919	3,428,713	3,659,192	3,884,355	4,104,204	4,318,735	4,527,952	4,731,853							
17 C2 care scheme - houses - edge of town/village	50	£1,351,563	2,583,659	2,334,367	2,089,426	1,848,835	1,612,529	1,380,700	1,153,158	929,964	710,835	494,679	282,906							

BENCHMARK LAND VALUE 2 (HIGHER GREENFIELD)

BENCHMARK LAND VALUE 2 (HIGHER GREENFIELD)			£370,000	PER HA											Residual land values							
Description	No of units	BLV		0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH								
1 Three unit development within town/village boundary	3	£37,000		251,601	229,283	207,350	185,803	164,638	143,859	123,464	103,454	83,828	64,586	45,730								
2 Five unit development - edge of village	5	£98,667		419,335	382,140	354,585	309,670	274,397	239,764	205,774	172,423	139,712	107,643	76,215								
3 Eight unit development - village centre	8	£157,867		574,910	521,184	468,387	416,519	365,581	315,571	266,490	218,339	171,116	124,822	79,458								
4 Ten unit development - edge of village	10	£197,333		834,604	765,661	697,909	631,347	565,976	501,794	438,804	377,004	316,394	256,976	198,747								
5 Ten unit development - rural site	10	£246,667		834,604	765,661	697,909	631,347	565,976	501,794	438,804	377,004	316,394	256,976	198,747								
6 Fifteen unit development - edge of village	15	£296,000		1,251,906	1,148,491	1,046,863	947,020	848,963	752,692	658,206	565,506	474,592	385,463	298,121								
7 Twenty unit development - within town/village boundary	20	£328,889		1,588,968	1,456,591	1,326,503	1,198,701	1,073,188	949,962	829,023	710,372	594,009	479,933	367,914								
8 Thirty unit development - town centre	30	£370,000		5,485,811	4,985,892	4,494,742	4,012,357	3,536,957	3,069,075	2,610,020	2,159,791	1,718,389	1,285,812	862,064								
9 Fifty unit development within town/village boundary	50	£822,222		2,880,835	2,578,816	2,282,133	1,990,787	1,704,778	1,424,104	1,148,768	878,768	614,104	354,648	97,990								
10 One hundred unit development - edge of town	100	£2,055,556		4,642,169	4,045,094	3,458,737	2,883,218	2,318,417	1,764,375	1,221,090	684,507	157,716	-	879,388								
11 Three hundred unit scheme - edge of town	300	£6,166,667		12,495,297	10,880,484	9,294,031	7,729,120	6,193,462	4,687,057	3,206,934	1,748,008	317,378	-	2,529,885								
12 Caravan Park - 20 units	20	£185,000		1,085,478	1,168,153	1,249,449	1,329,726	1,410,004	1,490,281	1,570,559	1,650,836	1,731,114	1,811,390	1,891,668								
13 Caravan Park - 40 units	40	£370,000		2,083,661	2,249,011	2,412,915	2,573,470	2,734,025	2,894,579	3,055,134	3,215,689	3,376,244	3,536,798	3,697,353								
14 Caravan Park - 100 units	100	£925,000		5,209,154	5,622,528	6,032,289	6,433,675	6,835,062	7,236,450	7,637,836	8,039,223	8,440,610	8,841,997	9,243,383								
C2 care scheme - flattened scheme in town centre	60	£246,667		1,804,233	2,029,039	2,213,858	2,394,690	2,571,535	2,744,394	2,913,267	3,078,153	3,239,051	3,395,964	3,548,890								
C2 care scheme - flattened scheme edge of town/village	80	£493,333		2,453,645	2,705,384	2,951,810	3,192,919	3,428,713	3,659,192	3,884,356	4,104,204	4,318,735	4,527,952	4,731,853								
C2 care scheme - houses - edge of town/village	50	£368,125		2,583,659	2,334,367	2,089,426	1,848,835	1,612,592	1,380,700	1,153,158	929,964	710,835	494,679	282,900								

BENCHMARK LAND VALUE 3 (LOWER GREENFIELD)

BENCHMARK LAND VALUE 3 (LOWER GREENFIELD)			\$250,000	Residual land values										
Description	No of units	BLV	0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH	
1 Three unit development within town/village boundary	3	\$25,000	251,601	229,283	207,350	185,803	164,638	143,859	123,464	103,454	83,828	64,586	45,730	
2 Five unit development - edge of village	5	\$66,667	419,335	382,140	334,585	309,670	274,397	239,764	205,774	172,423	139,712	107,643	76,219	
3 Eight unit development - village centre	8	\$108,667	574,910	521,184	468,387	416,519	365,581	315,571	266,490	218,339	171,116	124,822	79,458	
4 Ten unit development - edge of village	10	\$133,333	834,604	765,661	697,909	631,347	565,976	501,794	438,804	377,004	316,394	256,976	198,747	
5 Ten unit development - rural site	10	\$166,667	834,604	765,661	697,909	631,347	565,976	501,794	438,804	377,004	316,394	256,976	198,747	
6 Fifteen unit development - edge of village	15	\$200,000	1,251,906	1,148,491	1,046,863	947,020	848,963	752,692	658,206	565,506	474,592	385,463	298,121	
7 Twenty unit development - within town/village boundary	20	\$222,222	1,588,968	1,456,591	1,326,503	1,198,701	1,073,188	949,962	829,023	710,372	594,009	479,933	367,914	
8 Thirty unit development - town centre	30	\$250,000	5,485,811	4,985,892	4,494,742	4,012,357	3,536,957	3,069,075	2,610,020	2,159,791	1,718,389	1,285,812	862,064	
9 Fifty unit development within town/village boundary	50	\$555,556	2,880,835	2,578,816	2,282,133	1,990,787	1,704,778	1,424,104	1,148,768	878,768	614,104	354,648	97,990	
10 One hundred unit development - edge of town	100	\$1,388,889	4,642,169	4,045,094	3,458,737	2,883,218	2,318,417	1,764,375	1,221,090	884,507	557,176	363,678	879,388	
11 Three hundred unit scheme - edge of town	300	\$4,166,667	12,495,297	10,880,484	9,294,031	7,729,120	6,193,462	4,687,057	3,206,934	1,748,008	317,378	-	2,529,865	
12 Caravan Park - 20 units	20	\$125,000	1,085,478	1,168,153	1,249,449	1,329,726	1,410,004	1,490,281	1,570,559	1,650,836	1,731,114	1,811,390	1,891,668	
13 Caravan Park - 40 units	40	\$250,000	2,083,661	2,249,011	2,412,915	2,573,470	2,734,025	2,894,579	3,055,134	3,215,689	3,376,244	3,536,798	3,697,353	
14 Caravan Park - 100 units	100	\$625,000	5,209,154	5,622,528	6,032,289	6,433,675	6,835,062	7,236,450	7,637,836	8,039,223	8,440,610	8,841,997	9,243,383	
15 C2 care scheme - flattened scheme in town centre	60	\$166,667	1,840,233	2,029,039	2,212,858	2,394,690	2,571,535	2,744,394	2,913,267	3,078,153	3,239,051	3,395,964	3,548,890	
16 C2 care scheme - flattened scheme edge of town/village	80	\$333,333	2,453,645	2,705,384	2,951,810	3,192,919	3,428,713	3,659,192	3,884,355	4,104,204	4,318,735	4,527,952	4,731,853	
17 C2 care scheme - houses - edge of town/village	50	\$390,625	2,583,659	2,334,367	2,089,426	1,848,835	1,612,590	1,380,700	1,153,158	929,964	710,835	494,679	282,900	

Maximum CIL rates

£750,000		PER HA		Affordable housing percentage and maximum CIL rates (per square metre)								
Floor areas	BLV	0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH
269	£75,000	614	531	450	370	291	213	138	63	-	-	-
448	£200,000	421	338	257	176	98	20	-	-	-	-	-
717	£320,000	287	212	139	66	-	-	-	-	-	-	-
896	£400,000	417	340	264	190	117	45	-	-	-	-	-
896	£500,000	288	211	135	61	-	-	-	-	-	-	-
1,344	£600,000	417	340	264	190	117	45	-	-	-	-	-
1,791	£666,667	458	384	311	240	170	101	34	-	-	-	-
7,237	£750,000	639	569	502	435	369	305	241	179	118	58	-
4,479	£1,666,667	214	147	80	15	-	-	-	-	-	-	-
8,957	£4,166,667	-	-	-	-	-	-	-	-	-	-	-
26,872	£12,500,000	-	-	-	-	-	-	-	-	-	-	-
1,600	£375,000	408	460	511	561	611	661	711	761	812	862	912
3,200	£750,000	381	433	484	534	584	634	684	735	785	835	885
8,000	£1,875,000	381	433	484	534	584	634	684	735	785	835	885
5,374	£500,000	-	-	-	-	-	-	-	-	-	-	-
7,166	£1,000,000	-	-	-	-	-	-	-	-	-	-	-
4,479	£1,171,875	275	219	165	111	58	7	-	-	-	-	-

£370,000		Affordable housing percentage and maximum CIL rates (per square metre)										
Floor areas	BLV	0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH
269	£37,000	799	716	634	554	475	398	322	247	174	103	32
448	£98,667	716	633	551	471	392	315	239	165	92	20	-
717	£157,867	582	507	433	361	290	220	152	84	18	-	-
896	£197,333	711	634	559	485	412	340	270	201	133	67	2
896	£246,667	656	579	504	429	356	285	215	146	78	12	-
1,344	£296,000	711	634	559	485	412	340	270	201	133	67	2
1,791	£328,889	703	629	557	486	415	347	279	213	148	84	22
7,237	£370,000	707	638	570	503	438	373	310	247	186	127	68
4,479	£822,222	460	392	326	261	197	134	73	13	-	-	-
8,957	£2,055,556	289	222	157	92	29	-	-	-	-	-	-
26,872	£6,166,667	236	175	116	58	1	-	-	-	-	-	-
1,600	£185,000	563	614	665	715	766	816	866	916	966	1,016	1,067
3,200	£370,000	536	587	638	689	739	789	839	889	939	990	1,040
8,000	£925,000	536	587	638	689	739	789	839	889	939	990	1,040
5,374	£246,667	-	-	-	-	-	-	-	-	-	-	-
7,166	£493,333	-	-	-	-	-	-	-	-	-	-	-
4,479	£578,125	448	392	337	284	231	179	128	79	30	-	-

£250,000		Affordable housing percentage and maximum CIL rates (per square metre)										
Floor areas	BLV	0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH
269	£250,000	843	760	679	598	520	442	366	292	219	147	77
448	£66,667	787	704	623	543	464	386	311	236	163	91	21
717	£106,667	653	578	505	432	361	292	223	156	90	25	-
896	£133,333	783	706	630	556	483	411	341	272	204	138	73
896	£166,667	746	669	593	519	446	374	304	235	167	101	36
1,344	£200,000	783	706	630	556	483	411	341	272	204	138	73
1,791	£222,222	763	689	616	545	475	406	339	272	208	144	81
7,237	£250,000	724	654	587	520	454	390	326	264	203	143	85
4,479	£555,556	519	452	386	320	257	194	132	72	13	-	-
8,957	£1,388,889	363	297	231	167	104	42	-	-	-	-	-
26,872	£4,166,667	310	250	191	133	75	19	-	-	-	-	-
1,600	£125,000	600	652	703	753	803	853	903	954	1,004	1,054	1,104
3,200	£250,000	573	625	676	726	776	826	877	927	977	1,027	1,077
8,000	£625,000	573	625	676	726	776	826	877	927	977	1,027	1,077
5,374	£166,667	-	-	-	-	-	-	-	-	-	-	-
7,166	£333,333	-	-	-	-	-	-	-	-	-	-	-
4,479	£390,625	490	434	379	326	273	221	170	120	71	23	-

WEALDEN LOCAL PLAN VIABILITY TESTING
BENCHMARK LAND VALUE 1 (BROWNFIELD SITES)

Sales value £4,580 psm

AH tenure

Rented 80%

SO 20% Frst Hms 0%

		£865,000 PER HA		Residual land values										
Description	No of units	BLV	0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH	
1 Three unit development within town/village boundary	3	£86,500	303,935	278,867	254,229	230,019	206,239	182,888	159,966	137,473	115,409	93,773	72,566	
2 Five unit development - edge of village	5	£230,667	506,558	464,779	423,715	383,366	343,733	304,813	266,610	229,121	192,347	156,288	120,944	
3 Eight unit development - village centre	8	£369,067	709,067	648,329	588,634	529,980	472,368	415,800	360,273	305,789	252,347	199,948	148,590	
4 Ten unit development - edge of village	10	£461,333	1,002,301	924,573	848,179	773,116	699,387	626,989	555,925	486,192	417,792	350,725	284,990	
5 Ten unit development - rural site	10	£576,667	1,002,301	924,573	848,179	773,116	699,387	626,989	555,925	486,192	417,792	350,725	284,990	
6 Fifteen unit development - edge of village	15	£692,000	1,503,450	1,386,860	1,272,268	1,159,675	1,049,080	940,484	833,886	729,288	626,688	526,087	427,484	
7 Twenty unit development - within town/village boundary	20	£768,889	1,914,330	1,764,925	1,618,083	1,473,802	1,332,085	1,192,931	1,056,340	922,312	790,846	661,943	535,603	
8 Thirty unit development - town centre	30	£865,000	6,732,761	6,167,580	5,612,221	5,066,683	4,530,966	4,005,073	3,489,001	2,982,405	2,482,428	1,992,344	1,512,153	
9 Fifty unit development within town/village boundary	50	£1,922,222	3,646,891	3,304,810	2,968,714	2,638,600	2,314,471	1,996,325	1,684,163	1,377,985	1,077,791	783,580	495,353	
10 One hundred unit development - edge of town	100	£4,805,556	6,189,010	5,514,285	4,849,781	4,195,718	3,553,723	2,923,796	2,305,938	1,700,149	1,106,428	521,795	- 54,267	
11 Three hundred unit scheme - edge of town	300	£14,416,667	16,685,127	14,851,263	13,050,032	11,281,434	9,545,469	7,842,012	6,161,952	4,514,711	2,899,978	1,306,003	- 263,067	
12 Caravan Park - 20 units	20	£432,500	1,155,701	1,236,744	1,316,366	1,394,991	1,473,615	1,552,239	1,630,864	1,709,488	1,788,113	1,866,737	1,945,363	
13 Caravan Park - 40 units	40	£865,000	2,224,105	2,386,195	2,546,749	2,703,998	2,861,247	3,018,495	3,175,745	3,332,994	3,490,243	3,647,492	3,804,742	
14 Caravan Park - 100 units	100	£2,162,500	5,560,264	5,965,487	6,366,870	6,759,994	7,153,117	7,546,239	7,939,362	8,332,485	8,725,608	9,118,731	9,511,853	
15 C2 care scheme - flattened scheme in town centre	60	£576,667	- 1,163,056	- 1,386,801	- 1,605,996	- 1,820,643	- 2,030,740	- 2,236,288	- 2,437,286	- 2,633,735	- 2,825,635	- 3,012,985	- 3,195,787	
16 C2 care scheme - flattened scheme edge of town/village	80	£1,153,333	- 1,550,741	- 1,849,067	- 2,141,329	- 2,427,525	- 2,707,654	- 2,981,717	- 3,249,715	- 3,511,647	- 3,767,513	- 4,017,314	- 4,261,049	
17 C2 care scheme - houses - edge of town/village	50	£1,351,563	3,308,470	3,021,729	2,739,939	2,463,103	2,191,220	1,924,290	1,662,313	1,405,290	1,153,219	906,102	663,939	

BENCHMARK LAND VALUE 2 (HIGHER GREENFIELD)

BENCHMARK LAND VALUE 2 (HIGHER GREENFIELD)		£370,000		PER HA										Residual land values									
Description	No of units	BLV	0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH										
1 Three unit development within town/village boundary	3	£37,000	303,935	278,867	254,229	230,019	206,239	182,888	159,966	137,473	115,409	93,773	72,566										
2 Five unit development - edge of village	5	£98,667	506,558	464,779	423,715	383,366	343,733	304,813	266,610	229,121	192,347	156,288	120,944										
3 Eight unit development - village centre	8	£157,867	709,067	648,329	588,634	529,980	472,368	415,800	360,273	305,789	252,347	199,948	148,590										
4 Ten unit development - edge of village	10	£197,333	1,002,301	924,573	848,179	773,116	699,387	626,989	555,925	486,192	417,792	350,725	284,990										
5 Ten unit development - rural site	10	£246,667	1,002,301	924,573	848,179	773,116	699,387	626,989	555,925	486,192	417,792	350,725	284,990										
6 Fifteen unit development - edge of village	15	£296,000	1,503,450	1,386,860	1,272,268	1,159,675	1,049,080	940,484	833,886	729,288	626,688	526,087	427,484										
7 Twenty unit development - within town/village boundary	20	£328,889	1,914,330	1,764,925	1,618,083	1,473,802	1,332,085	1,192,931	1,056,340	922,312	790,846	661,943	535,603										
8 Thirty unit development - town centre	30	£370,000	6,732,761	6,167,580	5,612,221	5,066,683	4,530,966	4,005,073	3,489,001	2,982,405	2,482,428	1,992,344	1,512,153										
9 Fifty unit development within town/village boundary	50	£822,222	3,646,891	3,304,810	2,968,714	2,638,600	2,314,471	1,996,325	1,684,163	1,377,985	1,077,791	783,580	495,353										
10 One hundred unit development - edge of town	100	£2,055,556	6,189,010	5,514,285	4,849,781	4,195,718	3,553,723	2,923,796	2,305,938	1,700,149	1,106,428	521,795	- 54,267										
11 Three hundred unit scheme - edge of town	300	£6,166,667	16,685,127	14,851,263	13,050,032	11,281,434	9,545,469	7,842,012	6,161,952	4,514,711	2,899,978	1,306,003	- 263,067										
12 Caravan Park - 20 units	20	£185,000	1,155,701	1,236,744	1,316,366	1,394,991	1,473,615	1,552,239	1,630,864	1,709,488	1,788,113	1,866,737	1,945,363										
13 Caravan Park - 40 units	40	£370,000	2,224,105	2,386,195	2,546,749	2,703,998	2,861,247	3,018,495	3,175,745	3,332,994	3,490,243	3,647,492	3,804,742										
14 Caravan Park - 100 units	100	£925,000	5,560,264	5,965,487	6,366,870	6,759,994	7,153,117	7,546,239	7,939,362	8,332,485	8,725,608	9,118,731	9,511,853										
15 C2 care scheme - flattened scheme in town centre	60	£246,667	- 1,163,056	- 1,386,801	- 1,605,996	- 1,820,643	- 2,030,740	- 2,236,288	- 2,437,286	- 2,633,735	- 2,825,635	- 3,012,985	- 3,195,787										
16 C2 care scheme - flattened scheme edge of town/village	80	£493,333	- 1,550,741	- 1,849,067	- 2,141,329	- 2,427,525	- 2,707,654	- 2,981,717	- 3,249,715	- 3,511,647	- 3,767,513	- 4,017,314	- 4,261,049										
17 C2 care scheme - houses - edge of town/village	50	£578,125	3,308,470	3,021,729	2,739,939	2,463,103	2,191,220	1,924,290	1,662,313	1,405,290	1,153,219	906,102	663,939										

BENCHMARK LAND VALUE 3 (LOWER GREENFIELD)

BENCHMARK LAND VALUE 3 (LOWER GREENFIELD)		£250,000		Residual land values									
Description	No of units	BLV	0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH
1 Three unit development within town/village boundary	3	£25,000	303,935	278,867	254,229	230,019	206,239	182,888	159,966	137,473	115,409	93,773	72,566
2 Five unit development - edge of village	5	£66,667	506,558	464,779	423,715	383,366	343,733	304,813	266,610	229,121	192,347	156,288	120,944
3 Eight unit development - village centre	8	£106,667	709,067	648,329	588,634	529,980	472,368	415,800	360,273	305,789	252,347	199,948	148,590
4 Ten unit development - edge of village	10	£133,333	1,002,301	924,573	848,179	773,116	699,387	626,989	555,925	486,192	417,792	350,725	284,990
5 Ten unit development - rural site	10	£166,667	1,002,301	924,573	848,179	773,116	699,387	626,989	555,925	486,192	417,792	350,725	284,990
6 Fifteen unit development - edge of village	15	£200,000	1,503,450	1,386,860	1,272,268	1,159,675	1,049,080	940,484	833,886	729,288	626,688	526,087	427,484
7 Twenty unit development - within town/village boundary	20	£222,222	1,914,330	1,764,925	1,618,083	1,473,802	1,332,085	1,192,931	1,056,340	922,312	790,846	661,943	535,603
8 Thirty unit development - town centre	30	£250,000	6,732,761	6,167,580	5,612,221	5,066,683	4,530,966	4,005,073	3,489,001	2,982,405	2,482,428	1,992,344	1,512,153
9 Fifty unit development within town/village boundary	50	£555,556	3,646,891	3,304,810	2,968,714	2,638,600	2,314,471	1,996,325	1,684,163	1,377,985	1,077,791	783,580	495,353
10 One hundred unit development - edge of town	100	£1,388,889	6,189,010	5,514,285	4,849,781	4,195,718	3,553,723	2,923,796	2,305,938	1,700,149	1,106,428	521,795	- 54,267
11 Three hundred unit scheme - edge of town	300	£4,166,667	16,685,127	14,851,263	13,050,032	11,281,434	9,545,469	7,842,012	6,161,952	4,514,711	2,899,978	1,306,003	- 263,067
12 Caravan Park - 20 units	20	£125,000	1,155,701	1,236,744	1,316,366	1,394,991	1,473,615	1,552,239	1,630,864	1,709,488	1,788,113	1,866,737	1,945,363
13 Caravan Park - 40 units	40	£250,000	2,224,105	2,386,195	2,546,749	2,703,998	2,861,247	3,018,495	3,175,745	3,332,994	3,490,243	3,647,492	3,804,742
14 Caravan Park - 100 units	100	£625,000	5,560,264	5,965,487	6,366,870	6,759,994	7,153,117	7,546,239	7,939,362	8,332,485	8,725,608	9,118,731	9,511,853
15 C2 care scheme - flattened scheme in town centre	60	£166,667	- 1,163,056	- 1,386,801	- 1,605,996	- 1,820,643	- 2,030,740	- 2,236,288	- 2,437,286	- 2,633,735	- 2,825,635	- 3,012,985	- 3,195,787
16 C2 care scheme - flattened scheme edge of town/village	80	£333,333	- 1,550,741	- 1,849,067	- 2,141,329	- 2,427,525	- 2,707,654	- 2,981,717	- 3,249,715	- 3,511,647	- 3,767,513	- 4,017,314	- 4,261,049
17 C2 care scheme - houses - edge of town/village	50	£390,625	3,308,470	3,021,729	2,739,939	2,463,103	2,191,220	1,924,290	1,662,313	1,405,290	1,153,219	906,102	663,939

Maximum CIL rates

£750,000		PER HA		Affordable housing percentage and maximum CIL rates (per square metre)								
Floor areas	BLV	0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH
269	£75,000	809	716	624	534	446	359	273	190	108	27	-
448	£200,000	616	523	431	341	252	166	80	-	-	-	-
717	£320,000	474	390	306	225	144	65	-	-	-	-	-
896	£400,000	604	517	432	348	266	185	106	28	-	-	-
896	£500,000	475	388	303	219	137	56	-	-	-	-	-
1,344	£600,000	604	517	432	348	266	185	106	28	-	-	-
1,791	£666,667	639	556	474	393	314	237	160	86	12	-	-
7,237	£750,000	811	733	656	581	507	434	363	293	224	156	89
4,479	£1,666,667	385	309	234	160	88	17	-	-	-	-	-
8,957	£4,166,667	154	79	5	-	-	-	-	-	-	-	-
26,872	£12,500,000	84	16	-	-	-	-	-	-	-	-	-
1,600	£375,000	452	503	552	602	651	700	749	798	847	896	946
3,200	£750,000	425	475	526	575	624	673	722	771	820	870	919
8,000	£1,875,000	425	475	526	575	624	673	722	771	820	870	919
5,374	£500,000	-	-	-	-	-	-	-	-	-	-	-
7,166	£1,000,000	-	-	-	-	-	-	-	-	-	-	-
4,479	£1,171,875	437	373	310	248	187	128	69	12	-	-	-

WEALDEN LOCAL PLAN VIABILITY TESTING
BENCHMARK LAND VALUE 1 (BROWNFIELD SITES)

Sales value £4,820 psm

AH tenure

Rented 80%

SO 20% Frst Hms 0%

		£865,000 PER HA		Residual land values										
Description	No of units	BLV	0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH	
1 Three unit development within town/village boundary	3	£86,500	356,268	328,451	301,108	274,237	247,841	221,918	196,467	171,492	146,988	122,960	99,403	
2 Five unit development - edge of village	5	£230,667	593,780	547,419	501,846	457,062	413,068	369,862	327,446	285,819	244,982	204,933	165,673	
3 Eight unit development - village centre	8	£369,067	843,224	775,474	708,879	643,440	579,157	516,029	454,056	393,240	333,578	275,072	217,722	
4 Ten unit development - edge of village	10	£461,333	1,169,997	1,083,485	998,449	914,886	832,798	752,185	673,045	595,380	519,190	444,474	371,232	
5 Ten unit development - rural site	10	£576,667	1,169,997	1,083,485	998,449	914,886	832,798	752,185	673,045	595,380	519,190	444,474	371,232	
6 Fifteen unit development - edge of village	15	£692,000	1,754,995	1,625,228	1,497,673	1,372,329	1,249,197	1,128,276	1,009,568	893,070	778,785	666,711	556,849	
7 Twenty unit development - within town/village boundary	20	£768,889	2,239,692	2,073,258	1,909,661	1,748,904	1,590,984	1,435,902	1,283,658	1,134,251	987,682	843,952	703,060	
8 Thirty unit development - town centre	30	£865,000	7,979,712	7,349,267	6,729,700	6,121,009	5,523,194	4,936,255	4,360,193	3,795,008	3,240,699	2,697,267	2,162,244	
9 Fifty unit development within town/village boundary	50	£1,922,222	4,409,046	4,028,397	3,654,351	3,286,413	2,924,164	2,568,545	2,219,558	1,877,202	1,541,477	1,212,383	889,919	
10 One hundred unit development - edge of town	100	£4,805,556	7,726,463	6,971,339	6,229,518	5,500,999	4,785,783	4,083,218	3,390,787	2,711,735	2,046,063	1,393,769	754,854	
11 Three hundred unit scheme - edge of town	300	£14,416,667	20,856,647	18,811,275	16,801,936	14,824,728	12,880,329	10,972,102	9,100,048	7,264,165	5,457,219	3,683,407	1,942,117	
12 Caravan Park - 20 units	20	£432,500	1,225,922	1,305,337	1,383,282	1,460,254	1,537,226	1,614,198	1,691,169	1,768,141	1,845,113	1,922,084	1,999,056	
13 Caravan Park - 40 units	40	£865,000	2,364,549	2,523,378	2,680,581	2,834,524	2,988,468	3,142,411	3,296,355	3,450,298	3,604,243	3,758,186	3,912,130	
14 Caravan Park - 100 units	100	£2,162,500	5,911,373	6,308,445	6,701,453	7,086,312	7,471,170	7,856,029	8,240,888	8,625,748	9,010,606	9,395,465	9,780,324	
15 C2 care scheme - flattened scheme in town centre	60	£576,667	- 491,435	- 745,808	- 998,136	- 1,246,597	- 1,489,946	- 1,728,181	- 1,961,306	- 2,189,318	- 2,412,218	- 2,630,007	- 2,842,683	
16 C2 care scheme - flattened scheme edge of town/village	80	£1,153,333	- 655,247	- 994,410	- 1,330,848	- 1,662,129	- 1,986,593	- 2,304,242	- 2,615,075	- 2,919,091	- 3,216,292	- 3,506,676	- 3,790,244	
17 C2 care scheme - houses - edge of town/village	50	£1,351,563	4,033,282	3,709,089	3,390,452	3,077,372	2,769,847	2,467,880	2,171,470	1,880,615	1,595,317	1,315,577	1,041,392	

BENCHMARK LAND VALUE 2 (HIGHER GREENFIELD)

BENCHMARK LAND VALUE 2 (HIGHER GREENFIELD)		£370,000		PER HA		Residual land values								
Description	No of units	BLV	0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH	
1 Three unit development within town/village boundary	3	£37,000	356,268	328,451	301,108	274,237	247,841	221,918	196,467	171,492	146,988	122,960	99,403	
2 Five unit development - edge of village	5	£98,667	593,780	547,419	501,846	457,062	413,068	369,862	327,446	285,819	244,982	204,933	165,673	
3 Eight unit development - village centre	8	£157,867	843,224	775,474	708,879	643,440	579,157	516,029	454,056	393,240	333,578	275,072	217,722	
4 Ten unit development - edge of village	10	£197,333	1,169,997	1,083,485	998,449	914,886	832,798	752,185	673,045	595,380	519,190	444,474	371,232	
5 Ten unit development - rural site	10	£246,667	1,169,997	1,083,485	998,449	914,886	832,798	752,185	673,045	595,380	519,190	444,474	371,232	
6 Fifteen unit development - edge of village	15	£296,000	1,754,995	1,625,228	1,497,673	1,372,329	1,249,197	1,128,276	1,009,568	893,070	778,785	666,711	556,849	
7 Twenty unit development - within town/village boundary	20	£328,889	2,239,692	2,073,258	1,909,661	1,748,904	1,590,984	1,435,902	1,283,658	1,134,251	987,682	843,952	703,060	
8 Thirty unit development - town centre	30	£370,000	7,979,712	7,349,267	6,729,700	6,121,009	5,523,194	4,936,255	4,360,193	3,795,008	3,240,699	2,697,267	2,162,244	
9 Fifty unit development within town/village boundary	50	£822,222	4,409,046	4,028,397	3,654,351	3,286,413	2,924,164	2,568,545	2,219,558	1,877,202	1,541,477	1,212,383	889,919	
10 One hundred unit development - edge of town	100	£2,055,556	7,726,463	6,971,339	6,229,518	5,500,999	4,785,783	4,083,218	3,390,787	2,711,735	2,046,063	1,393,769	754,854	
11 Three hundred unit scheme - edge of town	300	£6,166,667	20,856,647	18,811,275	16,801,936	14,824,728	12,880,329	10,972,102	9,100,048	7,264,165	5,457,219	3,683,407	1,942,117	
12 Caravan Park - 20 units	20	£185,000	1,225,922	1,305,337	1,383,282	1,460,254	1,537,226	1,614,198	1,691,169	1,768,141	1,845,113	1,922,084	1,999,056	
13 Caravan Park - 40 units	40	£370,000	2,364,549	2,523,378	2,680,581	2,834,524	2,988,468	3,142,411	3,296,355	3,450,298	3,604,243	3,758,186	3,912,130	
14 Caravan Park - 100 units	100	£925,000	5,911,373	6,308,445	6,701,453	7,086,312	7,471,170	7,856,029	8,240,888	8,625,748	9,010,606	9,395,465	9,780,324	
15 C2 care scheme - flattened scheme in town centre	60	£246,667	- 491,435	- 745,808	- 998,136	- 1,246,597	- 1,489,946	- 1,728,181	- 1,961,306	- 2,189,318	- 2,412,218	- 2,630,007	- 2,842,683	
16 C2 care scheme - flattened scheme edge of town/village	80	£493,333	- 655,247	- 994,410	- 1,330,848	- 1,662,129	- 1,986,593	- 2,304,242	- 2,615,075	- 2,919,091	- 3,216,292	- 3,506,676	- 3,790,244	
17 C2 care scheme - houses - edge of town/village	50	£578,125	4,033,282	3,709,089	3,390,452	3,077,372	2,769,847	2,467,880	2,171,470	1,880,615	1,595,317	1,315,577	1,041,392	

BENCHMARK LAND VALUE 3 (LOWER GREENFIELD)

BENCHMARK LAND VALUE 3 (LOWER GREENFIELD)		£250,000		Residual land values									
Description	No of units	BLV	0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH
1 Three unit development within town/village boundary	3	£25,000	356,268	328,451	301,108	274,237	247,841	221,918	196,467	171,492	146,988	122,960	99,403
2 Five unit development - edge of village	5	£66,667	593,780	547,419	501,846	457,062	413,068	369,862	327,446	285,819	244,982	204,933	165,673
3 Eight unit development - village centre	8	£106,667	843,224	775,474	708,879	643,440	579,157	516,029	454,056	393,240	333,578	275,072	217,722
4 Ten unit development - edge of village	10	£133,333	1,169,997	1,083,485	998,449	914,886	832,798	752,185	673,045	595,380	519,190	444,474	371,232
5 Ten unit development - rural site	10	£166,667	1,169,997	1,083,485	998,449	914,886	832,798	752,185	673,045	595,380	519,190	444,474	371,232
6 Fifteen unit development - edge of village	15	£200,000	1,754,995	1,625,228	1,497,673	1,372,329	1,249,197	1,128,276	1,009,568	893,070	778,785	666,711	556,849
7 Twenty unit development - within town/village boundary	20	£222,222	2,239,692	2,073,258	1,909,661	1,748,904	1,590,984	1,435,902	1,283,658	1,134,251	987,682	843,952	703,060
8 Thirty unit development - town centre	30	£250,000	7,979,712	7,349,267	6,729,700	6,121,009	5,523,194	4,936,255	4,360,193	3,795,008	3,240,699	2,697,267	2,162,244
9 Fifty unit development within town/village boundary	50	£555,556	4,409,046	4,028,397	3,654,351	3,286,413	2,924,164	2,568,545	2,219,558	1,877,202	1,541,477	1,212,383	889,919
10 One hundred unit development - edge of town	100	£1,388,889	7,726,463	6,971,339	6,229,518	5,500,999	4,785,783	4,083,218	3,390,787	2,711,735	2,046,063	1,393,769	754,854
11 Three hundred unit scheme - edge of town	300	£4,166,667	20,856,647	18,811,275	16,801,936	14,824,728	12,880,329	10,972,102	9,100,048	7,264,165	5,457,219	3,683,407	1,942,117
12 Caravan Park - 20 units	20	£125,000	1,225,922	1,305,337	1,383,282	1,460,254	1,537,226	1,614,198	1,691,169	1,768,141	1,845,113	1,922,084	1,999,056
13 Caravan Park - 40 units	40	£250,000	2,364,549	2,523,378	2,680,581	2,834,524	2,988,468	3,142,411	3,296,355	3,450,298	3,604,243	3,758,186	3,912,130
14 Caravan Park - 100 units	100	£625,000	5,911,373	6,308,445	6,701,453	7,086,312	7,471,170	7,856,029	8,240,888	8,625,748	9,010,606	9,395,465	9,780,324
15 C2 care scheme - flattened scheme in town centre	60	£166,667	- 491,435	- 745,808	- 998,136	- 1,246,597	- 1,489,946	- 1,728,181	- 1,961,306	- 2,189,318	- 2,412,218	- 2,630,007	- 2,842,683
16 C2 care scheme - flattened scheme edge of town/village	80	£333,333	- 655,247	- 994,410	- 1,330,848	- 1,662,129	- 1,986,593	- 2,304,242	- 2,615,075	- 2,919,091	- 3,216,292	- 3,506,676	- 3,790,244
17 C2 care scheme - houses - edge of town/village	50	£390,625	4,033,282	3,709,089	3,390,452	3,077,372	2,769,847	2,467,880	2,171,470	1,880,615	1,595,317	1,315,577	1,041,392

Maximum CIL rates

£750,000		PER HA		Affordable housing percentage and maximum CIL rates (per square metre)								
Floor areas	BLV	0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH
269	£75,000	1,004	900	799	699	600	504	409	316	225	136	48
448	£200,000	811	707	605	505	407	311	216	123	32	-	-
717	£320,000	662	567	474	383	293	205	119	34	-	-	-
896	£400,000	791	695	600	506	415	325	236	150	65	-	-
896	£500,000	662	566	471	378	286	196	108	21	-	-	-
1,344	£600,000	791	695	600	506	415	325	236	150	65	-	-
1,791	£666,667	821	728	637	547	459	372	287	204	122	42	-
7,237	£750,000	983	896	810	726	644	563	483	405	328	253	179
4,479	£1,666,667	555	470	387	305	224	144	66	-	-	-	-
8,957	£4,166,667	326	242	159	78	-	-	-	-	-	-	-
26,872	£12,500,000	240	164	89	15	-	-	-	-	-	-	-
1,600	£375,000	496	546	594	642	690	739	787	835	883	931	979
3,200	£750,000	469	518	567	615	664	712	760	808	856	904	952
8,000	£1,875,000	469	518	567	615	664	712	760	808	856	904	952
5,374	£500,000	-	-	-	-	-	-	-	-	-	-	-
7,166	£1,000,000	-	-	-	-	-	-	-	-	-	-	-
4,479	£1,171,875	599	526	455	385	317	249	183	118	54	-	-

WEALDEN LOCAL PLAN VIABILITY TESTING

Sales value £5,059 psm

AH tenure

Rented 80%

SO 20%

Frst Hms 0%

BENCHMARK LAND VALUE 1 (BROWNFIELD SITES)

		£865,000 PER HA		Residual land values																			
Description	No of units	BLV	0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH										
1 Three unit development within town/village boundary	3	£86,500	408,601	378,035	347,985	318,455	289,442	260,947	232,970	205,511	178,569	152,146	126,241										
2 Five unit development - edge of village	5	£230,667	681,002	630,058	579,976	530,758	482,403	434,911	388,283	342,518	297,616	253,577	210,402										
3 Eight unit development - village centre	8	£369,067	977,381	902,619	829,125	756,901	685,945	616,257	547,839	480,689	414,809	350,197	286,855										
4 Ten unit development - edge of village	10	£461,333	1,337,485	1,242,354	1,148,719	1,056,656	966,209	877,379	790,165	704,569	620,587	538,224	457,475										
5 Ten unit development - rural site	10	£576,667	1,337,485	1,242,354	1,148,719	1,056,656	966,209	877,379	790,165	704,569	620,587	538,224	457,475										
6 Fifteen unit development - edge of village	15	£692,000	2,006,228	1,863,530	1,723,078	1,584,983	1,449,314	1,316,069	1,185,249	1,056,853	930,882	807,335	686,213										
7 Twenty unit development - within town/village boundary	20	£768,889	2,565,054	2,381,591	2,201,241	2,024,005	1,849,882	1,678,871	1,510,974	1,346,190	1,184,520	1,025,962	870,518										
8 Thirty unit development - town centre	30	£865,000	9,226,662	8,530,955	7,847,179	7,175,335	6,515,421	5,867,438	5,231,387	4,607,267	3,995,077	3,394,818	2,806,492										
9 Fifty unit development within town/village boundary	50	£1,922,222	5,167,944	4,747,586	4,334,473	3,928,606	3,529,984	3,138,606	2,754,475	2,376,419	2,005,164	1,641,186	1,284,486										
10 One hundred unit development - edge of town	100	£4,805,556	9,263,915	8,428,392	7,607,470	6,801,151	6,009,433	5,232,316	4,469,801	3,721,887	2,985,696	2,262,762	1,554,516										
11 Three hundred unit scheme - edge of town	300	£14,416,667	25,020,083	22,756,983	20,533,433	18,349,437	16,204,992	14,100,100	12,028,657	9,994,956	8,000,966	6,046,688	4,122,054										
12 Caravan Park - 20 units	20	£432,500	1,296,145	1,373,928	1,450,199	1,525,517	1,600,837	1,676,155	1,751,474	1,826,794	1,902,112	1,977,432	2,052,751										
13 Caravan Park - 40 units	40	£865,000	2,504,993	2,660,562	2,814,413	2,965,052	3,115,690	3,266,328	3,416,965	3,567,604	3,718,242	3,868,879	4,019,517										
14 Caravan Park - 100 units	100	£2,162,500	6,262,484	6,651,404	7,036,035	7,412,629	7,789,224	8,165,820	8,542,415	8,919,010	9,295,604	9,672,199	10,048,794										
C2 care scheme - flattened scheme in town centre	60	£576,667	172,297	-	113,827	-	396,998	-	674,584	-	949,150	-	1,220,076	-	1,485,326	-	1,744,902	-	1,998,803	-	2,247,029	-	2,489,580
C2 care scheme - flattened scheme edge of town/village	80	£1,153,333	229,729	-	151,770	-	529,330	-	899,446	-	1,265,533	-	1,626,767	-	1,980,435	-	2,326,535	-	2,665,070	-	2,996,038	-	3,319,439
C2 care scheme - houses - edge of town/village	50	£1,351,563	4,754,513	4,393,890	4,039,408	3,691,069	3,348,475	3,011,470	2,680,625	2,355,940	2,037,415	1,725,050	1,418,845										

BENCHMARK LAND VALUE 2 (HIGHER GREENFIELD)

Description	No of units	BLV	0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH										
1 Three unit development within town/village boundary	3	£37,000	408,601	378,035	347,985	318,455	289,442	260,947	232,970	205,511	178,569	152,146	126,241										
2 Five unit development - edge of village	5	£98,667	681,002	630,058	579,976	530,758	482,403	434,911	388,283	342,518	297,616	253,577	210,402										
3 Eight unit development - village centre	8	£157,867	977,381	902,619	829,125	756,901	685,945	616,257	547,839	480,689	414,809	350,197	286,855										
4 Ten unit development - edge of village	10	£197,333	1,337,485	1,242,354	1,148,719	1,056,656	966,209	877,379	790,165	704,569	620,587	538,224	457,475										
5 Ten unit development - rural site	10	£246,667	1,337,485	1,242,354	1,148,719	1,056,656	966,209	877,379	790,165	704,569	620,587	538,224	457,475										
6 Fifteen unit development - edge of village	15	£296,000	2,006,228	1,863,530	1,723,078	1,584,983	1,449,314	1,316,069	1,185,249	1,056,853	930,882	807,335	686,213										
7 Twenty unit development - within town/village boundary	20	£328,889	2,565,054	2,381,591	2,201,241	2,024,005	1,849,882	1,678,871	1,510,974	1,346,190	1,184,520	1,025,962	870,518										
8 Thirty unit development - town centre	30	£370,000	9,226,662	8,530,955	7,847,179	7,175,335	6,515,421	5,867,438	5,231,387	4,607,267	3,995,077	3,394,818	2,806,492										
9 Fifty unit development within town/village boundary	50	£822,222	5,167,944	4,747,586	4,334,473	3,928,606	3,529,984	3,138,606	2,754,475	2,376,419	2,005,164	1,641,186	1,284,486										
10 One hundred unit development - edge of town	100	£2,055,556	9,263,915	8,428,392	7,607,470	6,801,151	6,009,433	5,232,316	4,469,801	3,721,887	2,985,696	2,262,762	1,554,516										
11 Three hundred unit scheme - edge of town	300	£6,166,667	25,020,083	22,756,983	20,533,433	18,349,437	16,204,992	14,100,100	12,028,657	9,994,956	8,000,966	6,046,688	4,122,054										
12 Caravan Park - 20 units	20	£185,000	1,296,145	1,373,928	1,450,199	1,525,517	1,600,837	1,676,155	1,751,474	1,826,794	1,902,112	1,977,432	2,052,751										
13 Caravan Park - 40 units	40	£370,000	2,504,993	2,660,562	2,814,413	2,965,052	3,115,690	3,266,328	3,416,965	3,567,604	3,718,242	3,868,879	4,019,517										
14 Caravan Park - 100 units	100	£925,000	6,262,484	6,651,404	7,036,035	7,412,629	7,789,224	8,165,820	8,542,415	8,919,010	9,295,604	9,672,199	10,048,794										
15 C2 care scheme - flattened scheme in town centre	60	£246,667	172,297	-	113,827	-	396,998	-	674,584	-	949,150	-	1,220,076	-	1,485,326	-	1,744,902	-	1,998,803	-	2,247,029	-	2,489,580
16 C2 care scheme - flattened scheme edge of town/village	80	£493,333	229,729	-	151,770	-	529,330	-	899,446	-	1,265,533	-	1,626,767	-	1,980,435	-	2,326,535	-	2,665,070	-	2,996,038	-	3,319,439
17 C2 care scheme - houses - edge of town/village	50	£578,125	4,754,513	4,393,890	4,039,408	3,691,069	3,348,475	3,011,470	2,680,625	2,355,940	2,037,415	1,725,050	1,418,845										

BENCHMARK LAND VALUE 3 (LOWER GREENFIELD)

Description	No of units	BLV	0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH										
1 Three unit development within town/village boundary	3	£25,000	408,601	378,035	347,985	318,455	289,442	260,947	232,970	205,511	178,569	152,146	126,241										
2 Five unit development - edge of village	5	£66,667	681,002	630,058	579,976	530,758	482,403	434,911	388,283	342,518	297,616	253,577	210,402										
3 Eight unit development - village centre	8	£106,667	977,381	902,619	829,125	756,901	685,945	616,257	547,839	480,689	414,809	350,197	286,855										
4 Ten unit development - edge of village	10	£133,333	1,337,485	1,242,354	1,148,719	1,056,656	966,209	877,379	790,165	704,569	620,587	538,224	457,475										
5 Ten unit development - rural site	10	£166,667	1,337,485	1,242,354	1,148,719	1,056,656	966,209	877,379	790,165	704,569	620,587	538,224	457,475										
6 Fifteen unit development - edge of village	15	£200,000	2,006,228	1,863,530	1,723,078	1,584,983	1,449,314	1,316,069	1,185,249	1,056,853	930,882	807,335	686,213										
7 Twenty unit development - within town/village boundary	20	£222,222	2,565,054	2,381,591	2,201,241	2,024,005	1,849,882	1,678,871	1,510,974	1,346,190	1,184,520	1,025,962	870,518										
8 Thirty unit development - town centre	30	£250,000	9,226,662	8,530,955	7,847,179	7,175,335	6,515,421	5,867,438	5,231,387	4,607,267	3,995,077	3,394,818	2,806,492										
9 Fifty unit development within town/village boundary	50	£555,556	5,167,944	4,747,586	4,334,473	3,928,606	3,529,984	3,138,606	2,754,475	2,376,419	2,005,164	1,641,186	1,284,486										
10 One hundred unit development - edge of town	100	£1,388,889	9,263,915	8,428,392	7,607,470	6,801,151	6,009,433	5,232,316	4,469,801	3,721,887	2,985,696	2,262,762	1,554,516										
11 Three hundred unit scheme - edge of town	300	£4,166,667	25,020,083	22,756,983	20,533,433	18,349,437	16,204,992	14,100,100	12,028,657	9,994,956	8,000,966	6,046,688	4,122,054										
12 Caravan Park - 20 units	20	£125,000	1,296,145	1,373,928	1,450,199	1,525,517	1,600,837	1,676,155	1,751,474	1,826,794	1,902,112	1,977,432	2,052,751										
13 Caravan Park - 40 units	40	£250,000	2,504,993	2,660,562	2,814,413	2,965,052	3,115,690	3,266,328	3,416,965	3,567,604	3,718,242	3,868,879	4,019,517										
14 Caravan Park - 100 units	100	£625,000	6,262,484	6,651,404	7,036,035	7,412,629	7,789,224	8,165,820	8,542,415	8,919,010	9,295,604	9,672,199	10,048,794										
15 C2 care scheme - flattened scheme in town centre	60	£166,667	172,297	-	113,827	-	396,998	-	674,584	-	949,150	-	1,220,076	-	1,485,326	-	1,744,902	-	1,998,803	-	2,247,029	-	2,489,580
16 C2 care scheme - flattened scheme edge of town/village	80	£333,333	229,729	-	151,770	-	529,330	-	899,446	-	1,265,533	-	1,626,767	-	1,980,435	-	2,326,535	-	2,665,070	-	2,996,038	-	3,319,439
17 C2 care scheme - houses - edge of town/village	50	£390,625	4,754,513	4,393,890	4,039,408	3,691,069	3,348,475	3,011,470	2,680,625	2,355,940	2,037,415	1,725,050	1,418,845										

Maximum CIL rates

£750,000		Affordable housing percentage and maximum CIL rates (per square metre)											
Floor areas	BLV	PER AH	0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH
269	£75,000	1,199	1,085	973	863	755	649	545	443	343	244	148	
448	£200,000	1,006	892	780	670	562	456	352	250	149	51	-	
717	£320,000	849	745	642	541	442	345	249	156	64	-	-	
896	£400,000	978	872	767	665	564	464	367	272	178	86	-	
896	£500,000	849	743	639	536	435	336	238	143	49	-	-	
1,344	£600,000	978	872	767	665	564	464	367	272	178	86	-	
1,791	£666,667	1,003	900	800	701	603	508	414	322	232	143	57	
7,237	£750,000	1,155	1,059	965	872	781	691	603	517	433	350	268	
4,479	£1,666,667	725	631	539	448	359	272	186	101	19	-	-	
8,957	£4,166,667	498	404	313	223	134	48	-	-	-	-	-	
26,872	£12,500,000	395	310	228	146	67	-	-	-	-	-	-	
1,600	£375,000	540	588	636	683	730	777	824	871	919	966	1,013	
3,200	£750,000	512	561	609	656	703	750	797	845	892	939	986	
8,000	£1,875,000	512	561	609	656	703	750	797	845	892	939	986	
5,374	£500,000	-	-	-	-	-	-	-	-	-	-	-	
7,166	£1,000,000	-	-	-	-	-	-	-	-	-	-	-	
4,479	£1,171,875	760	679	600	522	446	371	297	224	153	83	15	

WEALDEN LOCAL PLAN VIABILITY TESTING

Sales value £5,299 psm

AH tenure

Rented 80%

SO 20% Frst Hms 0%

BENCHMARK LAND VALUE 1 (BROWNFIELD SITES)

		£865,000 PER HA		Residual land values																	
Description	No of units	BLV	0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH								
1 Three unit development within town/village boundary	3	£86,500	460,935	427,618	394,864	362,673	331,044	299,976	269,472	239,530	210,150	181,333	153,078								
2 Five unit development - edge of village	5	£230,667	768,224	712,698	658,107	604,454	551,738	499,960	449,120	399,217	350,250	302,221	255,130								
3 Eight unit development - village centre	8	£369,067	1,111,503	1,029,764	949,372	870,360	792,732	716,486	641,622	568,140	496,040	425,322	355,987								
4 Ten unit development - edge of village	10	£461,333	1,503,603	1,399,762	1,297,677	1,197,344	1,098,766	1,001,943	906,873	813,559	721,985	631,972	543,718								
5 Ten unit development - rural site	10	£576,667	1,503,603	1,399,762	1,297,677	1,197,344	1,098,766	1,001,943	906,873	813,559	721,985	631,972	543,718								
6 Fifteen unit development - edge of village	15	£692,000	2,255,405	2,099,644	1,946,515	1,796,016	1,648,150	1,502,914	1,360,310	1,220,338	1,082,977	947,959	815,576								
7 Twenty unit development - within town/village boundary	20	£768,889	2,890,416	2,689,924	2,492,821	2,299,106	2,108,780	1,921,842	1,738,292	1,558,130	1,381,356	1,207,972	1,037,975								
8 Thirty unit development - town centre	30	£865,000	10,473,613	9,712,643	8,964,658	8,229,661	7,507,648	6,798,620	6,102,579	5,419,524	4,749,454	4,092,371	3,448,272								
9 Fifty unit development within town/village boundary	50	£1,922,222	5,926,842	5,466,774	5,014,593	4,570,301	4,133,894	3,705,375	3,284,743	2,871,997	2,467,139	2,069,989	1,679,053								
10 One hundred unit development - edge of town	100	£4,805,556	10,801,366	9,885,445	8,985,424	8,101,304	7,233,083	6,380,764	5,544,344	4,723,825	3,919,206	3,130,489	2,354,180								
11 Three hundred unit scheme - edge of town	300	£14,416,667	29,183,520	26,702,691	24,264,932	21,870,243	19,518,623	17,210,074	14,944,595	12,722,185	10,537,480	8,392,462	6,290,693								
12 Caravan Park - 20 units	20	£432,500	1,366,366	1,442,521	1,517,115	1,590,781	1,664,448	1,738,114	1,811,780	1,885,446	1,959,112	2,032,779	2,106,445								
13 Caravan Park - 40 units	40	£865,000	2,645,437	2,797,746	2,948,247	3,095,579	3,242,912	3,390,244	3,537,577	3,684,909	3,832,241	3,979,574	4,126,906								
14 Caravan Park - 100 units	100	£2,162,500	6,613,593	6,994,364	7,370,617	7,738,948	8,107,279	8,475,610	8,843,941	9,212,272	9,580,602	9,948,933	10,317,264								
C2 care scheme - flattened scheme in town centre	60	£576,667	828,643	510,365	198,132	-	109,705	-	414,429	-	713,016	-	1,009,346	-	1,300,485	-	1,585,386	-	1,864,049	-	2,136,476
C2 care scheme - flattened scheme edge of town/village	80	£1,153,333	1,104,858	680,488	264,176	-	146,274	-	552,572	-	950,687	-	1,345,794	-	1,733,979	-	2,113,848	-	2,485,400	-	2,848,635
C2 care scheme - houses - edge of town/village	50	£1,351,563	5,471,647	5,073,939	4,682,972	4,298,744	3,921,255	3,550,506	3,186,496	2,829,226	2,478,695	2,134,524	1,796,298								

BENCHMARK LAND VALUE 2 (HIGHER GREENFIELD)

Description	No of units	BLV	0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH								
1 Three unit development within town/village boundary	3	£37,000	460,935	427,618	394,864	362,673	331,044	299,976	269,472	239,530	210,150	181,333	153,078								
2 Five unit development - edge of village	5	£98,667	768,224	712,698	658,107	604,454	551,738	499,960	449,120	399,217	350,250	302,221	255,130								
3 Eight unit development - village centre	8	£157,867	1,111,503	1,029,764	949,372	870,360	792,732	716,486	641,622	568,140	496,040	425,322	355,987								
4 Ten unit development - edge of village	10	£197,333	1,503,603	1,399,762	1,297,677	1,197,344	1,098,766	1,001,943	906,873	813,559	721,985	631,972	543,718								
5 Ten unit development - rural site	10	£246,667	1,503,603	1,399,762	1,297,677	1,197,344	1,098,766	1,001,943	906,873	813,559	721,985	631,972	543,718								
6 Fifteen unit development - edge of village	15	£296,000	2,255,405	2,099,644	1,946,515	1,796,016	1,648,150	1,502,914	1,360,310	1,220,338	1,082,977	947,959	815,576								
7 Twenty unit development - within town/village boundary	20	£328,889	2,890,416	2,689,924	2,492,821	2,299,106	2,108,780	1,921,842	1,738,292	1,558,130	1,381,356	1,207,972	1,037,975								
8 Thirty unit development - town centre	30	£370,000	10,473,613	9,712,643	8,964,658	8,229,661	7,507,648	6,798,620	6,102,579	5,419,524	4,749,454	4,092,371	3,448,272								
9 Fifty unit development within town/village boundary	50	£822,222	5,926,842	5,466,774	5,014,593	4,570,301	4,133,894	3,705,375	3,284,743	2,871,997	2,467,139	2,069,989	1,679,053								
10 One hundred unit development - edge of town	100	£2,055,556	10,801,366	9,885,445	8,985,424	8,101,304	7,233,083	6,380,764	5,544,344	4,723,825	3,919,206	3,130,489	2,354,180								
11 Three hundred unit scheme - edge of town	300	£6,166,667	29,183,520	26,702,691	24,264,932	21,870,243	19,518,623	17,210,074	14,944,595	12,722,185	10,537,480	8,392,462	6,290,693								
12 Caravan Park - 20 units	20	£185,000	1,366,366	1,442,521	1,517,115	1,590,781	1,664,448	1,738,114	1,811,780	1,885,446	1,959,112	2,032,779	2,106,445								
13 Caravan Park - 40 units	40	£370,000	2,645,437	2,797,746	2,948,247	3,095,579	3,242,912	3,390,244	3,537,577	3,684,909	3,832,241	3,979,574	4,126,906								
14 Caravan Park - 100 units	100	£925,000	6,613,593	6,994,364	7,370,617	7,738,948	8,107,279	8,475,610	8,843,941	9,212,272	9,580,602	9,948,933	10,317,264								
15 C2 care scheme - flattened scheme in town centre	60	£246,667	828,643	510,365	198,132	-	109,705	-	414,429	-	713,016	-	1,009,346	-	1,300,485	-	1,585,386	-	1,864,049	-	2,136,476
16 C2 care scheme - flattened scheme edge of town/village	80	£493,333	1,104,858	680,488	264,176	-	146,274	-	552,572	-	950,687	-	1,345,794	-	1,733,979	-	2,113,848	-	2,485,400	-	2,848,635
17 C2 care scheme - houses - edge of town/village	50	£578,125	5,471,647	5,073,939	4,682,972	4,298,744	3,921,255	3,550,506	3,186,496	2,829,226	2,478,695	2,134,524	1,796,298								

BENCHMARK LAND VALUE 3 (LOWER GREENFIELD)

Description	No of units	BLV	0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH								
1 Three unit development within town/village boundary	3	£25,000	460,935	427,618	394,864	362,673	331,044	299,976	269,472	239,530	210,150	181,333	153,078								
2 Five unit development - edge of village	5	£66,667	768,224	712,698	658,107	604,454	551,738	499,960	449,120	399,217	350,250	302,221	255,130								
3 Eight unit development - village centre	8	£106,667	1,111,503	1,029,764	949,372	870,360	792,732	716,486	641,622	568,140	496,040	425,322	355,987								
4 Ten unit development - edge of village	10	£133,333	1,503,603	1,399,762	1,297,677	1,197,344	1,098,766	1,001,943	906,873	813,559	721,985	631,972	543,718								
5 Ten unit development - rural site	10	£166,667	1,503,603	1,399,762	1,297,677	1,197,344	1,098,766	1,001,943	906,873	813,559	721,985	631,972	543,718								
6 Fifteen unit development - edge of village	15	£200,000	2,255,405	2,099,644	1,946,515	1,796,016	1,648,150	1,502,914	1,360,310	1,220,338	1,082,977	947,959	815,576								
7 Twenty unit development - within town/village boundary	20	£222,222	2,890,416	2,689,924	2,492,821	2,299,106	2,108,780	1,921,842	1,738,292	1,558,130	1,381,356	1,207,972	1,037,975								
8 Thirty unit development - town centre	30	£250,000	10,473,613	9,712,643	8,964,658	8,229,661	7,507,648	6,798,620	6,102,579	5,419,524	4,749,454	4,092,371	3,448,272								
9 Fifty unit development within town/village boundary	50	£555,556	5,926,842	5,466,774	5,014,593	4,570,301	4,133,894	3,705,375	3,284,743	2,871,997	2,467,139	2,069,989	1,679,053								
10 One hundred unit development - edge of town	100	£1,388,889	10,801,366	9,885,445	8,985,424	8,101,304	7,233,083	6,380,764	5,544,344	4,723,825	3,919,206	3,130,489	2,354,180								
11 Three hundred unit scheme - edge of town	300	£4,166,667	29,183,520	26,702,691	24,264,932	21,870,243	19,518,623	17,210,074	14,944,595	12,722,185	10,537,480	8,392,462	6,290,693								
12 Caravan Park - 20 units	20	£125,000	1,366,366	1,442,521	1,517,115	1,590,781	1,664,448	1,738,114	1,811,780	1,885,446	1,959,112	2,032,779	2,106,444								
13 Caravan Park - 40 units	40	£250,000	2,645,437	2,797,746	2,948,247	3,095,579	3,242,912	3,390,244	3,537,577	3,684,909	3,832,241	3,979,574	4,126,906								
14 Caravan Park - 100 units	100	£625,000	6,613,593	6,994,364	7,370,617	7,738,948	8,107,279	8,475,610	8,843,941	9,212,272	9,580,602	9,948,933	10,317,264								
15 C2 care scheme - flattened scheme in town centre	60	£166,667	828,643	510,365	198,132	-	109,705	-	414,429	-	713,016	-	1,009,346	-	1,585,386	-	1,864,049	-	2,136,476		
16 C2 care scheme - flattened scheme edge of town/village	80	£333,333	1,104,858	680,488	264,176	-	146,274	-	552,572	-	950,687	-	1,345,794	-	1,733,979	-	2,113,848	-	2,485,400	-	2,848,635
17 C2 care scheme - houses - edge of town/village	50	£390,625	5,471,647	5,073,939	4,682,972	4,298,744	3,921,255	3,550,506	3,186,496	2,829,226	2,478,695	2,134,524	1,796,298								

Maximum CIL rates

£750,000		Affordable housing percentage and maximum CIL rates (per square metre)											
Floor areas	BLV	PER AH	0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH
269	£75,000	1,393	1,269	1,148	1,028	910	794	681	569	460	353	248	
448	£200,000	1,200	1,076	954	835	717	601	488	376	267	160	55	
717	£320,000	1,036	922	810	700	591	485	380	278	177	79	-	
896	£400,000	1,164	1,048	934	822	712	604	497	393	291	191	92	
896	£500,000	1,035	919	805	693	583	475	369	264	162	62	-	
1,344	£600,000	1,164	1,048	934	822	712	604	497	393	291	191	92	
1,791	£666,667	1,184	1,072	962	854	748	644	541	441	342	245	150	
7,237	£750,000	1,328	1,223	1,119	1,018	918	820	724	629	537	446	357	
4,479	£1,666,667	894	791	690	591	494	398	304	212	122	33	-	
8,957	£4,166,667	669	567	467	368	271	176	82	-	-	-	-	
26,872	£12,500,000	550	457	366	277	190	104	20	-	-	-	-	
1,600	£375,000	584	631	678	724	770	816	862	908	954	1,000	1,046	
3,200	£750,000	556	604	651	697	743	789	835	881	927	973	1,019	
8,000	£1,875,000	556	604	651	697	743	789	835	881	927	973	1,019	
5,374	£500,000	47	-	-	-	-	-	-	-	-	-	-	
7,166	£1,000,000	-	-	-	-	-	-	-	-	-	-	-	
4,479	£1,171,875	920	831	744	658	574	491	410	330	252	175	99	

WEALDEN LOCAL PLAN VIABILITY TESTING

Sales value £5,538 psm

AH tenure

Rented 80%

SO 20% Frst Hms 0%

BENCHMARK LAND VALUE 1 (BROWNFIELD SITES)

			£865,000	PER HA	Residual land values									
Description	No of units	BLV	0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH	
1 Three unit development within town/village boundary	3	£86,500	513,268	477,202	441,743	406,890	372,644	339,006	305,974	273,549	241,731	210,520	179,915	
2 Five unit development - edge of village	5	£230,667	855,447	795,336	736,238	678,150	621,075	565,010	509,957	455,915	402,885	350,866	299,859	
3 Eight unit development - village centre	8	£369,067	1,244,398	1,155,839	1,068,773	983,199	899,114	816,522	735,405	655,590	577,271	500,447	425,119	
4 Ten unit development - edge of village	10	£461,333	1,669,722	1,557,172	1,446,517	1,337,757	1,230,892	1,125,922	1,022,848	921,668	822,384	724,994	629,500	
5 Ten unit development - rural site	10	£576,667	1,669,722	1,557,172	1,446,517	1,337,757	1,230,892	1,125,922	1,022,848	921,668	822,384	724,994	629,500	
6 Fifteen unit development - edge of village	15	£692,000	2,504,582	2,335,757	2,169,775	2,006,635	1,846,339	1,688,884	1,534,271	1,382,503	1,233,576	1,087,491	944,249	
7 Twenty unit development - within town/village boundary	20	£768,889	3,215,778	2,998,258	2,784,401	2,574,207	2,367,678	2,164,811	1,965,608	1,770,069	1,578,194	1,389,981	1,205,432	
8 Thirty unit development - town centre	30	£865,000	11,720,564	10,894,331	10,082,138	9,283,986	8,499,874	7,729,803	6,973,773	6,231,782	5,503,832	4,789,923	4,090,053	
9 Fifty unit development within town/village boundary	50	£1,922,222	6,685,739	6,185,963	5,694,715	5,211,996	4,737,805	4,272,143	3,815,010	3,366,405	2,926,329	2,494,782	2,071,763	
10 One hundred unit development - edge of town	100	£4,805,556	12,338,819	11,342,499	10,363,377	9,401,456	8,456,733	7,529,210	6,618,887	5,725,763	4,849,839	3,991,114	3,149,588	
11 Three hundred unit scheme - edge of town	300	£14,416,667	33,332,786	30,640,294	27,994,280	25,391,048	22,832,254	20,320,047	17,854,429	15,435,398	13,062,955	10,737,100	8,449,267	
12 Caravan Park - 20 units	20	£432,500	1,436,589	1,511,112	1,584,031	1,656,045	1,728,059	1,800,071	1,872,085	1,944,098	2,016,112	2,088,126	2,160,138	
13 Caravan Park - 40 units	40	£865,000	2,785,881	2,934,930	3,082,079	3,226,106	3,370,133	3,514,160	3,658,187	3,802,213	3,946,240	4,090,267	4,234,294	
14 Caravan Park - 100 units	100	£2,162,500	6,964,703	7,337,323	7,705,199	8,065,266	8,425,333	8,785,400	9,145,467	9,505,534	9,865,601	10,225,668	10,585,735	
15 C2 care scheme - flatted scheme in town centre	60	£576,667	1,481,227	1,132,848	787,296	448,334	115,961	-	213,022	-	537,085	-	1,171,970	
16 C2 care scheme - flatted scheme edge of town/village	80	£1,153,333	1,974,969	1,510,463	1,049,727	597,778	154,615	-	284,030	-	716,112	-	1,562,626	
17 C2 care scheme - houses - edge of town/village	50	£1,351,563	6,188,782	5,753,990	5,326,537	4,906,419	4,493,639	4,088,197	3,690,091	3,299,322	2,915,891	2,539,796	2,171,039	

BENCHMARK LAND VALUE 2 (HIGHER GREENFIELD)

Description	No of units	BLV	0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH
1 Three unit development within town/village boundary	3	£37,000	513,268	477,202	441,743	406,890	372,644	339,006	305,974	273,549	241,731	210,520	179,915
2 Five unit development - edge of village	5	£98,667	855,447	795,336	736,238	678,150	621,075	565,010	509,957	455,915	402,885	350,866	299,859
3 Eight unit development - village centre	8	£157,867	1,244,398	1,155,839	1,068,773	983,199	899,114	816,522	735,405	655,590	577,271	500,447	425,119
4 Ten unit development - edge of village	10	£197,333	1,669,722	1,557,172	1,446,517	1,337,757	1,230,892	1,125,922	1,022,848	921,668	822,384	724,994	629,500
5 Ten unit development - rural site	10	£246,667	1,669,722	1,557,172	1,446,517	1,337,757	1,230,892	1,125,922	1,022,848	921,668	822,384	724,994	629,500
6 Fifteen unit development - edge of village	15	£296,000	2,504,582	2,335,757	2,169,775	2,006,635	1,846,339	1,688,884	1,534,271	1,382,503	1,233,576	1,087,491	944,249
7 Twenty unit development - within town/village boundary	20	£328,889	3,215,778	2,998,258	2,784,401	2,574,207	2,367,678	2,164,811	1,965,608	1,770,069	1,578,194	1,389,981	1,205,432
8 Thirty unit development - town centre	30	£370,000	11,720,564	10,894,331	10,082,138	9,283,986	8,499,874	7,729,803	6,973,773	6,231,782	5,503,832	4,789,923	4,090,053
9 Fifty unit development within town/village boundary	50	£822,222	6,685,739	6,185,963	5,694,715	5,211,996	4,737,805	4,272,143	3,815,010	3,366,405	2,926,329	2,494,782	2,071,763
10 One hundred unit development - edge of town	100	£2,055,556	12,338,819	11,342,499	10,363,377	9,401,456	8,456,733	7,529,210	6,618,887	5,725,763	4,849,839	3,991,114	3,149,588
11 Three hundred unit scheme - edge of town	300	£6,166,667	33,332,786	30,640,294	27,994,280	25,391,048	22,832,254	20,320,047	17,854,429	15,435,398	13,062,955	10,737,100	8,449,267
12 Caravan Park - 20 units	20	£185,000	1,436,589	1,511,112	1,584,031	1,656,045	1,728,059	1,800,071	1,872,085	1,944,098	2,016,112	2,088,126	2,160,138
13 Caravan Park - 40 units	40	£370,000	2,785,881	2,934,930	3,082,079	3,226,106	3,370,133	3,514,160	3,658,187	3,802,213	3,946,240	4,090,267	4,234,294
14 Caravan Park - 100 units	100	£925,000	6,964,703	7,337,323	7,705,199	8,065,266	8,425,333	8,785,400	9,145,467	9,505,534	9,865,601	10,225,668	10,585,735
15 C2 care scheme - flattened scheme in town centre	60	£246,667	1,481,227	1,132,848	787,296	448,334	115,961	-	213,022	-	537,085	-	1,171,970
16 C2 care scheme - flattened scheme edge of town/village	80	£493,333	1,974,969	1,510,463	1,049,727	597,778	154,615	-	284,030	-	716,112	-	1,562,626
17 C2 care scheme - houses - edge of town/village	50	£578,125	6,188,782	5,753,990	5,326,537	4,906,419	4,493,639	4,088,197	3,690,091	3,299,322	2,915,891	2,539,796	2,171,039

BENCHMARK LAND VALUE 3 (LOWER GREENFIELD)

	Description	No of units	BLV	0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH
1	Three unit development within town/village boundary	3	£25,000	513,268	477,202	441,743	406,890	372,644	339,006	305,974	273,549	241,731	210,520	179,915
2	Five unit development - edge of village	5	£66,667	855,447	795,336	736,238	678,150	621,075	565,010	509,957	455,915	402,885	350,866	299,859
3	Eight unit development - village centre	8	£106,667	1,244,398	1,155,839	1,068,773	983,199	899,114	816,522	735,405	655,590	577,271	500,447	425,119
4	Ten unit development - edge of village	10	£133,333	1,669,722	1,557,172	1,446,517	1,337,757	1,230,892	1,125,922	1,022,848	921,668	822,384	724,994	629,500
5	Ten unit development - rural site	10	£166,667	1,669,722	1,557,172	1,446,517	1,337,757	1,230,892	1,125,922	1,022,848	921,668	822,384	724,994	629,500
6	Fifteen unit development - edge of village	15	£200,000	2,504,582	2,335,757	2,169,775	2,006,635	1,846,339	1,688,884	1,534,271	1,382,503	1,233,576	1,087,491	944,249
7	Twenty unit development - within town/village boundary	20	£222,222	3,215,778	2,998,258	2,784,401	2,574,207	2,367,678	2,164,811	1,965,608	1,770,069	1,578,194	1,389,981	1,205,432
8	Thirty unit development - town centre	30	£250,000	11,720,564	10,894,331	10,082,138	9,283,986	8,499,874	7,729,803	6,973,773	6,231,782	5,503,832	4,789,923	4,090,053
9	Fifty unit development within town/village boundary	50	£555,556	6,685,739	6,185,963	5,694,715	5,211,996	4,737,805	4,272,143	3,815,010	3,366,405	2,926,329	2,494,782	2,071,763
10	One hundred unit development - edge of town	100	£1,388,889	12,338,819	11,342,499	10,363,377	9,401,456	8,456,733	7,529,210	6,618,887	5,725,763	4,849,839	3,991,114	3,149,588
11	Three hundred unit scheme - edge of town	300	£4,166,667	33,332,786	30,640,294	27,994,280	25,391,048	22,832,254	20,320,047	17,854,429	15,435,398	13,062,955	10,737,100	8,449,267
12	Caravan Park - 20 units	20	£125,000	1,436,589	1,511,112	1,584,031	1,656,045	1,728,059	1,800,071	1,872,085	1,944,098	2,016,112	2,088,126	2,160,138
13	Caravan Park - 40 units	40	£250,000	2,785,881	2,934,930	3,082,079	3,226,106	3,370,133	3,514,160	3,658,187	3,802,213	3,946,240	4,090,267	4,234,294
14	Caravan Park - 100 units	100	£625,000	6,964,703	7,337,323	7,705,199	8,065,266	8,425,333	8,785,400	9,145,467	9,505,534	9,865,601	10,225,668	10,585,735
15	C2 care scheme - flattened scheme in town centre	60	£166,667	1,481,227	1,132,848	787,296	448,334	115,961	-	213,022	-	537,085	-	1,171,970
16	C2 care scheme - flattened scheme edge of town/village	80	£333,333	1,974,969	1,510,463	1,049,727	597,778	154,615	-	284,030	-	716,112	-	1,562,626
17	C2 care scheme - houses - edge of town/village	50	£390,625	6,188,782	5,753,990	5,326,537	4,906,419	4,493,639	4,088,197	3,690,091	3,299,322	2,915,891	2,539,796	2,171,039

Maximum CIL rates

£750,000		Affordable housing percentage and maximum CIL rates (per square metre)										
Floor areas	BLV	0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH
269	£75,000	1,588	1,454	1,322	1,192	1,065	940	817	696	578	462	348
448	£200,000	1,395	1,261	1,129	999	872	747	624	503	385	268	154
717	£320,000	1,222	1,098	976	857	740	624	511	400	291	183	78
896	£400,000	1,349	1,223	1,100	978	859	742	627	514	403	294	188
896	£500,000	1,220	1,095	971	850	730	613	498	385	274	166	59
1,344	£600,000	1,349	1,223	1,100	978	859	742	627	514	403	294	188
1,791	£666,667	1,366	1,244	1,125	1,008	892	779	668	559	452	347	244
7,237	£750,000	1,500	1,386	1,274	1,163	1,055	949	844	742	641	542	446
4,479	£1,666,667	1,064	952	842	735	629	525	423	322	224	128	33
8,957	£4,166,667	841	730	620	513	408	304	202	103	5	-	-
26,872	£12,500,000	704	604	505	408	313	220	128	38	-	-	-
1,600	£375,000	628	674	720	765	810	855	900	945	990	1,035	1,080
3,200	£750,000	600	647	693	738	783	828	873	918	963	1,008	1,053
8,000	£1,875,000	600	647	693	738	783	828	873	918	963	1,008	1,053
5,374	£500,000	168	103	39	-	-	-	-	-	-	-	-
7,166	£1,000,000	115	50	-	-	-	-	-	-	-	-	-
4,479	£1,171,875	1,080	983	888	794	702	611	522	435	349	265	183

WEALDEN LOCAL PLAN VIABILITY TESTING

Sales value £5,778 psm

AH tenure

Rented 80%

SO 20% Frst Hms 0%

BENCHMARK LAND VALUE 1 (BROWNFIELD SITES)

		£865,000 PER HA		Residual land values									
Description	No of units	BLV	0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH
1 Three unit development within town/village boundary	3	£86,500	565,602	526,786	488,621	451,108	414,246	378,035	342,475	307,568	273,312	239,707	206,753
2 Five unit development - edge of village	5	£230,667	942,670	877,976	814,369	751,846	690,410	630,059	570,793	512,614	455,520	399,511	344,587
3 Eight unit development - village centre	8	£369,067	1,377,293	1,281,781	1,187,875	1,095,573	1,004,873	915,779	828,287	742,400	658,116	575,436	494,251
4 Ten unit development - edge of village	10	£461,333	1,835,840	1,714,581	1,595,358	1,478,170	1,363,018	1,249,902	1,138,822	1,029,778	922,770	817,797	714,861
5 Ten unit development - rural site	10	£576,667	1,835,840	1,714,581	1,595,358	1,478,170	1,363,018	1,249,902	1,138,822	1,029,778	922,770	817,797	714,861
6 Fifteen unit development - edge of village	15	£692,000	2,753,759	2,571,871	2,393,036	2,217,254	2,044,527	1,874,853	1,708,234	1,544,667	1,384,155	1,226,697	1,072,291
7 Twenty unit development - within town/village boundary	20	£768,889	3,541,141	3,306,592	3,075,981	2,849,310	2,626,576	2,407,782	2,192,926	1,982,009	1,775,030	1,571,990	1,372,890
8 Thirty unit development - town centre	30	£865,000	12,967,513	12,076,018	11,199,618	10,338,312	9,492,101	8,660,986	7,844,966	7,044,040	6,258,209	5,487,474	4,731,834
9 Fifty unit development within town/village boundary	50	£1,922,222	7,444,637	6,905,151	6,374,835	5,853,691	5,341,716	4,838,911	4,345,278	3,860,814	3,385,520	2,919,397	2,462,444
10 One hundred unit development - edge of town	100	£4,805,556	13,870,358	12,796,213	11,740,519	10,701,608	9,680,384	8,677,658	7,693,431	6,727,702	5,780,471	4,851,738	3,941,505
11 Three hundred unit scheme - edge of town	300	£14,416,667	37,476,487	34,567,230	31,707,955	28,898,660	26,139,346	23,430,014	20,764,264	18,148,611	15,583,064	13,067,623	10,602,287
12 Caravan Park - 20 units	20	£432,500	1,506,810	1,579,704	1,650,948	1,721,308	1,791,669	1,862,030	1,932,390	2,002,751	2,073,111	2,143,472	2,213,833
13 Caravan Park - 40 units	40	£865,000	2,926,325	3,072,112	3,215,913	3,356,633	3,497,355	3,638,076	3,778,797	3,919,519	4,060,239	4,200,961	4,341,682
14 Caravan Park - 100 units	100	£2,162,500	7,315,813	7,680,282	8,039,781	8,391,584	8,743,386	9,095,189	9,446,992	9,798,796	10,150,599	10,502,402	10,854,205
15 C2 care scheme - flattened scheme in town centre	60	£576,667	2,128,512	1,746,807	1,372,157	1,004,561	640,124	282,659	- 68,703	- 417,133	- 758,553	- 1,098,093	- 1,430,269
16 C2 care scheme - flattened scheme edge of town/village	80	£1,153,333	2,838,016	2,329,076	1,829,542	1,339,414	853,499	376,878	- 91,603	- 556,177	- 1,011,404	- 1,464,124	- 1,907,025
17 C2 care scheme - houses - edge of town/village	50	£1,351,563	6,905,916	6,434,041	5,970,100	5,514,095	5,066,024	4,625,887	4,193,685	3,769,418	3,353,086	2,944,689	2,544,225

BENCHMARK LAND VALUE 2 (HIGHER GREENFIELD)

Description	No of units	BLV	0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH
1 Three unit development within town/village boundary	3	£37,000	565,602	526,786	488,621	451,108	414,246	378,035	342,475	307,568	273,312	239,707	206,753
2 Five unit development - edge of village	5	£98,667	942,670	877,976	814,369	751,846	690,410	630,059	570,793	512,614	455,520	399,511	344,587
3 Eight unit development - village centre	8	£157,867	1,377,293	1,281,781	1,187,875	1,095,573	1,004,873	915,779	828,287	742,400	658,116	575,436	494,251
4 Ten unit development - edge of village	10	£197,333	1,835,840	1,714,581	1,595,358	1,478,170	1,363,018	1,249,902	1,138,822	1,029,778	922,770	817,797	714,861
5 Ten unit development - rural site	10	£246,667	1,835,840	1,714,581	1,595,358	1,478,170	1,363,018	1,249,902	1,138,822	1,029,778	922,770	817,797	714,861
6 Fifteen unit development - edge of village	15	£296,000	2,753,759	2,571,871	2,393,036	2,217,254	2,044,527	1,874,853	1,708,234	1,544,667	1,384,155	1,226,697	1,072,291
7 Twenty unit development - within town/village boundary	20	£328,889	3,541,141	3,306,592	3,075,981	2,849,310	2,626,576	2,407,782	2,192,926	1,982,009	1,775,030	1,571,990	1,372,890
8 Thirty unit development - town centre	30	£370,000	12,967,513	12,076,018	11,199,618	10,338,312	9,492,101	8,660,986	7,844,966	7,044,040	6,258,209	5,487,474	4,731,834
9 Fifty unit development within town/village boundary	50	£822,222	7,444,637	6,905,151	6,374,835	5,853,691	5,341,716	4,838,911	4,345,278	3,860,814	3,385,520	2,919,397	2,462,444
10 One hundred unit development - edge of town	100	£2,055,556	13,870,358	12,796,213	11,740,519	10,701,608	9,680,384	8,677,658	7,693,431	6,727,702	5,780,471	4,851,738	3,941,505
11 Three hundred unit scheme - edge of town	300	£6,166,667	37,476,487	34,567,230	31,707,955	28,898,660	26,139,346	23,430,014	20,764,264	18,148,611	15,583,064	13,067,623	10,602,287
12 Caravan Park - 20 units	20	£185,000	1,506,810	1,579,704	1,650,948	1,721,308	1,791,669	1,862,030	1,932,390	2,002,751	2,073,111	2,143,472	2,213,833
13 Caravan Park - 40 units	40	£370,000	2,926,325	3,072,112	3,215,913	3,356,633	3,497,355	3,638,076	3,778,797	3,919,519	4,060,239	4,200,961	4,341,682
14 Caravan Park - 100 units	100	£925,000	7,315,813	7,680,282	8,039,781	8,391,584	8,743,386	9,095,189	9,446,992	9,798,796	10,150,599	10,502,402	10,854,205
15 C2 care scheme - flattened scheme in town centre	60	£246,667	2,128,512	1,746,807	1,372,157	1,004,561	640,124	282,659	- 68,703	- 417,133	- 758,553	- 1,098,093	- 1,430,269
16 C2 care scheme - flattened scheme edge of town/village	80	£493,333	2,838,016	2,329,076	1,829,542	1,339,414	853,499	376,878	- 91,603	- 556,177	- 1,011,404	- 1,464,124	- 1,907,025
17 C2 care scheme - houses - edge of town/village	50	£578,125	6,905,916	6,434,041	5,970,100	5,514,095	5,066,024	4,625,887	4,193,685	3,769,418	3,353,086	2,944,689	2,544,225

BENCHMARK LAND VALUE 3 (LOWER GREENFIELD)

Description	No of units	BLV	0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH
1 Three unit development within town/village boundary	3	£25,000	565,602	526,786	488,621	451,108	414,246	378,035	342,475	307,568	273,312	239,707	206,753
2 Five unit development - edge of village	5	£66,667	942,670	877,976	814,369	751,846	690,410	630,059	570,793	512,614	455,520	399,511	344,587
3 Eight unit development - village centre	8	£106,667	1,377,293	1,281,781	1,187,875	1,095,573	1,004,873	915,779	828,287	742,400	658,116	575,436	494,251
4 Ten unit development - edge of village	10	£133,333	1,835,840	1,714,581	1,595,358	1,478,170	1,363,018	1,249,902	1,138,822	1,029,778	922,770	817,797	714,861
5 Ten unit development - rural site	10	£166,667	1,835,840	1,714,581	1,595,358	1,478,170	1,363,018	1,249,902	1,138,822	1,029,778	922,770	817,797	714,861
6 Fifteen unit development - edge of village	15	£200,000	2,753,759	2,571,871	2,393,036	2,217,254	2,044,527	1,874,853	1,708,234	1,544,667	1,384,155	1,226,697	1,072,291
7 Twenty unit development - within town/village boundary	20	£222,222	3,541,141	3,306,592	3,075,981	2,849,310	2,626,576	2,407,782	2,192,926	1,982,009	1,775,030	1,571,990	1,372,890
8 Thirty unit development - town centre	30	£250,000	12,967,513	12,076,018	11,199,618	10,338,312	9,492,101	8,660,986	7,844,966	7,044,040	6,258,209	5,487,474	4,731,834
9 Fifty unit development within town/village boundary	50	£555,556	7,444,637	6,905,151	6,374,835	5,853,691	5,341,716	4,838,911	4,345,278	3,860,814	3,385,520	2,919,397	2,462,444
10 One hundred unit development - edge of town	100	£1,388,889	13,870,358	12,796,213	11,740,519	10,701,608	9,680,384	8,677,658	7,693,431	6,727,702	5,780,471	4,851,738	3,941,505
11 Three hundred unit scheme - edge of town	300	£4,166,667	37,476,487	34,567,230	31,707,955	28,898,660	26,139,346	23,430,014	20,764,264	18,148,611	15,583,064	13,067,623	10,602,287
12 Caravan Park - 20 units	20	£125,000	1,506,810	1,579,704	1,650,948	1,721,308	1,791,669	1,862,030	1,932,390	2,002,751	2,073,111	2,143,472	2,213,833
13 Caravan Park - 40 units	40	£250,000	2,926,325	3,072,112	3,215,913	3,356,633	3,497,355	3,638,076	3,778,797	3,919,519	4,060,239	4,200,961	4,341,682
14 Caravan Park - 100 units	100	£625,000	7,315,813	7,680,282	8,039,781	8,391,584	8,743,386	9,095,189	9,446,992	9,798,796	10,150,599	10,502,402	10,854,205
15 C2 care scheme - flattened scheme in town centre	60	£166,667	2,128,512	1,746,807	1,372,157	1,004,561	640,124	282,659	- 68,703	- 417,133	- 758,553	- 1,098,093	- 1,430,269
16 C2 care scheme - flattened scheme edge of town/village	80	£333,333	2,838,016	2,329,076	1,829,542	1,339,414	853,499	376,878	- 91,603	- 556,177	- 1,011,404	- 1,464,124	- 1,907,025
17 C2 care scheme - houses - edge of town/village	50	£390,625	6,905,916	6,434,041	5,970,100	5,514,095	5,066,024	4,625,887	4,193,685	3,769,418	3,353,086	2,944,689	2,544,225

Maximum CIL rates

£750,000		Affordable housing percentage and maximum CIL rates (per square metre)											
Floor areas	BLV	0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH	
269	£75,000	1,783	1,638	1,496	1,357	1,220	1,085	953	823	695	570	448	
448	£200,000	1,590	1,445	1,303	1,164	1,027	892	759	630	502	377	254	
717	£320,000	1,407	1,274	1,143	1,014	887	763	641	521	403	288	175	
896	£400,000	1,535	1,399	1,266	1,135	1,007	880	756	635	515	398	283	
896	£500,000	1,406	1,270	1,137	1,006	878	752	628	506	386	269	154	
1,344	£600,000	1,535	1,399	1,266	1,135	1,007	880	756	635	515	398	283	
1,791	£666,667	1,547	1,417	1,288	1,161	1,037	915	795	677	562	448	337	
7,237	£750,000	1,672	1,549	1,428	1,309	1,192	1,077	965	854	745	639	534	
4,479	£1,666,667	1,233	1,113	994	878	764	651	541	433	327	223	121	
8,957	£4,166,667	1,012	892	774	658	544	432	322	215	109	5	-	
26,872	£12,500,000	858	750	643	539	436	335	236	139	43	-	-	
1,600	£375,000	671	717	762	806	849	893	937	981	1,025	1,069	1,113	
3,200	£750,000	644	690	735	779	823	867	911	955	999	1,042	1,086	
8,000	£1,875,000	644	690	735	779	823	867	911	955	999	1,042	1,086	
5,374	£500,000	289	218	148	80	12	-	-	-	-	-	-	
7,166	£1,000,000	235	164	94	26	-	-	-	-	-	-	-	
4,479	£1,171,875	1,240	1,135	1,031	929	829	731	635	540	447	356	266	

WEALDEN LOCAL PLAN VIABILITY TESTING

Sales value £6,017 psm

AH tenure

Rented 80%

SO 20% Frst Hms 0%

BENCHMARK LAND VALUE 1 (BROWNFIELD SITES)

			£865,000	PER HA	Residual land values											
Description	No of units	BLV	0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH			
1 Three unit development within town/village boundary	3	£86,500	617,936	576,369	535,499	495,325	455,847	417,064	378,978	341,587	304,893	268,893	233,590			
2 Five unit development - edge of village	5	£230,667	1,029,892	960,615	892,499	825,542	759,745	695,108	631,630	569,312	508,153	448,155	389,317			
3 Eight unit development - village centre	8	£369,067	1,510,187	1,407,724	1,306,977	1,207,947	1,110,632	1,015,034	921,152	828,986	738,536	649,803	562,785			
4 Ten unit development - edge of village	10	£461,333	2,001,957	1,871,989	1,744,198	1,618,582	1,495,144	1,373,882	1,254,797	1,137,888	1,023,156	910,601	800,223			
5 Ten unit development - rural site	10	£576,667	2,001,957	1,871,989	1,744,198	1,618,582	1,495,144	1,373,882	1,254,797	1,137,888	1,023,156	910,601	800,223			
6 Fifteen unit development - edge of village	15	£692,000	3,002,937	2,807,984	2,616,296	2,427,874	2,242,715	2,060,824	1,882,195	1,708,832	1,534,735	1,365,902	1,200,333			
7 Twenty unit development - within town/village boundary	20	£768,889	3,866,503	3,614,924	3,367,560	3,124,411	2,885,474	2,650,752	2,420,243	2,193,949	1,971,868	1,754,001	1,540,347			
8 Thirty unit development - town centre	30	£865,000	14,214,464	13,257,706	12,317,097	11,392,637	10,484,328	9,592,168	8,716,158	7,856,298	7,012,587	6,185,026	5,373,614			
9 Fifty unit development within town/village boundary	50	£1,922,222	8,203,535	7,624,340	7,054,957	6,495,386	5,945,627	5,405,679	4,875,545	4,355,221	3,844,711	3,344,011	2,853,124			
10 One hundred unit development - edge of town	100	£4,805,556	15,398,133	14,244,053	13,109,716	11,995,123	10,900,273	9,825,165	8,767,974	7,729,640	6,711,103	5,712,364	4,733,422			
11 Three hundred unit scheme - edge of town	300	£14,416,667	41,620,187	38,494,167	35,421,630	32,402,577	29,437,007	26,524,919	23,666,316	20,861,196	18,103,174	15,398,147	12,746,742			
12 Caravan Park - 20 units	20	£432,500	1,577,032	1,648,296	1,717,864	1,786,572	1,855,279	1,923,987	1,992,695	2,061,403	2,130,111	2,198,819	2,267,527			
13 Caravan Park - 40 units	40	£865,000	3,066,769	3,209,296	3,349,745	3,487,161	3,624,576	3,761,992	3,899,408	4,036,823	4,174,239	4,311,655	4,449,070			
14 Caravan Park - 100 units	100	£2,162,500	7,666,923	8,023,240	8,374,363	8,717,902	9,061,441	9,404,980	9,748,519	10,092,059	10,435,597	10,779,136	11,122,675			
C2 care scheme - flattened scheme in town centre	60	£576,667	2,775,796	2,360,684	1,953,165	1,553,239	1,160,904	775,139	393,672	19,886	-	351,501	-	715,395	-	1,077,166
C2 care scheme - flattened scheme edge of town/village	80	£1,153,333	3,701,061	3,147,579	2,604,220	2,070,985	1,547,872	1,033,518	524,896	26,515	-	468,668	-	953,859	-	1,436,220
C2 care scheme - houses - edge of town/village	50	£1,351,563	7,623,051	7,114,091	6,613,665	6,121,770	5,638,408	5,163,578	4,697,280	4,239,514	3,790,282	3,349,580	2,917,412			

BENCHMARK LAND VALUE 2 (HIGHER GREENFIELD)

Description	No of units	BLV	0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH			
1 Three unit development within town/village boundary	3	£37,000	617,936	576,369	535,499	495,325	455,847	417,064	378,978	341,587	304,893	268,893	233,590			
2 Five unit development - edge of village	5	£98,667	1,029,892	960,615	892,499	825,542	759,745	695,108	631,630	569,312	508,153	448,155	389,317			
3 Eight unit development - village centre	8	£157,867	1,510,187	1,407,724	1,306,977	1,207,947	1,110,632	1,015,034	921,152	828,986	738,536	649,803	562,785			
4 Ten unit development - edge of village	10	£197,333	2,001,957	1,871,989	1,744,198	1,618,582	1,495,144	1,373,882	1,254,797	1,137,888	1,023,156	910,601	800,223			
5 Ten unit development - rural site	10	£246,667	2,001,957	1,871,989	1,744,198	1,618,582	1,495,144	1,373,882	1,254,797	1,137,888	1,023,156	910,601	800,223			
6 Fifteen unit development - edge of village	15	£296,000	3,002,937	2,807,984	2,616,296	2,427,874	2,242,715	2,060,824	1,882,195	1,708,832	1,534,735	1,365,902	1,200,333			
7 Twenty unit development - within town/village boundary	20	£328,889	3,866,503	3,614,924	3,367,560	3,124,411	2,885,474	2,650,752	2,420,243	2,193,949	1,971,868	1,754,001	1,540,347			
8 Thirty unit development - town centre	30	£370,000	14,214,464	13,257,706	12,317,097	11,392,637	10,484,328	9,592,168	8,716,158	7,856,298	7,012,587	6,185,026	5,373,614			
9 Fifty unit development within town/village boundary	50	£822,222	8,203,535	7,624,340	7,054,957	6,495,386	5,945,627	5,405,679	4,875,545	4,355,221	3,844,711	3,344,011	2,853,124			
10 One hundred unit development - edge of town	100	£2,055,556	15,398,133	14,244,053	13,109,716	11,995,123	10,900,273	9,825,165	8,767,974	7,729,640	6,711,103	5,712,364	4,733,422			
11 Three hundred unit scheme - edge of town	300	£6,166,667	41,620,187	38,494,167	35,421,630	32,402,577	29,437,007	26,524,919	23,666,316	20,861,196	18,103,174	15,398,147	12,746,742			
12 Caravan Park - 20 units	20	£185,000	1,577,032	1,648,296	1,717,864	1,786,572	1,855,279	1,923,987	1,992,695	2,061,403	2,130,111	2,198,819	2,267,527			
13 Caravan Park - 40 units	40	£370,000	3,066,769	3,209,296	3,349,745	3,487,161	3,624,576	3,761,992	3,899,408	4,036,823	4,174,239	4,311,655	4,449,070			
14 Caravan Park - 100 units	100	£925,000	7,666,923	8,023,240	8,374,363	8,717,902	9,061,441	9,404,980	9,748,519	10,092,059	10,435,597	10,779,136	11,122,675			
15 C2 care scheme - flattened scheme in town centre	60	£246,667	2,775,796	2,360,684	1,953,165	1,553,239	1,160,904	775,139	393,672	19,886	-	351,501	-	715,395	-	1,077,166
16 C2 care scheme - flattened scheme edge of town/village	80	£493,333	3,701,061	3,147,579	2,604,220	2,070,985	1,547,872	1,033,518	524,896	26,515	-	468,668	-	953,859	-	1,436,220
17 C2 care scheme - houses - edge of town/village	50	£578,125	7,623,051	7,114,091	6,613,665	6,121,770	5,638,408	5,163,578	4,697,280	4,239,514	3,790,282	3,349,580	2,917,412			

BENCHMARK LAND VALUE 3 (LOWER GREENFIELD)

Description		No of units	BLV	0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH			
1	Three unit development within town/village boundary	3	£25,000	617,936	576,369	535,499	495,325	455,847	417,064	378,978	341,587	304,893	268,893	233,590			
2	Five unit development - edge of village	5	£66,667	1,029,892	960,615	892,499	825,542	759,745	695,108	631,630	569,312	508,153	448,155	389,317			
3	Eight unit development - village centre	8	£106,667	1,510,187	1,407,724	1,306,977	1,207,947	1,110,632	1,015,034	921,152	828,986	738,536	649,803	562,785			
4	Ten unit development - edge of village	10	£133,333	2,001,957	1,871,989	1,744,198	1,618,582	1,495,144	1,373,882	1,254,797	1,137,888	1,023,156	910,601	800,223			
5	Ten unit development - rural site	10	£166,667	2,001,957	1,871,989	1,744,198	1,618,582	1,495,144	1,373,882	1,254,797	1,137,888	1,023,156	910,601	800,223			
6	Fifteen unit development - edge of village	15	£200,000	3,002,937	2,807,984	2,616,296	2,427,874	2,242,715	2,060,824	1,882,195	1,708,832	1,534,735	1,365,902	1,200,333			
7	Twenty unit development - within town/village boundary	20	£222,222	3,866,503	3,614,924	3,367,560	3,124,411	2,885,474	2,650,752	2,420,243	2,193,949	1,971,868	1,754,001	1,540,347			
8	Thirty unit development - town centre	30	£250,000	14,214,464	13,257,706	12,317,097	11,392,637	10,484,328	9,592,168	8,716,158	7,856,298	7,012,587	6,185,026	5,373,614			
9	Fifty unit development within town/village boundary	50	£555,556	8,203,535	7,624,340	7,054,957	6,495,386	5,945,627	5,405,679	4,875,545	4,355,221	3,844,711	3,344,011	2,853,124			
10	One hundred unit development - edge of town	100	£1,388,889	15,398,133	14,244,053	13,109,716	11,995,123	10,900,273	9,825,165	8,767,974	7,729,640	6,711,103	5,712,364	4,733,422			
11	Three hundred unit scheme - edge of town	300	£4,166,667	41,620,187	38,494,167	35,421,630	32,402,577	29,437,007	26,524,919	23,666,316	20,861,196	18,103,174	15,398,147	12,746,742			
12	Caravan Park - 20 units	20	£125,000	1,577,032	1,648,296	1,717,864	1,786,572	1,855,279	1,923,987	1,992,695	2,061,403	2,130,111	2,198,819	2,267,527			
13	Caravan Park - 40 units	40	£250,000	3,066,769	3,209,296	3,349,745	3,487,161	3,624,576	3,761,992	3,899,408	4,036,823	4,174,239	4,311,655	4,449,070			
14	Caravan Park - 100 units	100	£625,000	7,666,923	8,023,240	8,374,363	8,717,902	9,061,441	9,404,980	9,748,519	10,092,059	10,435,597	10,779,136	11,122,675			
15	C2 care scheme - flattened scheme in town centre	60	£166,667	2,775,796	2,360,684	1,953,165	1,553,239	1,160,904	775,139	393,672	19,886	-	351,501	-	715,395	-	1,077,166
16	C2 care scheme - flattened scheme edge of town/village	80	£333,333	3,701,061	3,147,579	2,604,220	2,070,985	1,547,872	1,033,518	524,896	26,515	-	468,668	-	953,859	-	1,436,220
17	C2 care scheme - houses - edge of town/village	50	£390,625	7,623,051	7,114,091	6,613,665	6,121,770	5,638,408	5,163,578	4,697,280	4,239,514	3,790,282	3,349,580	2,917,412			

Maximum CIL rates

		£750,000 PER HA	Affordable housing percentage and maximum CIL rates (per square metre)													
Floor areas	BLV	0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH				
269	£75,000	1,978	1,823	1,671	1,521	1,374	1,230	1,088	949	813	679	547				
448	£200,000	1,785	1,630	1,478	1,328	1,181	1,037	895	756	620	486	354				

Appendix 12 - Impact of potential CIL rates on residual land values

Wealden District - Impact of alternative CIL rates

Aff Hsg: 35%
Mkt value: £4,101 per square metre

Site ref	Site	No of units	Baseline RLV - adopted CIL rates	Alternative Rate 1	% change against baseline	Alternative Rate 2	% change against baseline	Alternative Rate 3	% change against baseline
1	Three unit development within town/village boundary	3	£31,936	£27,002	-15%	£22,944	-28%	£18,885	-41%
2	Five unit development - edge of village	5	£53,227	£45,003	-15%	£38,239	-28%	£31,476	-41%
3	Eight unit development - village centre	8	£30,990	£17,846	-42%	£7,035	-77%	-£3,835	-112%
4	Ten unit development - edge of village	10	£143,035	£126,606	-11%	£113,091	-21%	£99,577	-30%
5	Ten unit development - rural site	10	£143,035	£126,606	-11%	£113,091	-21%	£99,577	-30%
6	Fifteen unit development - edge of village	15	£214,553	£189,908	-11%	£169,636	-21%	£149,364	-30%
7	Twenty unit development - within town/village boundary	20	£248,549	£215,722	-13%	£188,719	-24%	£161,716	-35%
8	Thirty unit development - town centre	78	£324,602	£189,288	-42%	£77,607	-76%	-£34,595	-111%
9	Fifty unit development within town/village boundary	50	-£248,810	-£332,050	33%	-£400,520	61%	-£468,990	88%
10	One hundred unit development - edge of town	100	-£1,609,006	-£1,775,159	10%	-£1,911,831	19%	-£2,048,504	27%
11	Three hundred unit scheme - edge of town	300	-£4,694,396	-£5,182,498	10%	-£5,583,995	19%	-£5,985,492	28%
12	Caravan Park - 20 units	20	£699,070	£655,312	-6%	£619,317	-11%	£583,323	-17%
13	Caravan Park - 40 units	40	£1,310,845	£1,223,328	-7%	£1,151,339	-12%	£1,079,350	-18%
14	Caravan Park - 100 units	100	£3,277,112	£3,058,320	-7%	£2,878,348	-12%	£2,698,376	-18%
15	C2 care scheme - flatted scheme in town centre	60	-£4,278,289	-£4,377,495	2%	-£4,459,100	4%	-£4,540,704	6%
16	C2 care scheme - flatted scheme edge of town/village	80	-£5,704,385	-£5,836,660	2%	-£5,945,467	4%	-£6,054,272	6%
17	C2 care scheme - houses - edge of town/village	50	-£162,136	-£243,646	50%	-£310,693	92%	-£377,740	133%
18	Class E (retail) development - town centre	-	£161,633	£159,610	-1%	£156,072	-3%	£152,534	-6%
19	Class E (light industrial) development - town centre	-	-£487,301	-£518,087	6%	-£548,872	13%	-£579,657	19%
20	Class E (retail) development - edge of town	-	£1,154,520	£1,140,068	-1%	£1,114,800	-3%	£1,089,530	-6%
21	Class E (office) development - town centre	-	-£485,524	-£492,707	1%	-£499,890	3%	-£507,074	4%
22	Class E (office) development - town centre	-	-£2,080,818	-£2,111,604	1%	-£2,142,388	3%	-£2,173,174	4%
23	Class E (office) development - edge of town	-	-£3,468,030	-£3,519,338	1%	-£3,570,648	3%	-£3,621,957	4%
24	Industrial (B2/B8) out of town	-	£1,266,558	£1,163,759	-8%	£1,060,960	-16%	£958,160	-24%
25	Industrial (B2/B8) within town/village boundary	-	£5,193,521	£4,780,853	-8%	£4,367,085	-16%	£3,953,318	-24%
26	Industrial (B2/B8) edge of town/village	-	£253,312	£232,752	-8%	£212,192	-16%	£191,632	-24%
27	Hotel (town centre) 50 rooms	-	-£449,528	-£475,182	6%	-£500,837	11%	-£526,491	17%
28	Hotel (town centre) 75 rooms	-	-£751,200	-£789,040	5%	-£826,880	10%	-£864,719	15%
29	Hotel (town centre) 100 rooms	-	-£1,001,600	-£1,052,053	5%	-£1,102,506	10%	-£1,152,960	15%
30	Community use/leisure within town/village	-	-£1,440,065	-£1,462,641	2%	-£1,485,218	3%	-£1,507,793	5%

Wealden District - Impact of alternative CIL rates

Aff Hsg: 35%
Mkt value: £4,341 per square metre

Site ref	Site	No of units	Baseline RLV - adopted CIL rates	Alternative Rate 1	% change against baseline	Alternative Rate 2	% change against baseline	Alternative Rate 3	% change against baseline
1	Three unit development within town/village boundary	3	£65,955	£61,021	-7%	£56,963	-14%	£52,904	-20%
2	Five unit development - edge of village	5	£109,925	£101,702	-7%	£94,938	-14%	£88,174	-20%
3	Eight unit development - village centre	8	£118,439	£105,296	-11%	£94,484	-20%	£83,673	-29%
4	Ten unit development - edge of village	10	£252,223	£235,793	-7%	£222,279	-12%	£208,764	-17%
5	Ten unit development - rural site	10	£252,223	£235,793	-7%	£222,279	-12%	£208,764	-17%
6	Fifteen unit development - edge of village	15	£378,335	£353,690	-7%	£333,418	-12%	£313,146	-17%
7	Twenty unit development - within town/village boundary	20	£463,190	£430,363	-7%	£403,360	-13%	£376,357	-19%
8	Thirty unit development - town centre	78	£1,147,216	£1,011,902	-12%	£900,221	-22%	£788,539	-31%
9	Fifty unit development within town/village boundary	50	£261,211	£179,223	-31%	£111,781	-57%	£44,341	-83%
10	One hundred unit development - edge of town	100	-£553,867	-£719,016	30%	-£855,688	54%	-£992,361	79%
11	Three hundred unit scheme - edge of town	300	-£1,776,868	-£2,250,408	27%	-£2,639,928	49%	-£3,033,977	71%
12	Caravan Park - 20 units	20	£769,292	£725,533	-6%	£689,539	-10%	£653,544	-15%
13	Caravan Park - 40 units	40	£1,451,289	£1,363,772	-6%	£1,291,783	-11%	£1,219,794	-16%
14	Caravan Park - 100 units	100	£3,628,222	£3,409,430	-6%	£3,229,457	-11%	£3,049,485	-16%
15	C2 care scheme - flatted scheme in town centre	60	-£3,833,872	-£3,933,078	3%	-£4,014,683	5%	-£4,096,287	7%
16	C2 care scheme - flatted scheme edge of town/village	80	-£5,111,829	-£5,244,105	3%	-£5,352,910	5%	-£5,461,717	7%
17	C2 care scheme - houses - edge of town/village	50	£322,068	£241,785	-25%	£175,745	-45%	£109,706	-66%
18	Class E (retail) development - town centre	-	£161,633	£159,610	-1%	£156,072	-3%	£152,534	-6%
19	Class E (light industrial) development - town centre	-	-£487,301	-£518,087	6%	-£548,872	13%	-£579,657	19%
20	Class E (retail) development - edge of town	-	£1,154,520	£1,140,068	-1%	£1,114,800	-3%	£1,089,530	-6%
21	Class E (office) development - town centre	-	-£485,524	-£492,707	1%	-£499,890	3%	-£507,074	4%
22	Class E (office) development - town centre	-	-£2,080,818	-£2,111,604	1%	-£2,142,388	3%	-£2,173,174	4%
23	Class E (office) development - edge of town	-	-£3,468,030	-£3,519,338	1%	-£3,570,648	3%	-£3,621,957	4%
24	Industrial (B2/B8) out of town	-	£1,266,558	£1,163,759	-8%	£1,060,960	-16%	£958,160	-24%
25	Industrial (B2/B8) within town/village boundary	-	£5,193,521	£4,780,853	-8%	£4,367,085	-16%	£3,953,318	-24%
26	Industrial (B2/B8) edge of town/village	-	£253,312	£232,752	-8%	£212,192	-16%	£191,632	-24%
27	Hotel (town centre) 50 rooms	-	-£449,528	-£475,182	6%	-£500,837	11%	-£526,491	17%
28	Hotel (town centre) 75 rooms	-	-£751,200	-£789,040	5%	-£826,880	10%	-£864,719	15%
29	Hotel (town centre) 100 rooms	-	-£1,001,600	-£1,052,053	5%	-£1,102,506	10%	-£1,152,960	15%
30	Community use/leisure within town/village	-	-£1,440,065	-£1,462,641	2%	-£1,485,218	3%	-£1,507,793	5%

Wealden District - Impact of alternative CIL rates

Aff Hsg: 35%
Mkt value: £4,580 per square metre

Site ref	Site	No of units	Baseline RLV - adopted CIL rates	Alternative Rate 1	% change against baseline	Alternative Rate 2	% change against baseline	Alternative Rate 3	% change against baseline
1	Three unit development within town/village boundary	3	£99,974	£95,040	-5%	£90,982	-9%	£86,924	-13%
2	Five unit development - edge of village	5	£166,623	£158,400	-5%	£151,636	-9%	£144,873	-13%
3	Eight unit development - village centre	8	£205,890	£192,747	-6%	£181,935	-12%	£171,124	-17%
4	Ten unit development - edge of village	10	£361,411	£344,982	-5%	£331,467	-8%	£317,953	-12%
5	Ten unit development - rural site	10	£361,411	£344,982	-5%	£331,467	-8%	£317,953	-12%
6	Fifteen unit development - edge of village	15	£542,117	£517,473	-5%	£497,201	-8%	£476,929	-12%
7	Twenty unit development - within town/village boundary	20	£676,830	£644,496	-5%	£617,898	-9%	£590,999	-13%
8	Thirty unit development - town centre	78	£1,969,830	£1,834,516	-7%	£1,722,835	-13%	£1,611,153	-18%
9	Fifty unit development within town/village boundary	50	£764,413	£683,657	-11%	£617,230	-19%	£550,623	-28%
10	One hundred unit development - edge of town	100	£478,805	£317,609	-34%	£185,013	-61%	£52,417	-89%
11	Three hundred unit scheme - edge of town	300	£1,072,094	£612,680	-43%	£234,780	-78%	£-145,303	-114%
12	Caravan Park - 20 units	20	£839,514	£795,756	-5%	£759,761	-9%	£723,767	-14%
13	Caravan Park - 40 units	40	£1,591,733	£1,504,216	-5%	£1,432,227	-10%	£1,360,238	-15%
14	Caravan Park - 100 units	100	£3,979,332	£3,760,540	-5%	£3,580,568	-10%	£3,400,595	-15%
15	C2 care scheme - flatted scheme in town centre	60	-£3,389,455	-£3,488,661	3%	-£3,570,266	5%	-£3,651,871	8%
16	C2 care scheme - flatted scheme edge of town/village	80	-£4,519,274	-£4,651,549	3%	-£4,760,354	5%	-£4,869,160	8%
17	C2 care scheme - houses - edge of town/village	50	£803,838	£723,554	-10%	£657,514	-18%	£591,475	-26%
18	Class E (retail) development - town centre	-	£161,633	£159,610	-1%	£156,072	-3%	£152,534	-6%
19	Class E (light industrial) development - town centre	-	-£487,301	-£518,087	6%	-£548,872	13%	-£579,657	19%
20	Class E (retail) development - edge of town	-	£1,154,520	£1,140,068	-1%	£1,114,800	-3%	£1,089,530	-6%
21	Class E (office) development - town centre	-	-£485,524	-£492,707	1%	-£499,890	3%	-£507,074	4%
22	Class E (office) development - town centre	-	-£2,080,818	-£2,111,604	1%	-£2,142,388	3%	-£2,173,174	4%
23	Class E (office) development - edge of town	-	-£3,468,030	-£3,519,338	1%	-£3,570,648	3%	-£3,621,957	4%
24	Industrial (B2/B8) out of town	-	£1,266,558	£1,163,759	-8%	£1,060,960	-16%	£958,160	-24%
25	Industrial (B2/B8) within town/village boundary	-	£5,193,521	£4,780,853	-8%	£4,367,085	-16%	£3,953,318	-24%
26	Industrial (B2/B8) edge of town/village	-	£253,312	£232,752	-8%	£212,192	-16%	£191,632	-24%
27	Hotel (town centre) 50 rooms	-	-£449,528	-£475,182	6%	-£500,837	11%	-£526,491	17%
28	Hotel (town centre) 75 rooms	-	-£751,200	-£789,040	5%	-£826,880	10%	-£864,719	15%
29	Hotel (town centre) 100 rooms	-	-£1,001,600	-£1,052,053	5%	-£1,102,506	10%	-£1,152,960	15%
30	Community use/leisure within town/village	-	-£1,440,065	-£1,462,641	2%	-£1,485,218	3%	-£1,507,793	5%

Wealden District - Impact of alternative CIL rates

Aff Hsg: 35%
Mkt value: £4,820 per square metre

Site ref	Site	No of units	Baseline RLV - adopted CIL rates	Alternative Rate 1	% change against baseline	Alternative Rate 2	% change against baseline	Alternative Rate 3	% change against baseline
1	Three unit development within town/village boundary	3	£133,993	£129,060	-4%	£125,001	-7%	£120,943	-10%
2	Five unit development - edge of village	5	£223,322	£215,099	-4%	£208,335	-7%	£201,571	-10%
3	Eight unit development - village centre	8	£293,340	£280,196	-4%	£269,385	-8%	£258,573	-12%
4	Ten unit development - edge of village	10	£470,599	£454,170	-3%	£440,655	-6%	£427,140	-9%
5	Ten unit development - rural site	10	£470,599	£454,170	-3%	£440,655	-6%	£427,140	-9%
6	Fifteen unit development - edge of village	15	£705,899	£681,255	-3%	£660,983	-6%	£640,711	-9%
7	Twenty unit development - within town/village boundary	20	£888,769	£856,434	-4%	£829,838	-7%	£803,241	-10%
8	Thirty unit development - town centre	78	£2,792,443	£2,657,130	-5%	£2,545,449	-9%	£2,433,767	-13%
9	Fifty unit development within town/village boundary	50	£1,263,631	£1,182,875	-6%	£1,116,447	-12%	£1,050,020	-17%
10	One hundred unit development - edge of town	100	£1,500,055	£1,341,281	-11%	£1,209,361	-19%	£1,076,765	-28%
11	Three hundred unit scheme - edge of town	300	£3,859,205	£3,406,697	-12%	£3,034,476	-21%	£2,662,255	-31%
12	Caravan Park - 20 units	20	£909,736	£865,977	-5%	£829,983	-9%	£793,989	-13%
13	Caravan Park - 40 units	40	£1,732,177	£1,644,660	-5%	£1,572,671	-9%	£1,500,682	-13%
14	Caravan Park - 100 units	100	£4,330,442	£4,111,649	-5%	£3,931,677	-9%	£3,751,704	-13%
15	C2 care scheme - flatted scheme in town centre	60	-£2,945,038	-£3,044,245	3%	-£3,125,849	6%	-£3,207,453	9%
16	C2 care scheme - flatted scheme edge of town/village	80	-£3,926,717	-£4,058,992	3%	-£4,167,799	6%	-£4,276,604	9%
17	C2 care scheme - houses - edge of town/village	50	£1,280,465	£1,201,388	-6%	£1,136,341	-11%	£1,071,294	-16%
18	Class E (retail) development - town centre	-	£161,633	£159,610	-1%	£156,072	-3%	£152,534	-6%
19	Class E (light industrial) development - town centre	-	-£487,301	-£518,087	6%	-£548,872	13%	-£579,657	19%
20	Class E (retail) development - edge of town	-	£1,154,520	£1,140,068	-1%	£1,114,800	-3%	£1,089,530	-6%
21	Class E (office) development - town centre	-	-£485,524	-£492,707	1%	-£499,890	3%	-£507,074	4%
22	Class E (office) development - town centre	-	-£2,080,818	-£2,111,604	1%	-£2,142,388	3%	-£2,173,174	4%
23	Class E (office) development - edge of town	-	-£3,468,030	-£3,519,338	1%	-£3,570,648	3%	-£3,621,957	4%
24	Industrial (B2/B8) out of town	-	£1,266,558	£1,163,759	-8%	£1,060,960	-16%	£958,160	-24%
25	Industrial (B2/B8) within town/village boundary	-	£5,193,521	£4,780,853	-8%	£4,367,085	-16%	£3,953,318	-24%
26	Industrial (B2/B8) edge of town/village	-	£253,312	£232,752	-8%	£212,192	-16%	£191,632	-24%
27	Hotel (town centre) 50 rooms	-	-£449,528	-£475,182	6%	-£500,837	11%	-£526,491	17%
28	Hotel (town centre) 75 rooms	-	-£751,200	-£789,040	5%	-£826,880	10%	-£864,719	15%
29	Hotel (town centre) 100 rooms	-	-£1,001,600	-£1,052,053	5%	-£1,102,506	10%	-£1,152,960	15%
30	Community use/leisure within town/village	-	-£1,440,065	-£1,462,641	2%	-£1,485,218	3%	-£1,507,793	5%

Wealden District - Impact of alternative CIL rates

Aff Hsg: 35%
Mkt value: £5,059 per square metre

Site ref	Site	No of units	Baseline RLV - adopted CIL rates	Alternative Rate 1	% change against baseline	Alternative Rate 2	% change against baseline	Alternative Rate 3	% change against baseline
1	Three unit development within town/village boundary	3	£156,129	£150,904	-3%	£146,845	-6%	£142,787	-9%
2	Five unit development - edge of village	5	£260,215	£251,506	-3%	£244,742	-6%	£237,978	-9%
3	Eight unit development - village centre	8	£349,133	£335,212	-4%	£324,400	-7%	£313,589	-10%
4	Ten unit development - edge of village	10	£540,215	£522,814	-3%	£509,300	-6%	£495,785	-8%
5	Ten unit development - rural site	10	£540,215	£522,814	-3%	£509,300	-6%	£495,785	-8%
6	Fifteen unit development - edge of village	15	£810,323	£784,221	-3%	£763,949	-6%	£743,677	-8%
7	Twenty unit development - within town/village boundary	20	£1,022,830	£988,584	-3%	£961,986	-6%	£935,390	-9%
8	Thirty unit development - town centre	78	£3,306,182	£3,163,812	-4%	£3,052,130	-8%	£2,940,449	-11%
9	Fifty unit development within town/village boundary	50	£1,568,342	£1,482,809	-5%	£1,416,382	-10%	£1,349,954	-14%
10	One hundred unit development - edge of town	100	£2,129,223	£1,961,058	-8%	£1,830,455	-14%	£1,699,852	-20%
11	Three hundred unit scheme - edge of town	300	£5,548,325	£5,069,054	-9%	£4,696,833	-15%	£4,324,612	-22%
12	Caravan Park - 20 units	20	£874,563	£828,216	-5%	£792,221	-9%	£756,227	-14%
13	Caravan Park - 40 units	40	£1,661,830	£1,569,137	-6%	£1,497,148	-10%	£1,425,159	-14%
14	Caravan Park - 100 units	100	£4,154,575	£3,922,842	-6%	£3,742,870	-10%	£3,562,898	-14%
15	C2 care scheme - flatted scheme in town centre	60	-£2,739,566	-£2,844,640	4%	-£2,926,245	7%	-£3,007,849	10%
16	C2 care scheme - flatted scheme edge of town/village	80	-£3,652,756	-£3,792,854	4%	-£3,901,660	7%	-£4,010,466	10%
17	C2 care scheme - houses - edge of town/village	50	£1,565,327	£1,481,572	-5%	£1,416,525	-10%	£1,351,478	-14%
18	Class E (retail) development - town centre	-	£161,633	£159,610	-1%	£156,072	-3%	£152,534	-6%
19	Class E (light industrial) development - town centre	-	-£487,301	-£518,087	6%	-£548,872	13%	-£579,657	19%
20	Class E (retail) development - edge of town	-	£1,154,520	£1,140,068	-1%	£1,114,800	-3%	£1,089,530	-6%
21	Class E (office) development - town centre	-	-£485,524	-£492,707	1%	-£499,890	3%	-£507,074	4%
22	Class E (office) development - town centre	-	-£2,080,818	-£2,111,604	1%	-£2,142,388	3%	-£2,173,174	4%
23	Class E (office) development - edge of town	-	-£3,468,030	-£3,519,338	1%	-£3,570,648	3%	-£3,621,957	4%
24	Industrial (B2/B8) out of town	-	£1,266,558	£1,163,759	-8%	£1,060,960	-16%	£958,160	-24%
25	Industrial (B2/B8) within town/village boundary	-	£5,193,521	£4,780,853	-8%	£4,367,085	-16%	£3,953,318	-24%
26	Industrial (B2/B8) edge of town/village	-	£253,312	£232,752	-8%	£212,192	-16%	£191,632	-24%
27	Hotel (town centre) 50 rooms	-	-£449,528	-£475,182	6%	-£500,837	11%	-£526,491	17%
28	Hotel (town centre) 75 rooms	-	-£751,200	-£789,040	5%	-£826,880	10%	-£864,719	15%
29	Hotel (town centre) 100 rooms	-	-£1,001,600	-£1,052,053	5%	-£1,102,506	10%	-£1,152,960	15%
30	Community use/leisure within town/village	-	-£1,440,065	-£1,462,641	2%	-£1,485,218	3%	-£1,507,793	5%

Wealden District - Impact of alternative CIL rates

Aff Hsg: 35%
Mkt value: £5,299 per square metre

Site ref	Site	No of units	Baseline RLV - adopted CIL rates	Alternative Rate 1	% change against baseline	Alternative Rate 2	% change against baseline	Alternative Rate 3	% change against baseline
1	Three unit development within town/village boundary	3	£190,149	£184,923	-3%	£180,864	-5%	£176,806	-7%
2	Five unit development - edge of village	5	£316,914	£308,204	-3%	£301,440	-5%	£294,676	-7%
3	Eight unit development - village centre	8	£436,583	£422,662	-3%	£411,851	-6%	£401,039	-8%
4	Ten unit development - edge of village	10	£649,404	£632,002	-3%	£618,487	-5%	£604,973	-7%
5	Ten unit development - rural site	10	£649,404	£632,002	-3%	£618,487	-5%	£604,973	-7%
6	Fifteen unit development - edge of village	15	£974,105	£948,003	-3%	£927,731	-5%	£907,460	-7%
7	Twenty unit development - within town/village boundary	20	£1,234,770	£1,200,523	-3%	£1,173,926	-5%	£1,147,329	-7%
8	Thirty unit development - town centre	78	£4,118,441	£3,977,703	-3%	£3,867,699	-6%	£3,757,696	-9%
9	Fifty unit development within town/village boundary	50	£2,067,559	£1,982,027	-4%	£1,915,599	-7%	£1,849,172	-11%
10	One hundred unit development - edge of town	100	£3,140,809	£2,972,645	-5%	£2,842,043	-10%	£2,711,440	-14%
11	Three hundred unit scheme - edge of town	300	£8,303,364	£7,831,296	-6%	£7,464,669	-10%	£7,098,043	-15%
12	Caravan Park - 20 units	20	£944,784	£898,438	-5%	£862,444	-9%	£826,449	-13%
13	Caravan Park - 40 units	40	£1,802,274	£1,709,581	-5%	£1,637,592	-9%	£1,565,603	-13%
14	Caravan Park - 100 units	100	£4,505,685	£4,273,953	-5%	£4,093,980	-9%	£3,914,008	-13%
15	C2 care scheme - flatted scheme in town centre	60	-£2,295,150	-£2,400,223	5%	-£2,481,827	8%	-£2,563,432	12%
16	C2 care scheme - flatted scheme edge of town/village	80	-£3,060,200	-£3,200,298	5%	-£3,309,104	8%	-£3,417,910	12%
17	C2 care scheme - houses - edge of town/village	50	£2,040,652	£1,956,897	-4%	£1,891,851	-7%	£1,826,804	-10%
18	Class E (retail) development - town centre	-	£161,633	£159,610	-1%	£156,072	-3%	£152,534	-6%
19	Class E (light industrial) development - town centre	-	-£487,301	-£518,087	6%	-£548,872	13%	-£579,657	19%
20	Class E (retail) development - edge of town	-	£1,154,520	£1,140,068	-1%	£1,114,800	-3%	£1,089,530	-6%
21	Class E (office) development - town centre	-	-£485,524	-£492,707	1%	-£499,890	3%	-£507,074	4%
22	Class E (office) development - town centre	-	-£2,080,818	-£2,111,604	1%	-£2,142,388	3%	-£2,173,174	4%
23	Class E (office) development - edge of town	-	-£3,468,030	-£3,519,338	1%	-£3,570,648	3%	-£3,621,957	4%
24	Industrial (B2/B8) out of town	-	£1,266,558	£1,163,759	-8%	£1,060,960	-16%	£958,160	-24%
25	Industrial (B2/B8) within town/village boundary	-	£5,193,521	£4,780,853	-8%	£4,367,085	-16%	£3,953,318	-24%
26	Industrial (B2/B8) edge of town/village	-	£253,312	£232,752	-8%	£212,192	-16%	£191,632	-24%
27	Hotel (town centre) 50 rooms	-	-£449,528	-£475,182	6%	-£500,837	11%	-£526,491	17%
28	Hotel (town centre) 75 rooms	-	-£751,200	-£789,040	5%	-£826,880	10%	-£864,719	15%
29	Hotel (town centre) 100 rooms	-	-£1,001,600	-£1,052,053	5%	-£1,102,506	10%	-£1,152,960	15%
30	Community use/leisure within town/village	-	-£1,440,065	-£1,462,641	2%	-£1,485,218	3%	-£1,507,793	5%

Wealden District - Impact of alternative CIL rates

Aff Hsg: 35%
Mkt value: £5,538 per square metre

Site ref	Site	No of units	Baseline RLV - adopted CIL rates	Alternative Rate 1	% change against baseline	Alternative Rate 2	% change against baseline	Alternative Rate 3	% change against baseline
1	Three unit development within town/village boundary	3	£224,167	£218,942	-2%	£214,884	-4%	£210,825	-6%
2	Five unit development - edge of village	5	£373,612	£364,903	-2%	£358,139	-4%	£351,375	-6%
3	Eight unit development - village centre	8	£524,034	£510,112	-3%	£499,301	-5%	£488,489	-7%
4	Ten unit development - edge of village	10	£758,591	£741,190	-2%	£727,676	-4%	£714,161	-6%
5	Ten unit development - rural site	10	£758,591	£741,190	-2%	£727,676	-4%	£714,161	-6%
6	Fifteen unit development - edge of village	15	£1,137,887	£1,111,786	-2%	£1,091,514	-4%	£1,071,242	-6%
7	Twenty unit development - within town/village boundary	20	£1,446,708	£1,412,463	-2%	£1,385,865	-4%	£1,359,269	-6%
8	Thirty unit development - town centre	78	£4,930,698	£4,789,961	-3%	£4,679,958	-5%	£4,569,955	-7%
9	Fifty unit development within town/village boundary	50	£2,566,776	£2,481,244	-3%	£2,414,817	-6%	£2,348,389	-9%
10	One hundred unit development - edge of town	100	£4,152,396	£3,984,232	-4%	£3,853,629	-7%	£3,723,026	-10%
11	Three hundred unit scheme - edge of town	300	£11,053,163	£10,584,001	-4%	£10,217,374	-8%	£9,850,748	-11%
12	Caravan Park - 20 units	20	£1,015,007	£968,660	-5%	£932,665	-8%	£896,671	-12%
13	Caravan Park - 40 units	40	£1,942,718	£1,850,025	-5%	£1,778,036	-8%	£1,706,046	-12%
14	Caravan Park - 100 units	100	£4,856,795	£4,625,062	-5%	£4,445,090	-8%	£4,265,117	-12%
15	C2 care scheme - flatted scheme in town centre	60	-£1,850,733	-£1,955,807	6%	-£2,037,411	10%	-£2,119,016	14%
16	C2 care scheme - flatted scheme edge of town/village	80	-£2,467,643	-£2,607,742	6%	-£2,716,548	10%	-£2,825,353	14%
17	C2 care scheme - houses - edge of town/village	50	£2,515,977	£2,432,223	-3%	£2,367,176	-6%	£2,302,129	-8%
18	Class E (retail) development - town centre	-	£161,633	£159,610	-1%	£156,072	-3%	£152,534	-6%
19	Class E (light industrial) development - town centre	-	-£487,301	-£518,087	6%	-£548,872	13%	-£579,657	19%
20	Class E (retail) development - edge of town	-	£1,154,520	£1,140,068	-1%	£1,114,800	-3%	£1,089,530	-6%
21	Class E (office) development - town centre	-	-£485,524	-£492,707	1%	-£499,890	3%	-£507,074	4%
22	Class E (office) development - town centre	-	-£2,080,818	-£2,111,604	1%	-£2,142,388	3%	-£2,173,174	4%
23	Class E (office) development - edge of town	-	-£3,468,030	-£3,519,338	1%	-£3,570,648	3%	-£3,621,957	4%
24	Industrial (B2/B8) out of town	-	£1,266,558	£1,163,759	-8%	£1,060,960	-16%	£958,160	-24%
25	Industrial (B2/B8) within town/village boundary	-	£5,193,521	£4,780,853	-8%	£4,367,085	-16%	£3,953,318	-24%
26	Industrial (B2/B8) edge of town/village	-	£253,312	£232,752	-8%	£212,192	-16%	£191,632	-24%
27	Hotel (town centre) 50 rooms	-	-£449,528	-£475,182	6%	-£500,837	11%	-£526,491	17%
28	Hotel (town centre) 75 rooms	-	-£751,200	-£789,040	5%	-£826,880	10%	-£864,719	15%
29	Hotel (town centre) 100 rooms	-	-£1,001,600	-£1,052,053	5%	-£1,102,506	10%	-£1,152,960	15%
30	Community use/leisure within town/village	-	-£1,440,065	-£1,462,641	2%	-£1,485,218	3%	-£1,507,793	5%

Wealden District - Impact of alternative CIL rates

Aff Hsg: 35%
Mkt value: £5,778 per square metre

Site ref	Site	No of units	Baseline RLV - adopted CIL rates	Alternative Rate 1	% change against baseline	Alternative Rate 2	% change against baseline	Alternative Rate 3	% change against baseline
1	Three unit development within town/village boundary	3	£258,186	£252,961	-2%	£248,903	-4%	£244,844	-5%
2	Five unit development - edge of village	5	£430,310	£421,601	-2%	£414,838	-4%	£408,073	-5%
3	Eight unit development - village centre	8	£611,484	£597,563	-2%	£586,752	-4%	£575,940	-6%
4	Ten unit development - edge of village	10	£867,780	£850,378	-2%	£836,863	-4%	£823,349	-5%
5	Ten unit development - rural site	10	£867,780	£850,378	-2%	£836,863	-4%	£823,349	-5%
6	Fifteen unit development - edge of village	15	£1,301,669	£1,275,568	-2%	£1,255,296	-4%	£1,235,024	-5%
7	Twenty unit development - within town/village boundary	20	£1,658,648	£1,624,401	-2%	£1,597,805	-4%	£1,571,208	-5%
8	Thirty unit development - town centre	78	£5,742,956	£5,602,218	-2%	£5,492,215	-4%	£5,382,212	-6%
9	Fifty unit development within town/village boundary	50	£3,064,807	£2,980,460	-3%	£2,914,033	-5%	£2,847,606	-7%
10	One hundred unit development - edge of town	100	£5,157,328	£4,991,691	-3%	£4,863,051	-6%	£4,734,411	-8%
11	Three hundred unit scheme - edge of town	300	£13,783,956	£13,318,982	-3%	£12,957,865	-6%	£12,596,749	-9%
12	Caravan Park - 20 units	20	£1,085,228	£1,038,882	-4%	£1,002,887	-8%	£966,893	-11%
13	Caravan Park - 40 units	40	£2,083,162	£1,990,469	-4%	£1,918,480	-8%	£1,846,490	-11%
14	Caravan Park - 100 units	100	£5,207,904	£4,976,172	-4%	£4,796,200	-8%	£4,616,227	-11%
15	C2 care scheme - flatted scheme in town centre	60	-£1,406,315	-£1,511,390	7%	-£1,592,994	13%	-£1,674,598	19%
16	C2 care scheme - flatted scheme edge of town/village	80	-£1,875,088	-£2,015,186	7%	-£2,123,992	13%	-£2,232,798	19%
17	C2 care scheme - houses - edge of town/village	50	£2,990,687	£2,907,547	-3%	£2,842,500	-5%	£2,777,454	-7%
18	Class E (retail) development - town centre	-	£161,633	£159,610	-1%	£156,072	-3%	£152,534	-6%
19	Class E (light industrial) development - town centre	-	-£487,301	-£518,087	6%	-£548,872	13%	-£579,657	19%
20	Class E (retail) development - edge of town	-	£1,154,520	£1,140,068	-1%	£1,114,800	-3%	£1,089,530	-6%
21	Class E (office) development - town centre	-	-£485,524	-£492,707	1%	-£499,890	3%	-£507,074	4%
22	Class E (office) development - town centre	-	-£2,080,818	-£2,111,604	1%	-£2,142,388	3%	-£2,173,174	4%
23	Class E (office) development - edge of town	-	-£3,468,030	-£3,519,338	1%	-£3,570,648	3%	-£3,621,957	4%
24	Industrial (B2/B8) out of town	-	£1,266,558	£1,163,759	-8%	£1,060,960	-16%	£958,160	-24%
25	Industrial (B2/B8) within town/village boundary	-	£5,193,521	£4,780,853	-8%	£4,367,085	-16%	£3,953,318	-24%
26	Industrial (B2/B8) edge of town/village	-	£253,312	£232,752	-8%	£212,192	-16%	£191,632	-24%
27	Hotel (town centre) 50 rooms	-	-£449,528	-£475,182	6%	-£500,837	11%	-£526,491	17%
28	Hotel (town centre) 75 rooms	-	-£751,200	-£789,040	5%	-£826,880	10%	-£864,719	15%
29	Hotel (town centre) 100 rooms	-	-£1,001,600	-£1,052,053	5%	-£1,102,506	10%	-£1,152,960	15%
30	Community use/leisure within town/village	-	-£1,440,065	-£1,462,641	2%	-£1,485,218	3%	-£1,507,793	5%

Wealden District - Impact of alternative CIL rates

Aff Hsg: 35%
Mkt value: £6,017 per square metre

Site ref	Site	No of units	Baseline RLV - adopted CIL rates	Alternative Rate 1	% change against baseline	Alternative Rate 2	% change against baseline	Alternative Rate 3	% change against baseline
1	Three unit development within town/village boundary	3	£292,205	£286,980	-2%	£282,922	-3%	£278,863	-5%
2	Five unit development - edge of village	5	£487,009	£478,300	-2%	£471,536	-3%	£464,772	-5%
3	Eight unit development - village centre	8	£698,935	£685,013	-2%	£674,201	-4%	£663,390	-5%
4	Ten unit development - edge of village	10	£976,005	£958,866	-2%	£945,554	-3%	£932,242	-4%
5	Ten unit development - rural site	10	£976,005	£958,866	-2%	£945,554	-3%	£932,242	-4%
6	Fifteen unit development - edge of village	15	£1,464,008	£1,438,298	-2%	£1,418,331	-3%	£1,398,363	-4%
7	Twenty unit development - within town/village boundary	20	£1,870,587	£1,836,341	-2%	£1,809,745	-3%	£1,783,147	-5%
8	Thirty unit development - town centre	78	£6,555,215	£6,414,477	-2%	£6,304,473	-4%	£6,194,470	-6%
9	Fifty unit development within town/village boundary	50	£3,559,216	£3,474,969	-2%	£3,409,540	-4%	£3,344,111	-6%
10	One hundred unit development - edge of town	100	£6,159,266	£5,993,630	-3%	£5,864,989	-5%	£5,736,349	-7%
11	Three hundred unit scheme - edge of town	300	£16,514,747	£16,049,773	-3%	£15,688,657	-5%	£15,327,541	-7%
12	Caravan Park - 20 units	20	£1,155,451	£1,109,104	-4%	£1,073,109	-7%	£1,037,115	-10%
13	Caravan Park - 40 units	40	£2,223,606	£2,130,913	-4%	£2,058,924	-7%	£1,986,935	-11%
14	Caravan Park - 100 units	100	£5,559,015	£5,327,282	-4%	£5,147,309	-7%	£4,967,337	-11%
15	C2 care scheme - flatted scheme in town centre	60	-£961,899	-£1,066,972	11%	-£1,148,577	19%	-£1,230,181	28%
16	C2 care scheme - flatted scheme edge of town/village	80	-£1,282,532	-£1,422,630	11%	-£1,531,435	19%	-£1,640,242	28%
17	C2 care scheme - houses - edge of town/village	50	£3,460,783	£3,378,287	-2%	£3,314,218	-4%	£3,250,149	-6%
18	Class E (retail) development - town centre	-	£161,633	£159,610	-1%	£156,072	-3%	£152,534	-6%
19	Class E (light industrial) development - town centre	-	-£487,301	-£518,087	6%	-£548,872	13%	-£579,657	19%
20	Class E (retail) development - edge of town	-	£1,154,520	£1,140,068	-1%	£1,114,800	-3%	£1,089,530	-6%
21	Class E (office) development - town centre	-	-£485,524	-£492,707	1%	-£499,890	3%	-£507,074	4%
22	Class E (office) development - town centre	-	-£2,080,818	-£2,111,604	1%	-£2,142,388	3%	-£2,173,174	4%
23	Class E (office) development - edge of town	-	-£3,468,030	-£3,519,338	1%	-£3,570,648	3%	-£3,621,957	4%
24	Industrial (B2/B8) out of town	-	£1,266,558	£1,163,759	-8%	£1,060,960	-16%	£958,160	-24%
25	Industrial (B2/B8) within town/village boundary	-	£5,193,521	£4,780,853	-8%	£4,367,085	-16%	£3,953,318	-24%
26	Industrial (B2/B8) edge of town/village	-	£253,312	£232,752	-8%	£212,192	-16%	£191,632	-24%
27	Hotel (town centre) 50 rooms	-	-£449,528	-£475,182	6%	-£500,837	11%	-£526,491	17%
28	Hotel (town centre) 75 rooms	-	-£751,200	-£789,040	5%	-£826,880	10%	-£864,719	15%
29	Hotel (town centre) 100 rooms	-	-£1,001,600	-£1,052,053	5%	-£1,102,506	10%	-£1,152,960	15%
30	Community use/leisure within town/village	-	-£1,440,065	-£1,462,641	2%	-£1,485,218	3%	-£1,507,793	5%